

Bally Keal Vineyards, LLC
Use Permit application U-19-08
Initial Study and
Mitigated Negative Declaration

May 2021

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

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CHAPTER 1 - PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

1.1 INTRODUCTION

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15063.

Project Title:	Bally Keal Vineyards LLC
Application Number:	Use Permit U-19-08
Project Location:	4286 Suisun Valley Road Fairfield, CA 94534
Assessor Parcel No.(s):	0027-030-010
Project Sponsor's Name and Address:	Bally Keal Vineyards, LLC c/o Joe Cassidy 160 South Linden Avenue South San Francisco, CA 94080

General Information

This mitigated negative declaration (MND) has been prepared by the County of Solano, as lead agency, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), to analyze and disclose the environmental effects associated with project. This document discusses the proposed project, the environmental setting for the proposed project, and the potential for impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- Please review this Initial Study. You may order additional copies of this document from the Solano County Department of Resource Management Planning Services Division at 675 Texas Street, Fairfield, CA, 94533.
- We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- Submit comments via postal mail to:
Department of Resource Management
Planning Services Division
Attn: Eric Wilberg, Planner Associate
675 Texas Street
Fairfield, CA 94533
- Submit comments via fax to: (707) 784-4805

- Submit comments via email to: ejwilberg@solanocounty.com
- Submit comments by the deadline of: June 6, 2021

Next Steps

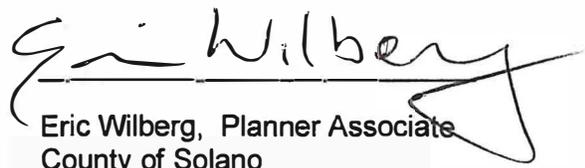
After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study the Solano County Department of Resource Management finds:

- The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- That although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- The proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
- That although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

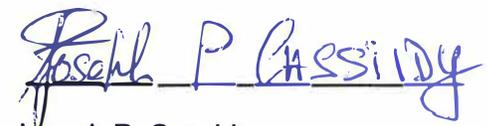
4-30-21
Date


Eric Wilberg, Planner Associate
County of Solano
Department of Resource Management

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

4/20/21
Date


Joseph P. Cassidy
Bally Keal Vineyards LLC

1.3 ENVIRONMENTAL SETTING:

The subject site is located at 4286 Suisun Valley Road, one-mile northwest of the City of Fairfield. The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Surrounding land is utilized for agricultural production, predominantly vineyard cultivation. The site borders agricultural land to the north and south, Suisun Creek to the east, and Suisun Valley Road to the west. Rockville Cemetery is located west of the subject site; Rockville Corner, a commercial area is ½ mile south; and Willotta Oaks a residential neighborhood of approximately 75 single family homes is located ½ mile to the southwest.

The 79.29-acre property is relatively flat, exhibiting slopes of less than six percent. The parcel is developed with a 22,000 square foot Primary Dwelling, an 8,000 square foot detached garage, and two accessory structures of 24,000 sq. ft. and 12,000 sq. ft. This development is clustered near the center of the property. The parcel is also developed with a 1,600 square foot Secondary Dwelling and two 1,800 square foot accessory structures near the western lot line.

63-acres of the property are cultivated with vineyards.

Figure 1: Vicinity Map

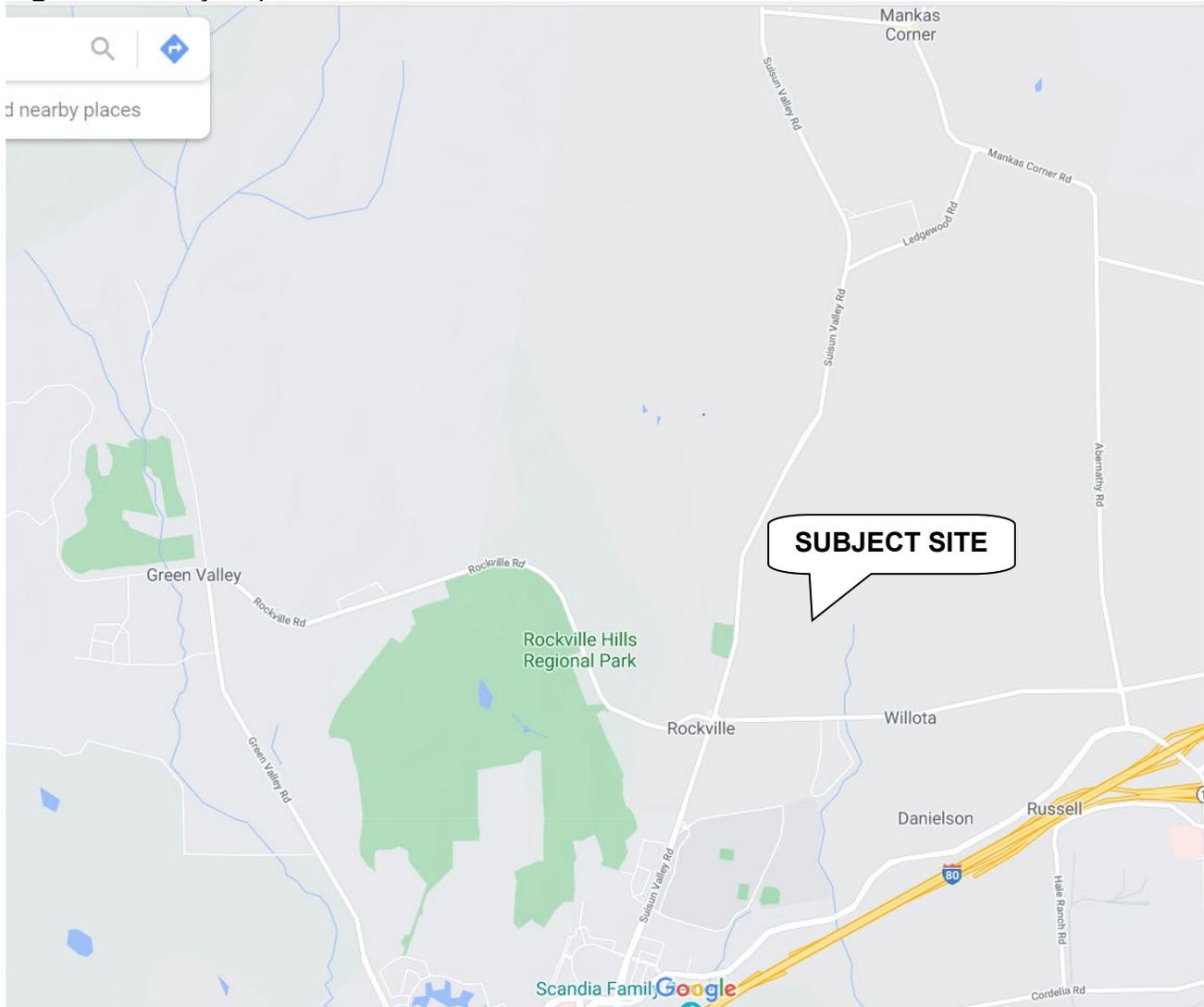


Figure 2: Assessor's Parcel Map

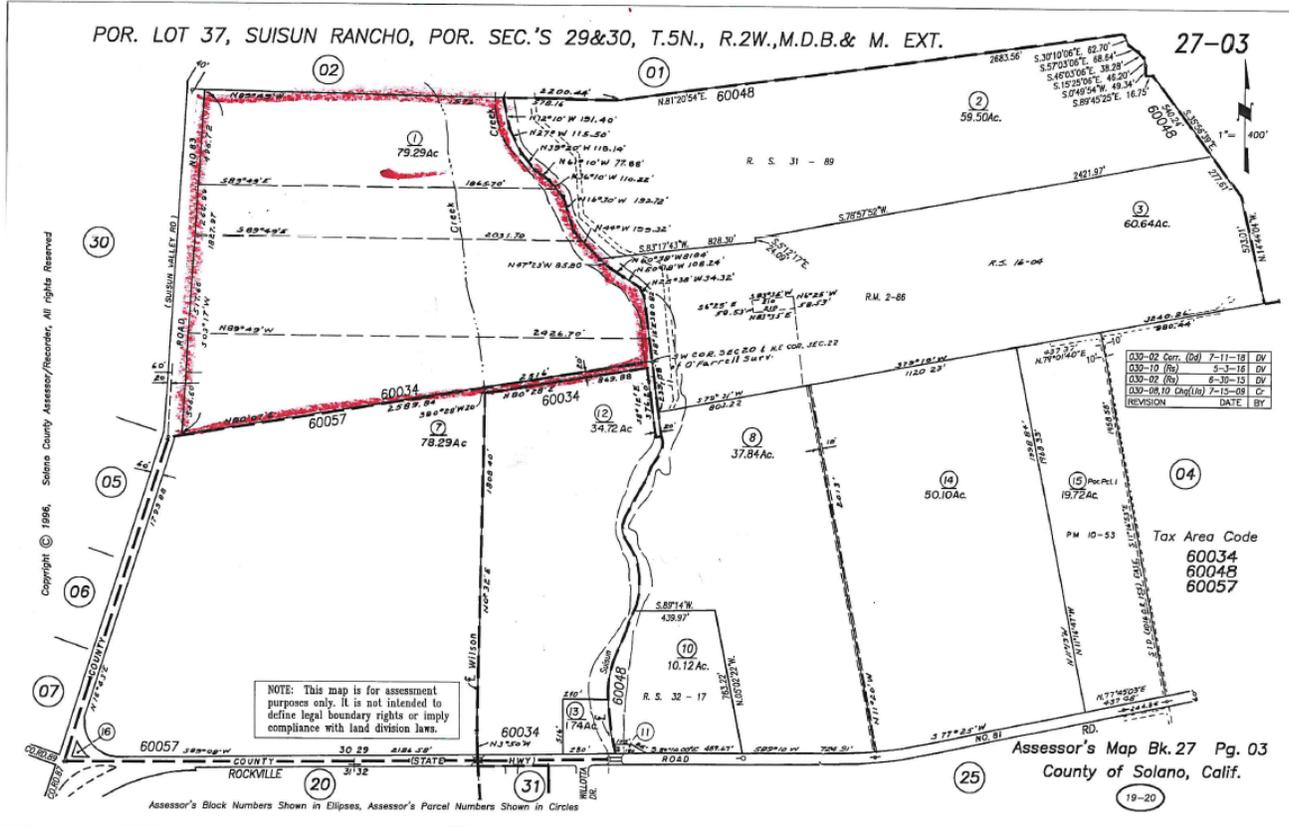


Figure 3: Aerial Photo Project Site – March 2019



1.4 PROJECT DESCRIPTION:

The project involves the construction of a 5,000 square foot expansion of an existing 24,000 sq. ft. accessory building to facilitate development of a winery and distillery with two public tasting rooms. The expansion will accommodate a wine tasting room, a distillery, spirits tasting room, and covered outdoor patio. The wine tasting room will be 1,468 square feet in size. It also includes a 1,700 square foot outdoor patio with an 800 square foot shade structure. 1,096 square feet of the addition will feature a distillery, with an addition 722 square feet devoted to spirits tasting. A 752 square foot outdoor covered patio will support the spirits tasting, 732 square feet will be for tax paid and bonded spirits storage and the remaining 476 square feet for mechanical equipment. With an additional 1,454 square foot tax paid and bonded spirits storage located within the existing 24,000 square foot building.

The wine processing facility includes the conversion of 11,700 square feet of the existing building; 2,276 square feet of administrative offices, restrooms, and support spaces; 5,000 square feet of refrigerated tax paid wine storage, with the remaining 4,200 square feet to be used for winery and vineyard management storage.

The project proponent anticipates average visitation of approximately 60 weekday visitors and 100 weekend visitors. The tasting room hours would be daily, from 11 a.m. until 5 p.m. Up to five full-time employees will work at the property.

Total annual production would consist of a maximum of 90,000 gallons, with wine comprising most of the production. Therefore, the winery component of the project is classified as a medium winery under Solano County Zoning Regulations having a production capacity of less than 100,000 gallons annually. Approximately 26,000 gallons of wine would originate from the project site. Grape on-haul for the remaining 64,000 gallons would be approximately 600 tons. Within the 90,000-gallon production total, the facility would also produce a smaller amount of distilled grape-grain beverage, such as Brandy, Grappa, and Eau de vie. Other distilled spirits may include: Rum, Tequila, Japanese style Whiskey, Irish Whiskey, Moutai, and Gin. If demand is adequate, production of this beverage is expected to be approximately 5,000 gallons. Combined wine and distilled beverage production would remain 90,000 gallons or less annually.

The project would also convert an existing 12,000 square foot storage building to a special events facility. The primary purpose of the facility will be to host weddings, corporate, and charity events, or similar special events. Events would also occur outdoors adjacent to the event building. As shown on the development plans, the facility will have a "bar" space, but it will not be an owner-licensed bar. Instead, it will be available for use during special events for a licensed beverage caterer. Approximately 45 events annually are expected. 10 events will have up to 100 people, 25 events will have up to 200 people, and 10 events will have up to 400 people. Most events are expected to occur between Thursday and Sunday, but events could take place any day of the week. Events are anticipated to last from noon until midnight.

The wine and spirits tasting rooms and outdoor spaces will be available for use as part of a special event, and if not would remain open to the public, including if special events were taking place in the special events facility. Typical hours of operation for the tasting rooms will be 11:00 a.m. to 5:00 p.m. Hours of operation for the winery/distillery will typically be from 8:00 a.m. to 5:00 p.m. There would be a minimum of three employees on-site, up to five employees to run the tasting rooms and the winery/distillery.

The project proposes a total of 128 special event parking spaces that will be located in a new asphaltic concrete parking lot between the buildings and along the existing southern driveway and

vineyard. All parking spaces in the new parking lot will be striped. The remaining spaces along the edge of the vineyard/driveway will not be paved or striped. Section 28.94 of the Solano County Zoning Regulations requires one parking space per four seats of public assembly, or one space for every four people at capacity. The maximum event size is 400 seats/people, resulting in 100 required spaces. Therefore, 128 parking spaces adequately meet the minimum parking space requirements.

Events will be open to invitees only. The outdoor lawn area is proposed to host weddings and other tented events. Live music is proposed, both DJs and live bands. Temporary speakers will be brought in for each event. Amplified music will be directed towards the existing primary dwelling and event center. The project will implement downlighting recommendations and only provide the amount of light intensity necessary to illuminate the event as it takes place and will not over saturate the site.

The project does not involve any overnight stays at the private residence.

It is anticipated that construction associated with the expansion and renovation would be completed within three years after use permit authorization.

Access/Circulation

The subject property has frontage along Suisun Valley Road between Rockville and Mankas Corner Roads. In this area, Suisun Valley Road is a rural two-lane roadway with unimproved shoulders and no sidewalk or bicycle lane. Two access driveways serve the project site. The northern driveway provides access to the main home, winery, event center, and main parking lot. The southern driveway provides access to the secondary residence. This access will be improved and widened to 22 feet for emergency vehicles and as second means of access to the parking lot, winery, and event center. For large events, guests will enter from the north driveway and exit via the south driveway. This one-way traffic pattern will avoid queuing on Suisun Valley Road and will provide additional onsite parking that will meet the estimated parking demand in the traffic impact analysis study.

Parking

Multiple parking areas for event guests, staff, and visitors are proposed on-site. The primary parking area will be developed between the proposed event center and winery/distillery building. This area includes landscaping and will accommodate up to 73 parking spaces and is intended to serve the special events component of the project. An additional 60 parking spaces are proposed along the southern driveway leading from the project out to Suisun Valley Road. 10 parking spaces are proposed adjacent to the winery building. Four additional spaces are proposed near the event center building. In total, 147 parking spaces will be provided on-site to accommodate both the special events facility and winery/distillery.

Domestic Water Supply

The City of Vallejo provides domestic water service to the site. The property has an existing 1.5" meter and backflow prevention device. It is not clear at this time if this service size can accommodate the additional supply requirements of a new public facility and distillery. Based on correspondence from the City of Vallejo (Appendix B) it is very likely a new water service will be required to accommodate the converted facilities and their intended uses.

The property is also developed with two domestic potable water wells.

Irrigation Water & Fire Suppression

The Suisun-Solano Water Authority supplies water for irrigation and fire suppression. Existing buildings constructed after 2008 have fire sprinkler systems that are served by an 8" water line that also supplies the existing standpipes and the two existing hydrants.

Stormwater

The project site currently has approximately 175,650 square feet of impervious area. The proposed project would increase the total impervious area by approximately 56,010 square feet due to addition of a parking lot, the addition for tasting rooms and a future 5,000 square foot addition to the proposed winery building. The parking lot will be sloped toward the southeast allowing stormwater to runoff into the vineyards. Therefore, a storm water detention pond is not proposed as the impervious area is located in the center on the site that is surrounded by vineyards.

Wastewater

A permit has been submitted to remove the existing grease interceptor and the two existing 1,800-gallon septic tanks onsite and install a new updated waste collection and treatment system.

Signage

Proposed signage includes one sign at each driveway and a third sign to identify the Bally Keal Vineyard. Sign permitting will be required which conforms to requirements set forth in Section 28.96 of the County Zoning Regulations.

Figure 5: Detail Site Plan

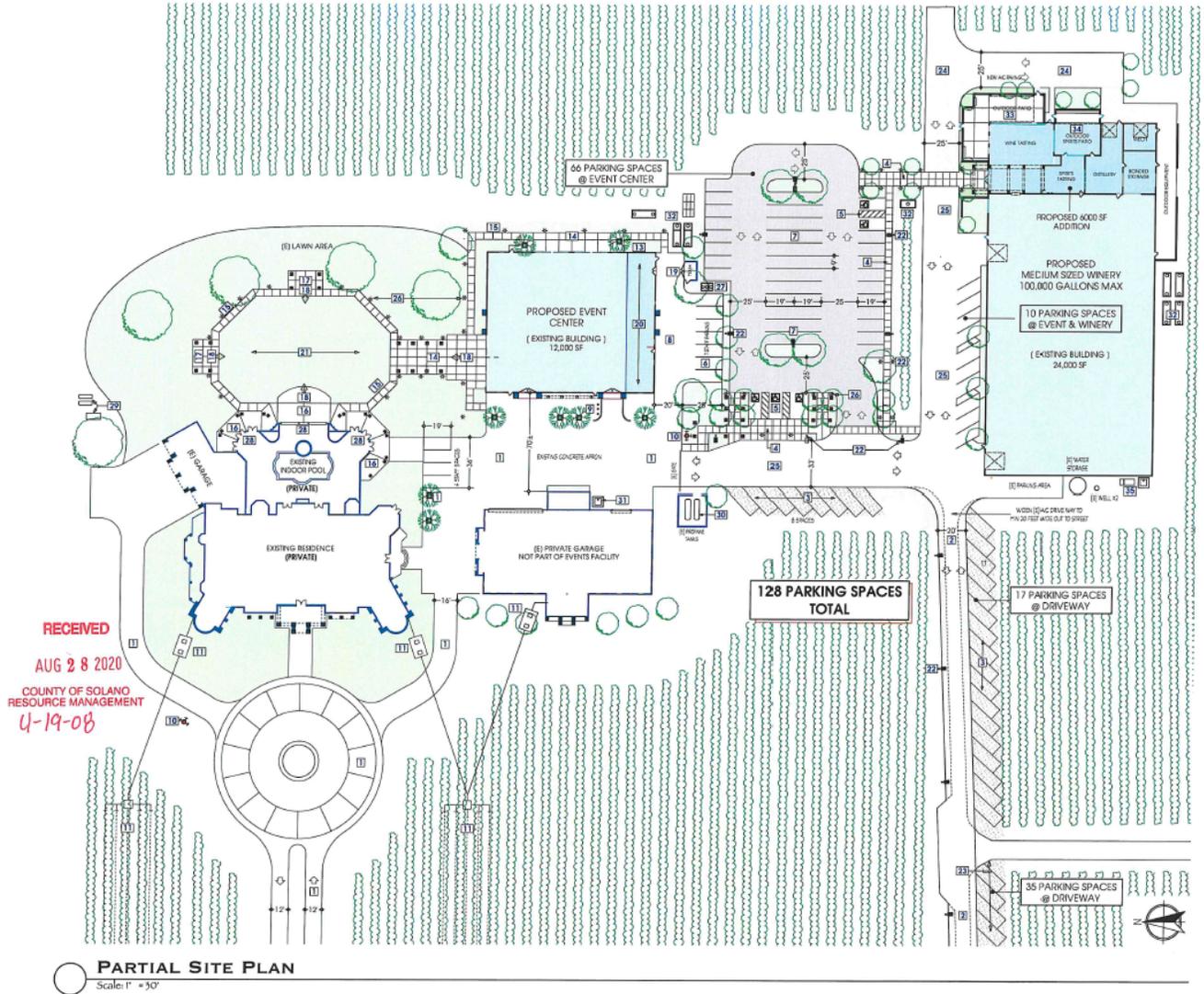


Figure 6: View East along existing driveway toward Proposed Winery



Figure 7: View South toward Proposed Winery Addition



Figure 8: View Southeast toward Proposed Special Event Facility



Figure 9: View South toward Proposed Special Event Facility, Outdoor Event Area



1.5 ADDITIONAL DATA

NRCS Soil Classification:	Brentwood clay loam, 0 to 2 percent slopes. Class I
Agricultural Preserve Status/Contract No.:	Williamson Act Contract No. 116, active
Non-renewal Filed (date):	Not Applicable
Airport Land Use Referral Area:	Not Applicable
Alquist Priolo Special Study Zone:	Not Applicable
Primary or Secondary Management Area of the Suisun Marsh	Not Applicable
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	Not Applicable

Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture, residential
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (vineyard)
South	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (field crops)
East	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (orchard)
West	Agriculture	Suisun Valley Agriculture "ASV-20"	Cemetery

1.6 LAND USE CONSISTENCY ANALYSIS

General Plan & Zoning

The subject site is designated Agriculture by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Further the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses.

The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.

The subject site is zoned Suisun Valley Agriculture “A-SV-20” consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, residential development, Winery, and Special Events facility are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

Agencies that May Have Jurisdiction over the Project

- Bay Area Air Quality Management District
- California Department of Fish and Wildlife
- City of Vallejo
- Cordelia Fire Protection District
- Fairfield – Suisun Unified School District
- San Francisco Regional Quality Control Board
- Solano Irrigation District
- U.S. Army Corps. Of Engineers: Sacramento District
- U.S. Fish & Wildlife Service

CHAPTER 2 - ENVIRONMENTAL CHECKLIST

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as additional application materials reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

Findings of LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the project requires mitigation measures to reduce potential impacts to less than significant levels.

Air Quality

Transportation and Traffic

Greenhouse Gas Emissions

Findings of LESS THAN SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

Aesthetics

Noise

Biological Resources

Utilities and Service Systems

Geology and Soils

Mandatory Findings of Significance

Hazards and Hazardous Materials

Findings of NO IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

Agriculture

Mineral Resources

Cultural Resources

Population and Housing

- | | |
|--|--|
| <input type="checkbox"/> Energy | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Hydrology and Water | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Tribal Cultural Resources |
| | <input type="checkbox"/> Wildfire |

2.1 Aesthetics

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Surrounding foreground views to the north, east, and south are that of a relatively flat agricultural landscape typical of the Suisun Valley Agricultural Region. Lands are predominantly planted in vineyards surrounding the subject site. Oak covered hillsides reaching elevations of approximately 400 feet above mean sea level are located west of the site. A riparian corridor along Suisun Creek consisting primarily of large trees and brush can be seen approximately 1,000 feet east of the proposed project. The following oblique photograph of the subject site depicts the landscape within the vicinity of the project.

Figure 10 – View Northeast towards the Subject Site



Impacts Discussion

a. Have a substantial adverse effect on a scenic vista?

The General Plan (Resources Chapter pg. RS-36) identifies the county's agricultural landscapes and oak and grass covered hills as scenic resources. In addition, Suisun Valley Road is identified as the nearest Scenic Roadway on Figure RS-5 of the General Plan.

Surrounding agricultural crop production and oak covered hills within the vicinity are considered scenic resources. As shown on the proposed site plan, development is clustered near the center of the lot, preserving a large portion of the property for continued agricultural production. Development is set back approximately ¼ mile from Suisun Valley Road, the nearest Scenic Roadway. Development within view from the Scenic Roadway is existing. **No Impact**

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

There are no trees, rock outcroppings, or historic buildings within a state scenic highway that would be affected by the project. **No Impact.**

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project will occur and operate within the existing development on-site and preserves the agricultural landscape and scenic resource qualities of the property as well as surrounding lands. **No Impact.**

d. *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

Exterior light fixtures on buildings, and along walkways, parking, and patio areas will be aimed downward and shielded to prevent glare or reflection and to minimize light pollution beyond the project boundaries. **Less than Significant Impact.**

2.2 AGRICULTURAL AND FORESTRY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As referenced on the 2018 California Department of Conservation Important Farmland map, the 79.29-acre subject site is classified as Prime Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

The property is predominantly utilized for agricultural purposes and since 1969 has been entered into an active Williamson Act Contract (Contract No. 116). 63-acres of the property is devoted vineyard cultivation. The balance of the property is established with residential development. A riparian corridor along Suisun Creek runs along the eastern property line. The existing land use and

proposed development are allowed and conditionally allowed within the Suisun Valley Agriculture “A-SV-20” Zoning District.

Impacts Discussion

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The property is shown as Prime Farmland pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project consists of the development of a winery and related uses with crop production on the remaining acreage. Agricultural processing uses, including wineries, are considered an agricultural use. New construction of the proposed parking area and building addition are sited within the established residential footprint of the site and would not convert or remove an agricultural use. **No Impact.**

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The existing and proposed land uses are allowed and conditionally allowed within the Suisun Valley Agriculture “A-SV-20” Zoning District (Reference Solano County Zoning Regulations Section 28.23 Table A). The project is identified as a compatible land use by the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts. **No Impact.**

- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

The project would not result in the conversion of Farmland to a non-agricultural use, neither on or off site. **No Impact.**

- d. *Result in the loss of forest land or conversion of forest land to non-forest use?* **No Impact.**

2.3 AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Environmental Setting

The Suisun Valley is located within the San Francisco Bay Area Air Basin (SFBAAB), which also comprises Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties and the southern portion of Sonoma County. Western Solano County is currently designated as a nonattainment area for the federal and state ozone (8-hour) and PM2.5 (24-hour) standards (ARB 2009, EPA 2009). In addition, western Solano County is currently designated as a nonattainment area for the state ozone (1-hour) and the state PM10 (24-hour) standards. Solano County is unclassified for the federal PM10 standard (ARB 2009).

Concentrations of ozone, carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), respirable and fine particulate matter (PM10 and PM2.5), and lead are used as indicators of ambient air quality conditions. Because these are the most prevalent air pollutants known to be deleterious to human health, and because there is extensive documentation available on health-effects criteria for these pollutants, they are commonly referred to as “criteria air pollutants.” Sensitive receptors within the vicinity of the proposed project include nearby single-family residential dwellings to the southeast.

The General Plan EIR found that future development under the General Plan in Solano County would generate emissions of criteria air pollutants and ozone precursors, both of which affect regional air quality. The General Plan EIR found that even with Mitigation Measure 4.2-2a (Coordinate with Air Districts on Assumptions from Air Quality Plan Updates) and the various General Plan goals, policies, and programs intended to minimize air quality impacts, implementation of the General Plan would still result in operational emissions in excess of significance thresholds and assumptions used by the Bay Area Air Quality Management District (BAAQMD) for applicable clean air plans and attainment planning efforts. Therefore, the General Plan EIR found that build out of the General Plan would conflict with current air quality planning efforts.

The anticipated population and development with implementation of the General Plan would lead to operational (mobile-source and area-source) emissions that exceed BAAQMD’s significance thresholds. Implementation of General Plan EIR Mitigation Measure 4.2-3a, the adopted General Plan policies and implementation programs, and existing regulations would reduce operational emissions of reactive organic gases (ROG), oxides of nitrogen (NOX), and PM10, but not to a less-than-significant level.

Construction-related emissions of criteria air pollutants and precursors would still exceed significance thresholds; for this reason, and because of the large amount of development anticipated in Solano County, such emissions would violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations.

Impacts Discussion

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*

The project is consistent with the development assumptions evaluated in the General Plan EIR. Because the proposed project is consistent with the General Plan, it is not anticipated to exceed the impacts analyzed within the General Plan EIR. The Proposed processing facility's incremental contribution to regional nonattainment conditions as documented in the General Plan EIR is not an impact peculiar to the project within the meaning of State CEQA Guidelines Section 15183. Rather, the General Plan EIR, and the related findings adopted by the Solano County Board of Supervisors, identified air quality impacts as significant and unavoidable. To the extent that the proposed project contributes incrementally to those impacts, CEQA Guidelines Section 15183 permits the County to conclude that such impacts have been adequately discussed and disclosed in the General Plan EIR. **Less Than Significant Impact with Mitigation. AIR-1 and AIR-2.**

- b. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Reference discussion (a) above. **Less Than Significant Impact with Mitigation.**

- c. *Expose sensitive receptors to substantial pollutant concentrations?*

Reference discussion (a) above. **Less than Significant Impact with Mitigation.**

- d. *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Reference discussion (a) above. **Less than Significant Impact with Mitigation.**

Mitigation Measures:

Mitigation Measure AIR - 1. Require Implementation of Measures to Reduce Construction-Related Exhaust Emissions. The applicant, as a condition of project approval, shall be required to implement the following measures to further reduce exhaust emissions from construction-related equipment:

- Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.
- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce NO_x and PM₁₀ exhaust emissions.
- On-site equipment shall not be left idling when not in use.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Construction shall be curtailed during periods of high ambient pollutant concentrations; this may involve ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways or on Spare the Air Days.

- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
- Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with BAAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NOX and PM10 control equipment would be available.

Mitigation Measure AIR - 2. Require Implementation of Measures to Reduce Fugitive PM10 Dust Emissions. The applicant, as a condition of project approval, to implement the following enhanced and additional control measures recommended by BAAQMD to further reduce fugitive PM10 dust emissions:

- Hydroseeding shall be used or nontoxic soil stabilizers shall be applied to inactive construction areas (previously graded areas inactive for 10 days or more).
- Exposed stockpiles (e.g., dirt, sand) shall be enclosed, covered, or watered twice daily, or nontoxic soil binders shall be applied to such stockpiles.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Sandbags or other erosion control measures shall be installed to prevent runoff of silt to public roadways.
- Vegetation shall be replanted in disturbed areas as quickly as possible.
- Wheel washers shall be installed on all exiting trucks, or the tires or tracks of all trucks and equipment leaving the site shall be washed off.
- Windbreaks shall be installed or trees/vegetative windbreaks shall be planted at windward side(s) of construction areas.
- Excavation and grading activity shall be suspended when winds (instantaneous gusts) exceed 25 mph.
- The area subject to excavation, grading, and other construction activity at any one time shall be limited, as necessary.

2.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Environmental Setting

As seen on the General Plan’s Priority Habitat Areas map (Figure RS-1 of the General Plan), the subject site is not located within any identified wetland or vernal pool area, conservation area, critical habitat, or recovery area. The County does not have a tree preservation ordinance and no trees are proposed for removal. This project will not conflict with conservation plans.

In addition, the project proponent has provided the results of a Biological Reconnaissance Report which surveyed the project site to identify potential jurisdictional wetlands, sensitive natural communities, and special status plant or wildlife habitat (Appendix C). The report concludes that based on occurrence records, habitat availability, and the reconnaissance-level site visit, no special status plant or wildlife species, or sensitive natural communities are expected to occur at the project site, with the exception of potential seasonal nesting by protected migratory birds. No potentially jurisdictional wetlands or waters were observed.

Impacts Discussion

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service have not been identified on-site.

The proposed project will be constructed within or between the area with existing improvements and buildings. The project will not adversely affect special-status species or special-status species habitat. The project site is not a habitat for wildlife or migrating birds. Thus, the project would not have any impact on migratory birds. However, the dense group of trees along the creek along the east boundary of the project site could provide temporary habitat for migrating birds. Therefore, the proposed project is not in conflict with any local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. **No Impact.**

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion.

The proposed project would occur and is located approximately 1,000 feet from the existing riparian corridor to the east. No other sensitive natural communities were found on or adjacent to the project site. **No Impact.**

- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?*

There are no federally impacted wetlands located on the subject site. **No Impact.**

- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The site is located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through farming practices and residential activities. **Less Than Significant Impact.**

- e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. These types of ordinances have not been adopted within this region of the County. **No Impact.**

f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Reference discussion (e) above. **No Impact.**

2.5 CULTURAL RESOURCES

Would the project:	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site was converted from an orchard to a vineyard in 1968. The secondary dwelling unit and two accessory buildings in the vicinity were constructed about or prior to 1968. These structures have no special architectural merits nor designed by a master architect. The primary residence and additional accessory structures were constructed between 2002 and 2008; these buildings do not qualify for listing as historic resources under the criteria of the California Register of Historic Resources of being 45 years of age or older.

The top 2 to 3 feet of topsoil are disturbed due to prior disking or vineyard ripping. The building addition, parking lot paving, and widening of the southern driveway would require approximately 2 feet of excavation. Agricultural operations on-site have been occurring since at least 1968 and the proposed project will be in an area previously developed area.

Impacts Discussion

a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

The buildings on the property are not architecturally distinctive, constructed relatively recently, and do not convey important historical themes. The existing development does not meet criteria for inclusion on the California Register of Historical Resources; therefore, no formal evaluation is warranted.

The top two to three feet of soil is loose due to prior disking and vineyard ripping. The depth of any excavation for the additions to an existing building and other onsite improvements would not exceed two feet. The shallow depth of the excavation would not encounter cultural resources.

No Impact.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the historical agricultural use and ground disturbance of the property, it is not likely that archeological resources exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

- c. *Disturb any human remains, including those interred outside of formal cemeteries?*

Due to the agricultural nature of the site, it is not likely that any human remains exist on the site. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). **No Impact.**

2.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impacts Discussion

- a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

No Impact.

- b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

No Impact.

2.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

substantial adverse effects, including the risk of loss, injury or death involving:

- | | | | | | |
|------|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) | Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The Seismic Shaking Potential map, Figure HS-3 of the General Plan depicts the project within the Highest Potential Earthquake Damage Area and within one mile of the Cordelia Fault. The project is not located within an Alquist-Priolo fault zone. Per General Plan Figure HS-6, the project site has Moderate liquefaction potential. The Landslide Stability map (Figure HS-5) depicts the project within an area of least landslide susceptibility (Area 1).

The project proponent has provided a preliminary Geotechnical Exploration Report from KC Engineering Company (Appendix D). The report describes the soils as hard to moderately to high expansive clay with varying amount of sand extending to a maximum of 40 feet below grade. The upper 2 to 3 feet of topsoil are relatively loose due to prior disking and/or vineyard ripping. There is no indication of active faults at the site. The Geological Exploratory Report includes recommendations on drainage, foundation, slab-on-grade amongst others. The underlying soil is stable and suitable for the project. The project site is not on a seismic fault and have no potential of fault rupture. The site is not subject to seismically induced landslide hazards and the potential for liquefaction, is very low.

Impacts Discussion

a. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

i. *Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

The site is not located within an Alquist-Priolo Fault Zone; however, is located within one mile of the Cordelia Fault identified in the General Plan. New construction would require issuance of building permit(s) requiring structures to be built to the latest Uniform Building Code. **Less Than Significant Impact.**

ii. *Strong seismic ground shaking?*

Reference discussion (a) above. **Less Than Significant Impact.**

iii. *Seismic-related ground failure, including liquefaction?*

The subject site is located within an area of Moderate Liquefaction Potential. The project will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

iv. *Landslides?*

The subject site is located within an area Least Susceptible to Landslide. **No Impact.**

b. *Result in substantial soil erosion or the loss of topsoil?*

Issuance of a grading and drainage permit is necessary prior to construction, which will impose conditions which prevent soil erosion. **Less Than Significant Impact.**

c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?*

Reference discussion in (a) above. **Less Than Significant Impact.**

d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Reference discussion (a) above. **Less Than Significant Impact.**

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

New solid waste facilities and wastewater treatment facilities would be installed to handle the increased discharge from the project. **No Impact.**

- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No unique paleontological resource or unique geologic feature have been identified on-site. **No Impact.**

2.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Also reference discussion under 2.3 Air Quality. In addition, the new wine fermentation tanks use ganimede technology that would use the carbon dioxide from the fermentation process stir the tanks instead of doing so mechanically. Therefore, extremely low levels of carbon dioxide will be released into the atmosphere. Equipment used during the renovation would use Tier4 Compliant Construction Equipment.

Impacts Discussion

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant with Mitigation. GHG – 1.**

- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project may generate greenhouse gas emissions in addition to other emissions during the construction phase of the project. **Less Than Significant with Mitigation. GHG – 1.**

Mitigation Measures:

Mitigation Measure GHG – 1. Require Tier-3 Compliant Construction Equipment. Equipment utilized during grading and construction shall meet Tier-4 standards of emission control.

2.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

intermixed with wildlands?

Environmental Setting

The winery will utilize a series of potentially hazardous materials in its' production process, including:

- Sodium percarbonate,
- Citric acid anhydrous,
- Potassium carbonate,
- Bentonite performance minerals,
- Metabisulphite,
- Sulfurous Acid,
- Peroxyacetic acid,
- Sodium Hydroxide
- Starsan
- PBW

As seen on Figure 2A of the Travis Air Force Base Land Use Compatibility Plan, the subject property is located outside of the LUCP Area Influence Zone. The site is located greater than two miles from a public use airport and not within the vicinity of a private airstrip.

The project is over one mile from any urbanized area and is identified as a moderate or low Wildland Fire Area per General Plan Figure HS-9.

Impacts Discussion

- a. *Does the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project is required to operate in compliance with a Hazardous Materials Business Plan issued by Solano County. The plan provides for the proper use and storage of the materials identified above as well as emergency response procedures in the event of a release of hazardous materials. **Less Than Significant Impact.**

- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Reference discussion (a) above. **Less Than Significant Impact.**

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is not located within one-quarter mile of a school. **No Impact.**

- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The project is not located on a hazardous materials site as defined in Government Code Section 65962.5. **No Impact.**

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

The project is located outside of the Travis LUCP area of influence and not within two miles of a public airport. The project is consistent with the Land Use compatibility Plan for Travis Air force Base. **No Impact.**

- f. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project will not affect any adopted emergency response plans. **No Impact.**

- g. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The project is not located in the vicinity of any wildland/urban interface areas. **No Impact.**

2.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

would result in flooding on- or off-site;

- | | | | | | |
|------|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) | Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The project will utilize an on-site septic system to handle wastewater discharge.

The project will be served by a combination of exiting water sources. Solano Water Authority supplies water for irrigation and fire suppression (building fire sprinklers, standpipes and two fire hydrants) and the City of Vallejo provides domestic potable water. Two existing wells also provide potable water to the site. The project site is within a ‘C’ zone as indicated by USGS water bearing rock map, which is an area with adequate water supply.

Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located within an area subject to inundation by seiche, tsunami, or mudflow.

Approximately 63 acres of the subject site are cultivated with vineyards. Development of additional parking along the southern driveway will remove less than one-acre of vineyard. Stormwater runoff will enter the on-site vineyard to the east. The project does not warrant a stormwater detention basin.

The subject site is outside the 100-year flood plain with a FEMA designation of Zone AO.

Impacts Discussion

- a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project requires private septic system permitting through Solano County Environmental Health, whereas adherence to those permit requirements protects against violation of any water quality standards or waste discharge. **No Impact.**

- b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project will be served by on-site well and City of Vallejo for domestic drinking water and will not require a substantial increase in ground water utilization. The intermittent nature of the events allows for groundwater recharge. **No Impact.**

- c. *(i – iv) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces?*

The development will not alter any creeks, streams or rivers. Storm water will be retained onsite and released at pre-development rates. **No Impact.**

- d. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

- e. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Reference (a) above. **No Impact.**

2.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The subject site is designated Agriculture by the Solano County General Plan. Further, the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region.

The subject site is zoned Suisun Valley Agriculture “A-SV-20” consistent with the General Plan designation. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, crop production, residential development, agricultural processing, and special events facilities are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

Impacts Discussion

- a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

- b. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Table LU-5 of the General Plan provides a description and intent of the Agricultural designation:

The (Agricultural Designation) provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.

Table AG-3 of the General Plan highlights the unique characteristics of each region and summarizes desired land uses: *The (Suisun Valley) provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.*

The project does not conflict with the intent of the Solano County General Plan, Suisun Valley Strategic Plan, or the Suisun Valley Agriculture Zoning District. **No Impact.**

2.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As seen on the Mineral Resources map, Figure RS-4 of the Solano County General Plan, there are no active mines or mineral resource zones within the vicinity of the project site.

Impacts Discussion

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No known mineral resources exist at the site. **No Impact.**

- b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Reference discussion (a) above. **No Impact.**

2.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The site is surrounded by agriculturally zoned properties. Table HS-2 of the Solano County General Plan indicates a community noise exposure of less than 75 dBA to be normally acceptable for agricultural uses. The nearest sensitive receptor(s), residences within the Willotta Oaks neighborhood are 1/2 mile southeast of the project.

Impacts Discussion

a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction and grading of the project would generate noise on-site; however, will be temporary in nature. Noise levels from on-going agricultural practices along with temporary construction are anticipated to be less than significant because of the temporary nature along with the distance to nearest sensitive receptors existing in the agricultural setting. Social gatherings would be held indoors within the event barn and suppress noise levels from extending beyond parcel boundaries. Outdoor events with DJ or live bands will generate noise, however adherence to Section 28.70.10 of the County Zoning Regulations would prevent offensive noise that exceeds 65dBA LDN at any property line. **Less Than Significant Impact.**

b. Generation of excessive ground borne vibration or ground borne noise levels?

Reference discussion (a) above. **Less Than Significant Impact.**

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project is located outside the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as seen on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. The project is not located within the vicinity of a private airstrip. **No Impact.**

2.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project is agricultural and commercial agri-tourism in nature and does not involve residential development or the expansion of off-site infrastructure.

Impacts Discussion

- a. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project does not substantially induce population growth or construct infrastructure that could induce population growth. **No Impact.**

- b. *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No Impact.**

2.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & Impacts Discussion

a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The subject site is located within and currently served by the Cordelia Fire protection district and is within the jurisdiction of the Solano County Sheriff's Department for the unincorporated County. No schools or parks will be affected. The project will utilize an on-site domestic water well. An on-site septic system would serve the project with no impacts to municipal sanitation services. **No Impact.**

2.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Environmental Setting & Impacts Discussion

The project does not involve or affect recreational facilities or resources.

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The project does not involve or affect recreational facilities or resources. **No Impact.**

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

The project does not involve or affect recreational facilities or resources. **No Impact.**

2.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) "vehicle miles traveled"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The applicant has provided a Focused Traffic Impact Analysis prepared by GHD Inc. dated January 16, 2020. Reference Appendix E for further detailed discussion regarding setting, existing conditions, and analysis.

The primary roadway serving the project site is Suisun Valley Road:

Suisun Valley Road is oriented in a north-south direction extending north from Interstate 80, to State Route 121 in Napa County (where it becomes Wooden Valley Road). Suisun Valley Road is classified as a Collector road in the Solano County General Plan. In the project vicinity, it is a rural two-lane roadway with centerline striping and unimproved shoulder areas of various widths (no sidewalks or bicycle lanes). Suisun Valley Road along the project frontage is straight and flat, but there is a horizontal curve 1,300 feet south of the main driveway and a horizontal curve 500 feet north of the main driveway. There are two driveways accessing the property: the main driveway is located to the north of the property and a secondary driveway is located 500 feet south of the main driveway.

Speed limit signs are located on Suisun Valley Road between the two driveways. North of the signs the speed limit is 55 mph and south of the signs the speed limit is 45 mph. The horizontal curve to the south has an advisory speed of 35 mph and the curve to the north has an advisory speed of 40 mph.

Rockville Road is located south of the project site and is oriented in an east-west direction. Also called the Lincoln Highway, it extends west from Interstate 80, intersecting Suisun Valley Road, then continues to the town of Green Valley approximately three miles further west. Rockville Road is classified as a Collector road in the Solano County General Plan. It is a rural two-lane roadway with the centerline striping and unimproved shoulders. Rockville Road has a 45-mph speed limit east of Suisun Valley Road and a 35-mph speed limit west of Suisun Valley Road. However, all approaches to the Suisun Valley Road/Rockville Road intersection have a 25-mph speed limit within approximately 300 feet of the intersection.

Bicycles

There are currently no striped bicycle lanes or paths on Suisun Valley Road. However, the Solano Transportation Authority has prepared a comprehensive Countywide Bicycle Transportation Plan that has proposed 6.9 miles of Class II bicycle lanes on Suisun Valley Road extending from Mangels Boulevard to the Napa County Line. There are striped, paved shoulders on Rockville Road extending from Suisun Valley Road to Green Valley Road that serve as Class II bicycle lanes. Proposed improvements for Rockville Road consist of extending the Class II bicycle lanes from Suisun Valley Road to the Fairfield city limit.

Public Transit

There are currently no fixed route services on Suisun Valley Road or Rockville Road in the vicinity of the project site. A public bus route providing service between the Fairfield Transit Center and the Vallejo Transit Center has a bust stop at the Solano Community College located approximately one mile south of the project site.

Existing Intersection Operations

To identify existing traffic conditions, traffic counts were conducted at the project site's two driveway intersections with Suisun Valley Road and at the Suisun Valley Road/Rockville Road intersection. Weekend (Saturday) counts were conducted between 12:00-4:00 p.m. and Weekday counts were

conducted between 3:00-6:00 pm in order to identify peak background volumes on the street network. The traffic counts were conducted October 2019 during the grape harvest/crush season when seasonal work demand peaks. As a result, traffic volumes on roadways are temporarily very high, therefore the existing traffic volumes provide a conservatively high baseline for the analysis. A machine tube-count was also conducted on Suisun Valley Road for one week in order to identify the Average Daily Traffic (ADT) volumes on Suisun Valley Road fronting the project site. The existing weekday and weekend peak hour volumes are shown on Figure 2 of Appendix 6.5.

Existing weekday PM and weekend afternoon peak hour intersection traffic operations were evaluated utilizing the existing traffic volumes and existing intersection lane geometrics and controls. The Suisun Valley Road/Bally Keal driveway intersections operate at acceptable LOS during weekday and weekend peak hours. The intersections operate at LOS B or better for the stopped westbound driveway approach. Existing turn volumes at the driveways are low, approximately 1-2 peak hour trips. The Suisun Valley Road/Rockville Road intersection operates at LOS C or better during the weekday and weekend peak hours. The existing levels of service are shown below:

**EXISTING PEAK HOUR INTERSECTION OPERATIONS
 LEVEL OF SERVICE (LOS) AND SECONDS OF DELAY**

Intersection	Control	Weekday PM Peak Hour	Saturday Afternoon Peak Hour
		Existing LOS Delay	Existing LOS Delay
Suisun Valley Rd. / North Driveway	MSSC	A 0.0"	B 12.4"
Suisun Valley Rd. / South Driveway	MSSC	B 13.3"	B 13.6"
Suisun Valley Rd. / Rockville Rd.	Signal	C 23.9"	B 18.9"

*Based on Highway Capacity Manual (HCM) Operations methodology using Synchro-Simtraffic software.
 MSSC = Minor street stop control. LOS reflects approach with the longest delay.*

Existing Roadway Operations

Machine tube counts tabulated traffic volumes on Suisun Valley Road fronting the project site over a week long period, including two Fridays and two Saturdays. The Average Daily Traffic (ADT) volume for the entire period was 4,200 daily trips (2,100 northbound and 2,100 southbound). The highest weekday volumes occurred on Friday, with 4,600 daily trips (2,300 nb and 2,300 sb). Weekend Saturday volumes average 4,400 daily trips (2,200 nb and 2,200 sb).

Volumes on Suisun Valley Road were evaluated for LOS based on volume thresholds identified in the Solano County General Plan. Volumes on Suisun Valley Road operate at acceptable LOS A-C (< 15,000 daily trips).

Impacts Discussion

- a. *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

Traffic operating conditions are measured by Level of Service (LOS) which applies a letter ranking to successive levels of roadway and intersection traffic performance. LOS "A" represents optimum conditions with free-flow travel and no congestion. LOS "F" represents congested conditions with long delays. When applied to unsignalized intersections with minor street stop

controls, the LOS reflects the delays experienced by the minor street approach. For all-way stop and signalized controls, the LOS reflects the average overall intersection delay. Intersection LOS have been determined using the Synchro software suite consistent with the Highway Capacity Manual methodology.

Solano County Road Improvement Standards and Land Development Requirements (adopted February 2006) establishes the following policy:

Sec. 1-4 – LEVEL OF SERVICE STANDARD: The goal of Solano County is to maintain a Level of Service C on all roads and intersections. In addition to meeting the design widths and standards contained in this document, all projects shall be designed to maintain a Level of Service C, except where the existing level of service is already below C, the project shall be designed such that there will be no decrease in the existing level of service. Levels of Service shall be calculated using the Transportation Research Board's most recent Highway Capacity Manual.

Based on the policy above, a threshold of LOS C has been established for locations operating at LOS A-C. For locations operating below LOS C, a change in the level of service from existing conditions as a result of the project is established as the threshold for significant impacts.

The traffic report determined that all surveyed intersections (Suisun Valley Road at the north driveway, Suisun Valley Road at the south driveway, and Suisun Valley Road at Rockville Road) will continue to operate at the same acceptable Level of Service C or above upon completion of the project. No intersection improvements are required by the project's traffic. **Less Than Significant Impact.**

- b. *Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) which establishes criteria for analyzing transportation impacts, in particular vehicle miles traveled?*

Vehicle Miles Traveled (VMT)

In December 2018, the California Office of Planning and Research (OPR) issued a Technical Advisory on Evaluating Transportation Impact in CEQA. The advisory document outlines screening thresholds for land use projects to identify when a project can be expected to cause a less-than-significant impact, particularly with regards to vehicle miles traveled (VMTs). The OPR advisory identifies Small Projects as those which generate or attract fewer than 110 trips per day, which generally may be assumed to cause a less than significant impact.

On March 12, 2021, the project proponent provided a Focused Vehicle Miles Traveled (VMT) summary analysis prepared by GHD Inc. for the project. (Appendix F). Daily trip generation associated with the winery and distillery activities would generate 65 weekday daily trips and 93 weekend daily trips. The following is a calculation of trip generation for the proposed winery:

TRIP GENERATION FOR PROPOSED WINERY

Typical Weekday Daily Trips:

Visitors: up to 60 visitors / 2.6 visitors per vehicle x 2 o-w trips	= 46 trips
Employees: up to 5 full-time x 3.05 one-way trips	= 15 trips
Trucks: Production- 90,000 gallons / 1,000 x .009 x 2 o-w trips	= 2 trips
Trucks: General deliveries	= 2 trips
Weekday Daily Trips:	= 65 trips (33 in, 32 out)
Weekday PM Peak Hour Trips: 20% of daily (30% in, 70% out)	= 13 trips (4 in, 9 out)

Typical Weekend Daily Trips:

Visitors: up to 100 visitors / 2.8 visitors per vehicle x 2 o-w trips	= 72 trips
Employees: up to 5 full-time x 3.05 one-way trips	= 15 trips
Trucks: Production- 90,000 gallons / 1,000 x .009 x 2 o-w trips	= 2 trips
Trucks: General deliveries	= 2 trips
Weekend Daily Trips:	= 91 trips (46 in, 45 out)
Weekend Afternoon Pk. Hr. Trips: 20% of daily (47% in, 53% out)	= 18 trips (9 in, 9 out)

Harvest Season Weekend Daily Trips:

Visitors: up to 100 visitors / 2.8 visitors per vehicle x 2 o-w trips	= 72 trips
Employees: up to 5 full-time x 3.05 one-way trips	= 15 trips
Trucks: Production- 90,000 gallons / 1,000 x .009 x 2 o-w trips	= 2 trips
Trucks: General deliveries	= 2 trips
Grape On-haul: 600 tons / 20 tons per truck / 36 days x 2 trips	= 2 trips
Weekend Daily Trips:	= 93 trips (46 in, 47 out)
Weekend Afternoon Pk. Hr. Trips: 20% of daily (47% in, 53% out)	= 19 trips (9 in, 10 out)

Based on screening criteria for VMT impacts, a daily trip generation of less than 110 trips would qualify for exemption under Caltrans criteria. However, daily project trip generation associated with winery activities does not include daily trips associated with the special events component of the project.

Daily trip generation for special events was calculated for the two largest events that include 200 guests and 400 guests. As proposed, the facility would host 25 events per year with 200 guests and 10 events per year with 400 guests. However, as described the project would also host 10 events per year with 100 guests. Based on the daily trip calculations, the three special event sizes would generate the following daily trips:

<u># of Events</u>	<u>Event Size</u>	<u>Daily Trips/Event</u>	<u>Total Daily Trips/Year</u>
10	100 guest special event	80 trips	800
25	200 guest special event	160 trips	4,000
<u>10</u>	400 guest special event	322 trips	<u>3,220</u>
45			8,020

Source: GHD, Focused Traffic Impact Analysis for the Proposed Winery/Distillery Project and Special Events Facility at Bally Keal Vineyards, Solano County, May 29, 2020

As shown above, the total number of daily event trips per year is 8,020 trips. Annualized over the entire year, there would be an average increase of 22 trips per day associated with special event activities. When combined with normal winery activities, daily trips associated with special event activities would exceed Caltrans (and OPR's) screening threshold limit of 110 daily trips (92 winery daily trips + 22 special event daily trips) generating a total of 114 daily trips. Impacts to traffic are considered **Less Than Significant with Mitigation**.

Mitigation Measures:

Mitigation Measure TRAFFIC – 1: Suspend winery tasting operations during special events.

Winery operations associated with the project shall be suspended during all special event activities. Specifically, all guest visitation associated with tours and tastings (60 visitors weekday and 100 visitors weekends) shall be prohibited on days when special events are being held at the facility. Daily trip generation would be reduced by 46 trips on the weekday and 72 trips on the weekend lowering the overall project daily trips below the screening threshold of 110 daily trips.

- c. *Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- d. *Result in inadequate emergency access?*

The project does not alter the access to the site and will have sufficient ingress and egress. **No Impact.**

2.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

consider the significance of the resource to a California Native American tribe.

Environmental Setting

The project involves construction within approximately one acre of the developed property. There are no historical structures proposed for removal.

Impacts Discussion

- a. *Would the project cause a substantial adverse change in the significance of a tribal resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.*

No tribal or historical resources have been identified on the subject site. **No Impact.**

2.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- e. Comply with federal, state, and local statutes and regulations related to solid waste?

Environmental Setting

The proposed winery lies within the unincorporated portion of Solano County. The winery will require electrical power, potable water, agricultural water, sanitary and process wastewater treatment facilities. Water will be provided by wells and by the City of Vallejo.

Impacts Discussion

- a. *Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

A process wastewater treatment system will be utilized for processed wastewater. New septic systems will be utilized for sanitary services at the winery and the visitor serving facilities. These facilities will require permitting from the San Francisco Regional Water Quality Control Board.

The City of Vallejo provides domestic water service to the site. The property has an existing 1.5" meter and backflow prevention device. It is not clear at this time if this service size can accommodate the additional supply requirements of a new public facility and distillery. Based on correspondence from the City of Vallejo (Appendix 6.2) it is very likely a new water service will be required to accommodate the converted facilities and their intended uses. The property is also developed with two domestic potable water wells. **Less Than Significant Impact.**

- b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Reference discussion (a) above. **Less Than Significant Impact.**

- c. *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The project will utilize onsite wastewater treatment. **No Impact.**

- d. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Solano County is served by two landfills which maintain more than a fifteen-year capacity for the county's solid waste disposal needs. The project will not substantially increase solid waste generated on-site. **Less Than Significant Impact.**

- e. *Comply with federal, state, and local statutes and regulations related to solid waste?*

Reference discussion (d) above. **Less Than Significant Impact.**

2.20 WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project is sited on relatively flat terrain within the Suisun Valley. As seen on Figure HS-9 of the Solano County General Plan Wildland Fire Hazard Area map, the property is located within an area designated “low or none” for wildland fire hazard. In addition, the project is located outside the California Board of Forestry and Fire Protection’s State Responsibility Area.

Impacts Discussion

a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

There are no identified adopted emergency response plans applicable to the project. **No Impact.**

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

There are no identified wildfire risks associated with the project. **No Impact.**

c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Reference discussion (b) above. **No Impact.**

d. *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Reference discussion (b) above. **No Impact.**

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts Discussion

a-c. No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but

cumulatively considerable, or cause substantial adverse effects on human beings. **Less Than Significant Impact.**

CHAPTER 3 – AGENCY COORDINATION AND PUBLIC INVOLVEMENT

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment and referred to the State Clearinghouse for coordinated review by state agencies.

3.2 Public Participation Methods

The Initial Study is also available at the Solano County Department of Resource Management and online at the Department's Planning Services Division website at:

<http://www.solanocounty.com/depts/rm/documents/eir/default.asp>

Interested parties may contact the planner assigned to this project at the contact points provided below:

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Planner Associate

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Planning Services Division
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FAX: (707) 784-4805
EMAIL: ejwilberg@solanocounty.com

3.3 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

3.4 Distribution List

Federal Agencies

U.S. Army Corps of Engineers
U.S. Department of Fish and Wildlife

State Agencies

California Department of Conservation
California Department of Fish and Wildlife
California Department of Public Health, Drinking Water Field Operations Branch
California Department of Transportation (CalTrans)

Regional Agencies

Bay Area Air Quality Management District
San Francisco Regional Water Quality Board

Local Agencies

City of Vallejo
Cordelia Fire Protection District
Solano Irrigation District
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division