



DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone
(707) 784-4805 Fax

www.solanocounty.com

- Application Type: [] New [] Extension (maps) [] Minor Revision [] Map Modification
[] Administrative Permit (AD) [] Minor Use Permit (MU) [] Sign Permit (SGN)
[] Architectural Review (AR) [] Mobilehome Storage Permit (MH) [x] Use Permit (U)
[] General Plan Amendment (G) [] Mutual Agreement (MA) [] Variance (V)
[] Major Subdivision (S) [] Performance Standards (PS) [] Waiver (WA)
[] Marsh Development Permit (MD) [] Policy Plan Overlay (PP) [] Zone Text Amendment (ZT)
[] Minor Subdivision (MS) [] Rezone (Z)

FOR OFFICE USE ONLY

Application No: 19-08 MR# Hrg: AD ZA (PC) BOS Date Filed: 7-5-19 Plnr: KLY

Project Name: 4286 Suisun Valley Road

Subject Site Information

Site Address: 4286 Suisun Valley Road City: Unincorporated State: CA Zip: 94534
Assessor's Parcel Number (s): 027-030-010 Size (sq. ft/acre): 79.29 acres
Preferred Property Access by Staff: [] OK to access [] Call applicant before access [x] Call owner before access

Contact Information

Property Owner Name: Bally Keal Vineyards LLC
Contact Name: Joe Cassidy Phone: 650-876-9400 Email: joe@centrixbuilders.com
Mailing Address: 160 South Linden Avenue City: South San Francisco State: CA Zip: 94080
Architect/Engineer/Land Surveyor Company Name: PDF
Contact Name: Paul Friend Phone: 707-864-6986 Email: paul@pdfdesigns.com
Mailing Address: 4171 Suisun Valley Road, Suite C City: Fairfield State: CA Zip: 94534

Applicant/Company Name: Bally Keal Vineyards LLC
Contact Name: Joe Cassidy Phone: 650-876-9400 Email: joe@centrixbuilders.com
Mailing Address: 160 South Linden Avenue City: South San Francisco State: CA Zip: 94080

Other Contacts:

Name: Mark Loper Phone: 415-567-9000 Email: mloper@reubenlaw.com
Mailing Address: Reuben, Junius & Rose, LLP - One Bush Street City: San Francisco State: CA Zip: 94104

pd 7908.00
ch# 102 Receipt # 5533

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

The project proposes an approximately 5,000 square foot expansion of an existing building to accommodate a winery, a distillery--which is classified as an agricultural processing facility--and a tasting room. In addition, the project proposes to convert a different existing building into a special events use. This use is permitted in the A-SV-20 zoning district as a winery and agricultural processing facility with special events.

A new landscaped parking area is proposed between the three buildings, and additional stalls are proposed along the driveway leading from Suisun Valley Road to the commercial use portion of the property. In total, 103 parking spaces are proposed.

The project does not propose any changes to the existing residence.

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Agriculture

Current Zoning: A-SV20

Proposed General Plan Designation: No change

Proposed Zoning: No change

Current Water Provider: City of Vallejo

Current Sewage Disposal: septic system

Proposed Water Provider: _____

Proposed Sewage Disposal: septic system

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? Yes No

If yes, Contract No. 116 please provide a copy.

If yes, has a Notice of Non-Renewal been filed? Yes No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site?
(such easements do not include Williamson Act contracts)

Yes No *if yes, please list and provide a copy.*

To the best of owner's knowledge.

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes No *If yes, please describe in the project narrative.*

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Building permit, septic permit

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

The existing facility was constructed in 2002. The current property owner is not aware if that project required a use permit, or what level of review if any took place before it was constructed. Past projects before 2002 might have been approved as well.

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

None

E. Does the project involve Housing and Urban Development (HUD) federal funding? Yes No
Is HUD funding anticipated? Yes No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. Yes No

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

The existing property includes a private residence set back from Suisun Valley Road, two storage buildings, a garage, vineyards, and a secondary residence closer to the road.

B. Surrounding properties:

Mix of vineyards and wineries and other crop production. Rockville cemetery is located south of the property. The corner of Rockville Road and Suisun Valley Road is approximately 0.6 miles from the property.

C. Existing use of land:

Residential, crop production (vineyards).

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	Main House	23,000
Agricultural	1 agricultural storage building	24,000
Commercial	1 agricultural storage	12,000
Industrial	1 garage	8,000
Other		1,600

E. Describe existing vegetation on site, including number and type of existing trees.

50 olive trees on the main driveway. 2 weeping willows behind the main house and various oak trees by Wilson Creek on the east property line.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

Vineyard; 63 acres of cabernet grapes.

G. Slope of property:

Flat or sloping (0 - 6% slope) entire property acres
Rolling (7 - 15% slope) _____ acres
Hilly (16 - 24% slope) _____ acres
Steep (> 24% slope) _____ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
surface drainage/natural drainage

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	agricultural	South	agricultural
East	agricultural	West	agricultural

J. Distance to nearest residence(s) or other adjacent use(s): .5 (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.
Water main is on Suisun Valley Road. Power lines are on Suisun Valley Road and on each property line to the north and south.

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).
Wilson Creek is at the east property line. Wet only during the winter months.

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.
There is one small channel that goes from north to south in the center of the property.

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:
N/A

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes _____ No _____ Don't Know x _____ If yes, please list:

P. Describe existing vehicle access(s) to property:
There are two entrances. The main gates from Suisun Valley Road and the agricultural gate from Suisun Valley Road.

- Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

See preliminary report enclosed.

- R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

There is a sign at the property at the main gate 51" x 32" "Bally Keal Vineyards"

6 Proposed Changes to the Site

- A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: 5 %.

ii. Project area (area to be graded or otherwise disturbed): 5,000 (sq. ft) / acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

X Less than 50 cubic yds³ _____ More than 50 cubic yds³ _____ More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported 20 yd³ Exported _____ yd³ Used on site _____ yd³.

- B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

No trees are being removed.

- C. Number, type and use of existing structures to be removed, and removal schedule:

No structures are being removed.

- D. Describe proposed fencing and/or visual screening (landscaping):

There will be new minor landscaping around the parking area.

- E. Proposed access to project site (road name, driveway location, etc.):

Access will be from Suisun Valley Road.

- F. Proposed source and method of water supply:

Existing water supply is City of Vallejo. Agricultural water supply is from Berryessa/Solano County/on-site well. There is an existing well on the property for landscaping purposes.

- G. Proposed method of sewage disposal (specify agency if public sewer):

Existing septic system to be modified to meet code.

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

New enclosure proposed

Pick Up By: Republic Services, Fairfield

I. List hazardous materials or wastes handled on-site:

N/A

J. Duration of construction and/or anticipated phasing:

6 months

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS N/A

1. Number of structures: Single Family: _____ Multi-family: _____ Accessory: _____

If multi-family, number of units: _____ Maximum height: _____

2. Signage: Freestanding: _____ Dimension(s): _____ Area: _____ (sq.ft)

Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: 5,000 (sq.ft) Surfaced area: _____ (sq.ft)

Landscaped or open space: _____ (sq.ft)

2. Total floor area: _____ (sq.ft)

3. Number of stories: _____ Maximum height: L 35' (ft.)

4. Proposed hours of operation:

Days: 7

From: 9 a.m. to 10 p.m.

Year round: Yes No Months of operation: from _____ through _____

5. Proposed construction schedule:

Daily construction schedule: from 7 (a.m.)/p.m. to 5 a.m./(p.m.)

Days of construction: Monday through Saturday

6. Will this project be constructed in phases? Describe:

No

7. Maximum number of people using facilities:

At any one time: 10 Throughout day: 10

8. Total number of employees: 10

Expected maximum number of employees on site: 10

During a shift: 10 During day: 10

9. Number of parking spaces proposed: 103

10. Maximum number of vehicles expected to arrive at site:

At any one time: 5 day: 5

11. Radius of service area: 10 miles

12. Type of loading/unloading facilities:

Inside the vineyard. 1000' feet back from the street.

13. Type of exterior lighting proposed:

Rods, poles

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.

skill saws, tractor, forklift

15. Describe all proposed uses which may emit odors detectable on or off-site.

N/A

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.

New main sign at the agricultural gate will be "Bally Keal Vineyards. 20" Long, 4" Wide

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.**

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds the number of hours implicit in the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: Joe Cassidy Date: 6/19/19
PRINTED NAME: Joe Cassidy

Applicant signature: Joe Cassidy Date: 6/19/19
PRINTED NAME: Joe Cassidy

For Office Use Only

Planning Permit Fee(s)	Environmental Review Fees
<u>12-19-08</u> \$ <u>6720⁻</u>	Initial Study \$ <u>1113</u>
_____ \$ _____	Archaeological Study (Sonoma State NWIC) \$ <u>75</u>
_____ \$ _____	Negative Declaration \$ _____
_____ \$ _____	CA Fish and Games (ND or EIR) \$ _____
	Initiate EIR \$ _____
	Mitigation Monitoring Plan \$ _____
Total Fees Paid \$ <u>7908⁻</u> Cash <input type="checkbox"/> Check <input type="checkbox"/> Charge/Debit <input type="checkbox"/>	Receipt No.: <u>5533</u> DATE: <u>7/15/19</u>

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application 042418.doc(May 2, 2018)

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T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application 042418.doc(May 2, 2018)