

## PROJECT DESCRIPTION for E & C WINERY

### I. PROJECT DEFINITION

E & C Winery, LLC proposes to develop a winery, custom crush and hospitality facility on two parcels totaling approximately 70 acres (APN 027-251-280 (20 acres) and 027-251-290 (49 acres)). These parcels front Rockville Road on the north and Russell Road on the east. The proposed winery will be built in 2 phases over approximately 10 years and have an initial maximum production capacity of 125,000 gallons with an ultimate maximum production capacity of 500,000 gallons subject to market demand. The facility will process grapes grown both onsite and from offsite sources. Onsite activities include custom crush service for other wineries as well as Suisun Valley Vintners including grapes grown by E & C. Custom crush will include receiving and crushing grapes, fermentation, processing grape juice into wine, bottling and cooperage, sales, administration, in addition to hospitality for the general public.

E & C Winery, LLC members Derrick and Darwin Lum are the owners of 20 acres on the northside of Rockville Road, APN 027-030-150, across from the 70 acres project location. This parcel is not a part of the Application.

This project will allow E & C Winery to introduce a new eco-friendly production facility in Solano County as permitted by the Solano County Zoning Ordinance and in conformance with the goals outlined by the 2011 Suisun Valley Strategic Plan. The E & C Winery development will create jobs in Solano County and provide a service for the Suisun Valley wine industry keeping millions of dollars in Solano County that currently escape to other adjacent counties and other states.

### II. PROJECT SETTING

#### Project Site

The site has a General Plan Designation of Agriculture with a zoning designation of Agricultural-Suisun Valley (A-SV-20). The site is under Williamson Act Contract Number 1199. The parcel is within FEMA Flood Map Zone X, and has a 0.2% annual chance flood hazard, also known as the 500 Year Flood Zone. No portion of the site is within the 100-year flood zone. The site is generally level without creeks on the property. The site has one existing well and PG&E power supply via overhead poles. There are no buildings currently on site.

<b>APN Number</b>	<b>Acres</b>	<b>Proposed Uses</b>	<b>Existing Uses</b>
027-251-290	49	Winery and public event space (Approximately 10 acres to be developed)	Agricultural cultivation
027-251-280	20	Vineyards	Agricultural cultivation

### Surrounding Properties

The undeveloped agricultural parcels are bounded by agricultural uses and rural residential improvements to the north, south, east and west. A produce farm and farm stand are located to the east and a commercial tractor supply company is located to the southeast, both uses are accessed from Russell Road. The nearest residence is on the neighboring parcel APN 027-251-040 to the north of the project site, approximately 645 feet from the nearest proposed building. There are several residences across Russell Road to the east of the property.

<b>APN Number</b>	<b>Acres</b>	<b>Existing Zoning</b>	<b>Existing Uses</b>
0027-251-040	17.79	A-SV-20	Crop lands and residential uses
0027-251-310	57.78	A-SV-20	Crop lands
0027-251-100	59.41	A-SV-20	Crop lands
0027-251-010	47.51	A-SV-20	Crop lands
0027-030-080	37.84	A-SV-20	Crop lands
0027-030-140	50.10	A-SV-20	Crop lands and residential uses
0027-030-150	19.72	A-SV-20	Crop lands
0027-040-140	27.61	A-SV-20	Crop lands and residential uses
0027-040-130	23.59	A-SV-20	Crop lands

### III. PROPOSED PROJECT

#### Project Operations

##### *Custom Crush*

E & C Winery will offer wine processing services to vintners. Many of Suisun Valley vintners currently export wine processing to other locales. Exporting wine processing adds addition cost to each bottle of wine plus lost revenue and jobs for Solano County.

E & C will have operational capacity to process grapes into finished product for small, medium, and large vintners.

No other winery in Suisun Valley provides custom crush service. Custom crush is an important next step in the future agricultural development of our valley.

#### Wine Making Operations

Grapes from onsite and offsite sources are delivered by truck to the winery location for weighing in and grape processing. Red wine grapes are destemmed and placed in fermentation tanks. After the initial fermentation, red wine grapes are crushed and returned to fermentation tanks. White

wine grapes are destemmed and crushed. White wine juice is then placed in fermentation tanks.

The fermentation period continues for the time allocated for each varietal. Upon completion, wine is ready for blending, bottling, storage, and shipping to end-user locations.

### **Visitor Serving Operations**

A number of visitors serving uses are planned with event hours until 10pm. Visitor serving uses will be implemented during phase 1 and are to be held in the tasting area, barrel room, event lawn and garden spaces.

- Tours, tastings (including barrel tastings) and retail sales open to the public are planned daily in the tasting room from 9:30am to 6:00pm. Peak visitors are expected to be up to 65 on a harvest weekday, 70 on a non-harvest weekday, and up to 110 people per day on a weekend.
- Food and wine pairings will be offered daily by reservation for groups of up to 25 persons. Food service will be provided by caterers and food trucks. There will be minimal food preparation onsite until a commercial kitchen is developed.
- Promotional events:
  - Wine club and marketing events, and Winemaker Dinners may take place in the Phase 1 building, event lawn, and outdoor garden, and will accommodate up to 450 persons.
- Up to 41 Special Events /weddings are planned per year with a maximum of 300 attendees to take place at the event lawn, garden, and Phase 1 building.
- Amplified music would occur within enclosed buildings or outdoors in the event lawn during events. Outdoor amplified music will be monitored to regulated noise levels and conclude by 10:00pm.
- The sanitary wastewater treatment system will be sized to accommodate employees plus visitors. Restroom trailers will supplement the disposal system for events over 100 attendees.
- 450 is the maximum number of people proposed to be onsite at any time. Throughout a weekend day 450 people may visit at various times between the tasting visitors and events attendees.

### **Project Phasing**

The proposed project will be a two phase development on approximately 10 acres of the 49-acre parcel 027-251-290 for winery, administration, and hospitality purposes. Other portions of the property will be developed in vineyards and orchards. The project will include a complete winemaking facility including retail sales, business administration, tours and tasting, and space for promotional events. Wine will be bottled initially by a mobile bottling service and a permanent bottling building will be developed as the project matures. The 20-acre parcel 027-251-280 will be dedicated to agricultural uses.

At full buildout, the facility could employ 11 full-time and 6 part-time employees for winemaking. Additional employees will be added for special events.

The undeveloped portions of the properties would be maintained for agricultural uses—primarily farming or vineyard. During the July through October harvest season, the facility will operate 24

hours a day and seven days per week. During the November through June non-harvest season, the facility will operate from 5:00am until 11:00pm, seven days per week.

The ultimate Second Phase production is proposed to be 500,000 gallons.

### **Phase 1**

- Capacity to produce up to 125,000 gallons of finished wine per year
- 10,000 square foot building and canopy which will include grape receiving area, barrel storage, fermentation, administrative offices, and tasting area
- Gardens and outdoor event space
- Driveway access from Russell Road, circulation roads, visitor and employee parking
- Pomace staging area
- Sanitary sewage treatment and subsurface disposal system
- Fire and domestic water storage tank
- Stormwater detention basin
- Process wastewater treatment and effluent storage.

### **Phase 2**

- Capacity to produce up to 500,000 gallons of finished wine per year.
- Additional driveways for site circulation including a second entrance from Russell Road.
- Scale and scale house.
- Truck docks.
- Construction of approximately 20,000 square foot building for additional custom crush and winemaking facilities which may include enclosed buildings, covered and uncovered receiving and fermentation areas, barrel storage, fruit storage, work shops and offices.
- Expand fire and domestic water storage.
- Process wastewater treatment and effluent storage, likely to be wastewater treatment ponds.
- Stormwater detention basin as well as wastewater disposal and reserve areas expanded as necessary.

## **INFRASTRUCTURE**

### **Traffic and Circulation**

The project site is ideally located for less impactful vehicle driving traffic. The site accesses Interstate 80 easily from Abernathy Road. This mitigates traffic at the intersection of Rockville Road and Suisun Valley Road.

The project emphasis is custom crush. As such, truck traffic to the site will be mostly seasonal July through October. When Suisun Valley Vintners are able to use local the E & C Winery facility, there will be a significant reduction in cumulative vehicle miles traveled (VMT).

Visitor traffic will include parking for bicycles and electric charging stations.

A new entrance off of Russell Road will be constructed during Phase 1 as the primary entrance to the winery facility. This will serve as an entrance for visitors, employees and grape/wine delivery and shipping traffic during Phase 1. A second entrance driveway and access drive will be developed during Phase 2 that will serve as entrance way for employees and grape/wine deliveries and shipping traffic for Phase 2. There is an existing unimproved entrance to the property at the northwest corner of APN 027-251-290 over the irrigation channel, which will continue to be used for agricultural access.

### **Water Supply**

Irrigation water will be supplied by a combination of existing entitlements from the Suisun-Solano Water Authority/Solano Irrigation District (SID) and the existing onsite well located on parcel 027-251-280 and may be supplemented by treated process wastewater.

Domestic water use will be provided by a new well which will supply a public water system to be permitted through the State Water Quality Control Board.

### **Wastewater**

Sanitary sewage will be collected from restrooms and other areas within the facility, conveyed to a central collection point, and then treated on site. See attached calculations for the wastewater system submitted with use permit submittal.

Process wastewater from winery operations may initially be collected, held and hauled offsite for treatment and disposal at a disposal location such as East Bay Municipal Utility District (EBMUD) Treatment Plant. As production increases onsite ponds, or alternate proposed treatment system, will be constructed. Treated effluent would be disposed of in a leach field or under permit with the Regional Water Resources Control Board and be used for irrigation of vineyards, orchards, and landscape planting. The wastewater treatment system will be developed on the west side of the property.

## Visual



Figure 1: Building Concept for Winery

The production facility building will be designed to local regulations to complement the agricultural character of the surrounding parcels. The Phase 1 winery production and administrative office building will be designed in a form that is influenced by the agrarian style of functional barn structures found throughout Solano County, reflecting both the heritage of the area and the evolution of the Suisun Valley winegrowing region. The Phase 1 structure will have a setback greater than 500' from Russell Road and will be screened from the public road by vineyard and orchard planting. The Phase 2 building(s) will be a warehouse construction designed to complement the Phase 1 building.

An entry gate and signage structure are proposed to be located along the entrance road off of Russell Road. The details for this signage will be presented in conjunction with the submittal to Solano County for the Design Review process.

### **Grading, Drainage and Stormwater**

The current site conditions are agricultural uses with undeveloped access roads, resulting in a mostly pervious site. Grading of the site will include earthwork for the building footprints, wastewater treatment ponds, potential detention basin, roadways and parking areas. In general, existing drainage patterns will be maintained in the post construction condition. Stormwater runoff and treatment mitigation measures will be implemented in accordance with Chapter 31 of the Solano County Code for new development.