

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Solano Landing

Lead Agency: County of Solano Contact Person: Eric Wilberg
Mailing Address: 675 Texas Street, Suite 5500 Phone: (707) 784-6765
City: Fairfield Zip: 94533 County: Solano

Project Location: County: Solano City/Nearest Community: Fairfield
Cross Streets: Rockville Road and Suisun Valley Road Zip Code: 94534
Longitude/Latitude (degrees, minutes and seconds): 38 ° 14 ' 35 " N / 122 ° 7 ' 17 " W Total Acres: 24.42
Assessor's Parcel No.: 0027-200-150 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: Interstate 80 Waterways: Suisun Creek
Airports: Railways: Schools: Solano Comm College

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[X] Commercial: Sq.ft. Acres 9.5 Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[X] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [X] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Fallow/Suisun Valley Agriculture and Agricultural Tourist Center

Project Description: (please use a separate page if necessary)

The Solano Landing LLC project consists of Rezoning Petition Z-22-04 to rezone 7.4 acres of the project site from Agriculture Suisun Valley "A-SV-20" to Agricultural Tourist Center "ATC" and Use Permit application U-22-03 to establish and operate a Resort Hotel comprised of a ten-room hotel, 7,462 square foot restaurant, six 1,500 sq. ft. wine tasting rooms, 5,496 sq. ft. market, 3,655 sq. ft. multi-purpose/dining hall, associated parking and infrastructure, and 10.50 acres planted in vineyards located at 2316 Rockville Road, one-quarter mile north of the City of Fairfield within the A-SV-20 and ATC zoning districts; APN 0027-200-150.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 1, 2023 Ending Date August 31, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>Solano Landing LLC</u>
Address: <u>157 Park Place</u>	Address: <u>506 Couch Street</u>
City/State/Zip: <u>Point Richmond CA 94801</u>	City/State/Zip: <u>Vallejo CA 94590</u>
Contact: <u>Shanna Guiler</u>	Phone: <u>(707) 373-4692</u>
Phone: <u>(510) 236-6810</u>	

Signature of Lead Agency Representative: _____

Date: 8.4.23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.