

medium winery, special event facility, and café permitted by an Administrative Permit (AD-17-05) in 2017. This Use Permit will incorporate these existing uses into its approval. This project proposes an expansion by 30,000 sf. to the existing 170,000 sf. facility. Additionally, an existing single-family residence on the site is proposed to be utilized as a vacation house rental. Key infrastructural services will be provided by the Suisun-Solano Water Authority for potable water, a dedicated wastewater septic system for treatment, and the Suisun Fire Protection District for fire suppression.

The Planning Commission, after conducting a public hearing on this matter, may choose one of the following options:

1. Approve, or conditionally approve, the use permit for the project and adopt the Negative Declaration.
2. Deny the use permit.
3. Continue the hearing to gather more information.

Environmental Setting

The subject site is located at 4949 Suisun Valley Road, approximately two miles west of Fairfield, in the Suisun Valley Agriculture (A-SV-20) Zoning District. The project site is situated in a rural area surrounded by agricultural land and vineyards with a mix of residential and commercial uses nearby. The site itself is relatively flat with gently sloping hills in the distance and features a mix of existing buildings and open space. Access to the project site will be provided via a 60-foot shared access easement from the intersection between Suisun Valley Road and Mankas Corner Road. The site is within the 100-year flood plain based on the current FEMA Flood Maps. Please see vicinity map and elevation plan attached as Attachments B and C for more detail.

Project Description

The project's purpose is to expand agritourism, provide additional accommodations for visitors, and enhance the overall visitor experience by offering a high-quality hotel resort, among other amenities. The project proposes to add 30,000 sf to the existing 170,000 sf winery and special event facility to accommodate the development of a 14-room hotel, comprised of seven two-story buildings. Each hotel room is approximately 600 sf, totaling 8,400 sf. One of the seven buildings will be Americans with Disability Act (ADA) accessible. The project also features a two-story, 1,200 sf welcome center. The first floor is hotel reception at 440 sf and the second floor includes a 760-sf caretaker unit. A single-story food and beverage facility are proposed next to the 1,584-sf swimming pool. Adjacent to the pool deck, a 3,248-sf outdoor activity area is proposed. See site plan and floor plan attached as Attachments D and E for more detail.

Existing Uses

The site is developed with a medium sized winery and cafe (Village 360). The existing Village 360 operation includes a medium winery and cafe permitted by an Administrative Permit (AD-17-05) in 2017 to produce up to 100,000 gallons produced per year (in bulk and bottles combined), of which at least 25% of the grapes used in production must be grown on-site or off-site on land owned or leased by the operator within Solano County. In addition to the winery, the permit allows for a tasting facility up to 2,000 sf or 30 percent of the size of the processing facility (whichever is greater), and up to six (6) special events with 150 guests per event each calendar year. Lastly, as an incidental use to the principal agricultural activity on the property, a café with a maximum size of 5,000 sf is also permitted. Please see Administrative Permit (AD-17-05) attached as attachments F for more detail.

Hours of Operation

The proposed hotel, operating seven (7) days a week from 8 a.m. to 5 p.m., will offer check-in starting at 3 p.m. and check-out until 11 a.m. The existing Village 360 winery and café operates seven (7) days a week from 8 a.m. to 5 p.m., with extended hours on Friday until 9 p.m.

Visitors and Parking

The proposed project includes a hotel with an expected average visitation rate of 15 visitors per day, and up to five full-time staff members. The proposal includes a total of 103 on-site parking spaces, consisting of 37 existing spaces (including five (5) ADA parking spaces) and 66 proposed spaces (including one (1) ADA parking space). In compliance with Section 28.94 of the Solano County Zoning Regulations, the cumulative required spaces needed for the hotel, special event facilities, welcome center, winery, and café/food/beverage facility is 77 spaces. The proposed 103 parking spaces exceed the minimum parking requirements. All parking spaces will be in an asphaltic concrete parking lot and will be striped.

Special Events

The existing site is currently permitted, under Administrative Permit (AD 17-05), to host up to six (6) special events per year, accommodating 150 guests per event. The proposed project will not increase the number of special events held for social gatherings and events. County Zoning Regulations Section 28.70.10 will be enforced to ensure that noise levels do not exceed the maximum permissible limit of 65dBA at any property line. Additionally, these events are scheduled to take place within standard business hours from 8 a.m. to 5 p.m., further minimizing potential noise impacts on nearby residences during more sensitive evening and nighttime hours.

In addition, the applicant is also proposing to utilize the existing single-family house on the subject site as a vacation house rental. The existing single-family residence is approximately 3,600 square feet in size, located approximately 230 feet south of the proposed hotel. Access to the residence is currently provided via Julian Lane, which connects to Suisun Valley Road.

Access and Circulation

The project site is located along Suisun Valley Road, about six (6) miles north of Interstate 80 (I-80) on the west side of the Suisun Valley Road / Mankas Corner Road intersection. Access to the project site will be provided via a 60-foot access easement from the intersection between Suisun Valley Road and Mankas Corner Road. This area of Suisun Valley is rural and includes various vineyards and accompanying wineries. Currently, there is no bus service along this area of Suisun Valley Road. The nearest bus route is Route 7, operated by FAST, the Fairfield and Suisun Area Transit system. Route 7, which operates between the Fairfield Transportation Center and Cordelia Library stops at Solano Community College, along Suisun Valley Road, and is about four miles south of the winery.

A Vehicle Miles Travel (VMT) Assessment Memo prepared by Flecker Associates, the proposed project's estimated trip generation is 66 midweek daily trips, five a.m. and p.m. peak hour trips, 121 Saturday trips, and 89 Sunday trips, this totals to 540 trips per week, which remains significantly below Solano County's threshold of 770 weekly trips for a substantial impact. Please see VMT Assessment attached as attachment G for more detail.

Additionally, the project will also implement several trip and emissions reduction measures recommended in the California Air Pollution Control Officers Association (CAPCOA) Handbook. These include initiatives such as implementing a Commute Trip Reduction program, providing end-of-trip bicycle facilities, installing electric vehicle charging infrastructure, implementing a pedal bikeshare program, and potentially extending transit network coverage or hours. These initiatives align well with local and state efforts to promote alternative and green modes of transportation, supporting both existing and future bicycle, pedestrian, and transit facilities. Therefore, the proposed project does not conflict with any programs, plans, ordinances, or policies that pertain to Solano County's circulation system.

Stormwater

The proposed project currently has an existing detention pond to mitigate the increase in volumetric runoff flow rates that result from the creation of impervious surfaces. The detention pond is designed to reduce peak runoff rates to less than those that existed prior to the development of the tasting room and parking lot. The area tributary to the detention pond includes the existing winery tasting room area, proposed resort area, parking lot area, and the driveway to Suisun Valley Road. The detention pond is designed to outfall to the agricultural field to the east of the pond, in order to mimic the pre-development drainage path. The existing detention pond is expected to effectively mitigate the increase in runoff from the proposed development areas, while also ensuring that the excess outfall flow rates are properly metered to prevent any negative impact on surrounding areas.

Water Supply - Potable and Irrigation Water

Domestic water will be provided by the Suisun-Solano Water Authority (SSWA), which has confirmed the availability of enough potable water supply for the project through a will-serve letter. Domestic water will be supplied by the existing connection to the SSWA domestic water main, with a flow restrictor to limit the flow to 20 gallons per minute (gpm) to minimize potential impacts on other users. The assessment recommends the installation of a water storage tank and booster pump system to meet the peak hour demand (PHD) of 35.4 gpm. Please see Attachment H for the will serve letter provided by Suisun-Solano Water Authority.

Irrigation water for the project will be supplied by an existing onsite well and a non-potable SSWA connection. The civil engineer's assessment estimates the project's maximum daily domestic water needs to be 3,400 gallons per day, which can be met by the 20 gpm flow from SSWA.

Fire Suppression

The fire suppression system for the project will be supported by two (2) fire suppression line easements, which allow the project to share water stored in several large water storage tanks on the Caymus property to the north. Access to this water supply will be facilitated via a 6"-8" line across the neighboring German property. To ensure fire safety, automatic sprinkler systems will be installed throughout the facility. The Suisun Fire Protection District has confirmed that the project currently has enough fire flow, and the existing Caymus pumps and water supply were designed to meet the needs of both the Village 360 Winery Phase II Resort project and the Caymus property.

Wastewater

The proposed project's wastewater system includes five 3,000-gallon residential septic tanks and an AdvanTex AX-Max17-42 treatment filter unit, which is connected to two (2) electronic solenoid valves and 19,415 square feet of leach field. The system will be used to treat domestic wastewater from the hotel and winery operations. The treated wastewater will be used for irrigation on-site. Process wastewater from the

winery and hotel operations will be collected and hauled off-site for treatment and disposal at the East Bay Municipal Utility District Treatment Plant or other approved location.

General Plan Consistency:

The property is designated as Agricultural by the 2008 Solano County General Plan which is intended to protect areas devoted to the practice of agriculture. Crop production and agricultural processing activities, including wineries, are consistent with this land use designation. The General Plan also identified this area as within the Suisun Valley Strategic Plan.

The 2008 General Plan process and the 2007 Suisun Valley Strategic Planning process included extensive outreach to stakeholders and significant discussion of agritourism, wineries and the emergence of retail farming and agritourism. These concepts were vetted, and it was the consensus of stakeholders and most public participants that the policies embedded in those documents were most appropriate for the residents of Solano.

ENVIRONMENTAL ANALYSIS:

The Department of Resource Management prepared and circulated the Initial Study and Negative Declaration (IS/ND) in July 2023 (Attachment I) for the proposed project. This document was noticed and available for public review and comment between July 13, 2023, through August 7, 2023. Comments from the Solano County Orderly Growth Committee were received during the public review period. The Committee has expressed concerns regarding the draft Negative Declaration for the Village 360 Winery Phase II Resort Project, citing a deficiency in the cumulative impact analysis for the Suisun Valley. The organization emphasizes the necessity for comprehensive Suisun Valley-wide planning and funding mechanisms to address potential cumulative traffic, noise, and infrastructure impacts, especially when multiple events are hosted. Additionally, they highlight the need for collaboration with the City of Fairfield and CalTrans to manage broader regional effects and request continued communication on the project's progress. Please see Solano County Orderly Growth Committee letter attached as Attachment J for more detail.

In response to the comments received from the Solano County Orderly Growth Committee, it should be noted that the proposed project aligns with the Suisun Valley's Strategic Plan and has been reviewed for potential cumulative impacts. The Design Review Committee has ensured the project's consistency with the Suisun Valley Design Guidelines. The conversion of a small portion of agriculture land is necessary to support agri-tourism and is deemed to have a less than significant impact on agricultural resources. The Suisun-Solano Water Authority has confirmed sufficient potable water supply, addressing hydrology concerns. Finally, the Vehicle Miles Travel Assessment indicates that the project will generate less traffic than the County's weekly threshold for determining whether the potential for a significant impact exists, Staff has determined the project's cumulative impact to be less than significant.

In regard to the Committee's concern about the necessity for comprehensive Suisun Valley-wide planning and funding mechanisms, it's worth noting that the Board of Supervisors has invested over \$2 million in circulation improvements in the Suisun Valley area and funds were obtained from sources other than operator charges. It is important to note that the proposed project is agricultural tourism related uses, which were envisioned and planned for when the strategic plan was approved. Additionally, the Public Works Division has indicated that the current state of Suisun Valley Road can handle the existing traffic load, and has ample capacity to accommodate future development.

OTHER AGENCY INVOLVEMENT:

County Counsel has reviewed this item and concurs with the findings and recommendation.

PUBLIC HEARING NOTICE:

In compliance with §28.04 of the Solano County Code, a public hearing notice was originally published in the Daily Republic with a scheduled hearing date of October 19, 2023. However, due to the lack of a quorum at the October 2, 2023 Planning Commission hearing, this item has been continued to the November 2, 2023 Planning Commission meeting.

While not required, a courtesy notice was published in the Daily Republic on October 27, 2023, informing the public of the hearing's continuation to the November 2, 2023 hearing date. (Attachment K)

RECOMMENDATION:

Based on the discussion above, staff recommends that the Planning Commission adopt the draft resolution and Negative Declaration approving Use Permit (U-22-05) to establish a 14-room hotel, beverage facility, swimming pool, and an outdoor activity area, in addition to existing uses, and to utilize an existing single-family residence adjacent to the existing winery as a vacation house rental.

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit Application No. U-22-05 of Anselmo to establish a 14 room hotel, beverage facility, swimming pool, and an outdoor activity area; and to utilize an existing single-family residence adjacent to the existing winery as a vacation house rental located at 4949 Suisun Valley Road, Fairfield, within the “A-SV-20” Suisun Valley Agricultural Zoning District, APN: 0149-060-130 and;

WHEREAS, a Negative Declaration of Environmental Impact was prepared by the Department of Resource Management for the Project and public notice was made available for agency and public review on July 13, 2023, in accordance with the California Environmental Quality Act (CEQA) Guideline section 15105; and

WHEREAS, The Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing continued from October 19, 2023 to November 2, 2023, and;

NOW THEREFORE, BE IT RESOLVED that the Planning Commission has made the following findings with regard to said proposal:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population density and distribution and other aspects of the General Plan.**

The use is consistent with the General Plan and the Suisun Valley Strategic Plan. The proposal is consistent with the Suisun Valley vision as a tourist destination for those seeking world class wine, by supporting agricultural tourism and economic development. Resort hotel are a conditionally permitted land use within the Suisun Valley Agriculture “A-SV-20” zoning district. According to the Vehicle Miles Travel Assessment Memo prepared by Flecker Associates, the proposed project's expected daily trip generation averages approximately 77 trips. This accumulates to 540 trips per week, significantly below Solano County's established threshold of 770 weekly trips for a substantial impact.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The project has adequate utilities, access roads, drainage, and other essential facilities. Potable and irrigation water will be supplied by the Suisun-Solano Water Authority and an onsite well, respectively. Wastewater will be handled on-site, with process waste transported off-site for treatment. The project site is accessible via a 60-foot access easement from the intersection between Suisun Valley Road and Mankas Corner Road, and sufficient on-site parking has been planned. An existing detention pond is in place to manage increased runoff.

- 3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed project will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents. Adequate conditions of approval have been incorporated into the project.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby adopt the Negative Declaration prepared for the Project. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered along with the comments received during the public review process and finds that the Negative Declaration reflects the independent judgement of the Planning Commission. The Planning Commission therefore approves Use Permit No. U-22-05 subject to the following recommended conditions of approval:

Administrative

1. **Land Use.** The proposed land use shall be established and operated in accord with the application materials and development plans for Use Permit U-22-05 and as approved by the Solano County Planning Commission.
2. **Revisions or Modifications in Land Use.** No additional land uses, activities for new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and /or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
4. The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.
5. The approval of Use Permit U-22-05 incorporates all authorized uses on the site and supersedes the previously issued Administrative Permit (AD-17-05).
6. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

Hotel, Swimming Pool, Beverage Facility, and Outdoor Activity Area

7. **Access.** The project shall be operated in compliance with the general requirements for public assembly uses.
8. **Food vendors.** The permittee shall be responsible for ensuring the event organizer and any food vendors utilized by the organizer secure food permits with the Environmental Health Services Division.

9. **Kitchen Facilities.** Any facilities used for the preparation, storage, handling, or service of food, beverages, or related equipment at events shall be permitted as a food facility by the Environmental Health Services Division.
10. **Caretaker Unit.** The permittee shall construct the designated caretaker unit strictly in alignment with the specifications as delineated in the submitted floor plans designed by Jaye Construction and Design dated February 1, 2023. Any deviations from these plans, whether structural, functional, or otherwise, require a use permit revision submittal and approval from the Zoning Administrator. Following construction, the Caretaker Unit shall be exclusively used for its intended purpose, which is to house onsite management or maintenance personnel. It shall not be converted into a hotel room, nor utilized for any other commercial purpose or transient lodging.
11. **Maximum Occupancy.** The permittee shall adhere to a maximum occupancy limit for each building as defined by the Solano County Building Codes, Fire Safety Codes, and the Americans with Disabilities Act (ADA) requirements. The total occupancy for the hotel component, including staff and guests, shall not exceed 28 individuals at any given time, reflecting the 14-room accommodation, assuming double occupancy per room. For special events, the total number of guests shall not exceed the approved limit of 150 attendees, in addition to staff necessary for the event.
12. **Hours of Operation.** The permittee shall strictly adhere to the proposed operating hours of both the hotel and the existing Village 360. The hotel will operate 7 days a week, from 8 a.m. to 5 p.m., with check-in beginning at 3 p.m. and check-out no later than 11 a.m. The existing Village 360 will operate 7 days a week from 8 a.m. to 5 p.m., with extended hours on Fridays until 9 p.m.
13. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall constitute as the "Zoning Clearance" necessary to file for the license.

Action Required	When	Date Completed	Verified by
Submit Business License Application for the Hotel Business	Prior to operation		

14. **ABC License.** The permittee shall secure and abide by the terms and conditions of an ABC License for the scope of the proposed uses.

Action Required	When	Date Completed	Verified by
Submit ABC License to Planning	Prior to operation		

Operational Controls

15. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons of property in the surrounding areas.
16. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

17. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, in sufficient quantities to prevent airborne dust.
18. **Prevent Storm Water Pollution.** Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.
19. **Noise.** The project must adhere to the noise level standards as outlined in Table HS-2 of the Solano County General Plan, with a community noise exposure of less than 65 dBA being normally acceptable for transient lodging hotel uses. Construction noise is expected and permissible, but it must be temporary and intermittent, strictly limited to the construction phase of the project. For social gatherings and events that include DJ or live bands, the project shall comply with Section 28.70.10 of the County Zoning Regulations, which ensures that the noise levels do not exceed the 65dBA at any property line.
20. **Solid Waste, Liquid Waste Storage and Disposal.** The applicant must manage solid and general liquid waste storage and disposal in strict compliance with applicable local, state, and federal laws and regulations. This includes prohibition against discharging waste onto the ground, into bodies of water, or into the air. All handling, storage, discharge, and disposal of hazardous materials associated with the project must meet all relevant legal requirements. Any waste burning activities must comply with the regulations of the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management District, based on the geographical location of the activity. Additionally, disposal or dumping of solid waste, including but not limited to slag, paper, fiber wastes or other industrial wastes, must also follow all appropriate laws and regulations.
21. **Light and Glare.** Any outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.
22. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
23. **Sanitation:** The permittee shall provide sanitation facilities approved by the Environmental Health Services Division of adequate capacity that are accessible to attendees and event staff including restrooms, refuse disposal receptacle, potable water and wastewater facilities.
24. **Parking.** The project shall maintain a minimum, a total of 103 on-site parking spaces, as per the approved site plan. This includes 37 existing spaces and 66 proposed spaces, of which six (6) are ADA parking spaces. The applicant shall adhere to Section 28.94 of the Solano County Zoning Regulations, ensuring that the cumulative required spaces needed for the hotel, special event facilities, welcome center, winery, and café/food/beverage facility.
25. **Insurance.** The operator of the Special Event Facility shall have commercial property insurance for the use.

Vacation House Rental

- 26. **Development Standard.** Any dwelling utilized as a vacation house rental within the project site is require to conform to all development standards stipulated for the ASV-20 zoning district.
- 27. **Allowable Structures.** The vacation house rental is limited to one single-family dwelling as designated on the approved site plan and development plans submitted under Use Permit U-22-05, filed on February 2, 2023, and approved by the Solano County Planning Commission. No other dwelling structures beyond these specified configurations will be permissible on the project site for use as a vacation house rental.
- 28. **Maximum Occupancy.** The vacation house rental shall not exceed an occupancy threshold of two (2) guests for every bedroom present in the dwelling. Furthermore, each property is entitled to accommodate an additional two (2) guests. The cumulative number of guests within any given vacation house rental shall not exceed a total of ten (10) guests. For the purposes of this condition, children under the age of three (3) are not to be included in the total guest count.
- 29. **Events Prohibited.** The vacation house rental is approved as a commercial use subject to the regulations outlined in Zoning Code Section 28.75.30. The property shall not be advertised, promoted, or used as a venue for commercial activities or special events unrelated to its function as a vacation house rental. Prohibited activities include, but are not limited to, hosting weddings, parties, cooking classes, or similar gatherings not inherently associated with vacation house rental operations.
- 30. **Fire Safety.** The vacation house rental shall restrict guest access to and use of any outdoor fire amenities present on the property.
- 31. The vacation house rental shall equip with functional smoke and carbon monoxide alarms in every bedroom and primary living space. Additionally, at least one operational fire extinguisher must be present within the premises, conspicuously marked and easily accessible to guests.
- 32. The vacation house rental shall provide all guests with comprehensive information regarding the prevailing fire risks associated with the area.
- 33. **Taxes and Business License.** The vacation house rental shall comply with the Transient Occupancy Tax provisions as stipulated in Chapter 11, Article II.
- 34. The vacation house rental shall either secure a new Solano County business license or revise the existing business license in accordance with Chapter 14. Before commencing business activities on the premises, the applicant must conspicuously post both the Transient Lodging Registration Certificate and the Business License for easy visibility and verification.

Action Required	When	Date Completed	Verified by
Submit Business License Application for the VHR	Within 30 days following the approval of Use Permit U-22-05		

35. The applicant shall include both the Transient Occupancy Tax (TOT) certificate number and the Business License number on all forms of contracts, rental agreements, and promotional materials. This includes, but is not limited to, advertising campaigns, online platforms, and official websites.
36. **Insurance.** The vacation house rental property shall be covered by commercial property insurance.
37. **Good Neighbor Measures.** The applicant shall take reasonable measures to ensure guests at the vacation house rental will not cause excessive noise or otherwise adversely impact neighboring properties during their stay, and that guests are aware Solano County is a “right to farm” jurisdiction. Quiet hours are between 9:00 p.m. and 8:00 a.m. A Good Neighbor Flyer, developed by the Department, shall be posted within the interior of the rental unit by the front door and on the interior of each bedroom door.
38. **Minimum Rental Term.** The vacation house rental shall adhere to a stipulated minimum rental term of two (2) consecutive nights. The applicant is required to clearly state this two (2)-night minimum in all promotional materials, listings, contracts, and rental agreements associated with the property.
39. **Signage and Contact Availability.** The vacation house rental shall display an exterior sign near the front door containing the name of the property owner or designated manager along with a current contact phone number. The signage shall be of a size and design that is readable and clearly visible without being obtrusive to the surrounding aesthetics. While the vacation house is being rented, the property manager shall remain available 24 hours a day, seven days a week. In the event of a complaint, the property manager shall be prepared to address and, if necessary, rectify any issues within a 45-minute timeframe.
40. **Compliance.** Within 30 days following the approval of Use Permit U-22-05, the applicant shall provide evidence, satisfactory to the Solano County Planning Division, that the existing vacation house rental on the project site is in full compliance with Conditions 26 to 42 as outlined in Use Permit U-22-05. Failure to achieve compliance with these conditions within the specified timeframe shall be grounds for withholding or delaying the issuance of building permits for construction.

Action Required	When	Date Completed	Verified by
Provide evidence to Planning Division that the existing vacation house rental on the project site is in full compliance with Conditions 26 to 42	Within 30 days following the approval of Use Permit U-22-05		

41. **Private Road Maintenance Agreement.** Prior to the issuance of any building permit associated with Use Permit U-22-05, the applicant shall secure a new Private Road Maintenance Agreement for Julian Lane, executed by unanimous consent of the property owners served by Julian Lane. This Agreement shall delineate the responsibilities pertaining to the upkeep, repair, and any necessary enhancements to Julian Lane, and shall include provisions for the apportionment of costs and other relevant stipulations. The applicant must provide the Solano County Planning Division with a copy of the fully executed Road Maintenance Agreement for verification.

Action Required	When	Date Completed	Verified by
Provide a copy of the fully executed Road Maintenance Agreement to Planning Division.	Within 30 days following the approval of Use Permit U-22-05		

- 42. Duration and Renewal of Vacation Rental House Permit.** The vacation rental house is subject to the conditions outlined within Conditions 26 to 41 and must adhere to all requirements of the ASV-20 zoning district. The permit to operate the vacation house rental is subject to a renewal process every five years from the date of initial issuance or most recent renewal. The permit shall automatically expire upon the sale or transfer of ownership of the property. This expiration is irrevocable and cannot be inherited or transferred to the new owner. Should a new property owner wish to continue or initiate the use of the dwelling as a vacation house rental, the new landowner shall obtain a new land use permit, independent of any previous approvals.

Planning Services Division

- 43. Business License.** The applicant shall either secure a new Solano County business license or revise the existing business license to encompass all operations associated with the project, including but not limited to the hotel, beverage facility, and vacation house rental.
- 44. Special Events.** The permit allows for a maximum of six (6) special events per year, each accommodating up to 150 guests. No increase in the number of special events per year is authorized as part of this approval. Any changes to this condition will require a formal amendment to this permit and subsequent approval by the Solano County Department of Resource Management.
- 45. Design Review.** The Director of Resource Management has approved the design for the proposed 14-room hotel, beverage facility, swimming pool, and outdoor activity area, and finds that the design is in compliance with Section 28-23.103 of the Solano County Zoning Regulations. Any new structures or uses not covered by Use Permit U-22-05 will require separate Design Review approval from the Director of Resource Management prior to the issuance of any building permit associated with the new structures or uses.
- 46.** Prior to issuance of any further County permits or licenses (i.e. building permit, grading permit, business license, etc.) the permittee shall pay any outstanding Planning Services Division deposit fees or balance as agreed to in the application processing agreement.

Action Required	When	Date Completed	Verified by
Pay any outstanding Planning Services Division deposit fees or balance	Prior to issuance of any further County permits or licenses		

Building and Safety Division

- 47. Building Permit Application:** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted per Section 105 of the California Building Code.

The building and any site improvements shall be designed using the 2022 California Building Standards Codes including the mandatory measures found in the 2022 California Green Building Code, Chapters 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures. The building shall meet all of the requirements for commission a Green Building due to the size exceeding 10,000 square feet. The building shall be designed by a licensed and/or registered architect/engineer who is knowledgeable in the Green Building Codes.

Action Required	When	Date Completed	Verified by
File building permit application	Prior to construction		

- 48. Certificate of Occupancy:** No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.
- 49. Site Accessibility Requirements:** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrict requirements between ADA Federal Law and the California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale reflecting all site accessibility. The site shall be developed in a manner consistent with the state and federal requirements for accessibility for disabled persons, including all parking areas, aisles and paths of travel and structures. The Applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both state and federal accessibility requirements or specify what corrections are necessary in order to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be a hard-scaped surface as specified by the CAS specialist and shall meet all of the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.
- 50. Building Permit Plans:** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:
- a. Occupancy Classification
 - b. Type of Construction
 - c. Seismic Zone
 - d. Location on Property
 - e. Height of all buildings and structures
 - f. Occupant Load
 - g. Allowable Floor Area
 - h. Height and Number of Stories.

Plans and Specifications shall meet the requirements as per section 105 of the current California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the Building Official. Construction documents

shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules and regulations, as determined by the building official.”

- 51. FEMA Flood Zone Compliance.** Given that the property is situated in FEMA Flood Zone AO with a base flood depth of 2 feet, the applicant is required to ensure that the finished floor elevation of all new structures is at least 1 foot above the base flood depth. A pre-construction elevation certificate from a licensed surveyor or civil engineer verifying this elevation requirement must be submitted prior to the issuance of any building permits.

Environmental Health Services Division

- 52. Recreational Health Permit.** Prior to the issuance of a building permit for construction, the applicant must obtain a Recreational Health permit from the Consumer Protection Program of Environmental Health.

Action Required	When	Date Completed	Verified by
File recreational health permit application	Prior to issuance of a building permit		

- 53. Hotel Permit.** Prior to the opening of the hotel, the applicant must obtain a Hotel Permit from the Consumer Protection Program of Environmental Health.

Action Required	When	Date Completed	Verified by
File hotel permit application	Prior to issuance of a building permit		

- 54. California Retail Food Code.** As required by the California Retail Food Code, the applicant must obtain a Food Permit to Operate from Environmental Health for all food facilities on the premises, including but not limited to beverage bars and service areas within the pool enclosure.

Action Required	When	Date Completed	Verified by
File food permit application	Prior to issuance of a building permit		

- 55. Septic Tight Line Permit.** Prior to the issuance of a building permit for construction, the applicant is required to secure a septic tight line permit from the Technical Program of Environmental Health in order to connect the proposed hotel rooms to the existing septic system. The facility shall adhere to all requirements of Solano County Code Ch. 6.4 relating to sewage disposal and the maintenance and operation of the existing septic system.

Action Required	When	Date Completed	Verified by
File septic tight line permit application	Prior to issuance of a building permit		

56. Hazardous Material. The applicant is required to prepare and submit a Hazardous Materials Business Plan (HMBP), if the facility stores, handles, or uses any hazardous materials in quantities equal to or greater than 55 gallons of liquids, 200 cubic feet for gases, or 500 lbs. for solids. This plan should include detailed facility information, a comprehensive inventory of hazardous materials, a site diagram, an emergency response plan, and an employee training plan. The HMBP must be submitted to the online California Environmental Reporting System (CERS) within 30 days of exceeding any of the aforementioned threshold quantities of hazardous materials.

57. Solid Waste. The facility shall maintain adequate commercial garbage service onsite to prevent disease, vector attraction, odors, and other nuisance factors. A minimum of weekly collection service is required.

Public Works Engineering

58. Guardrail Improvements. The applicant shall ensure the installation of standard metal beam guardrail MBGR-MGS (Midwest Guardrail System) and necessary curved improvements on the existing guardrail in the frontage of the proposed project site on Suisun Valley Road.

59. Grading Permit. The permittee shall apply for, secure and abide by the conditions of a grading permit for any unpermitted grading on the property including, but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does not require a grading Permit.

Action Required	When	Date Completed	Verified by
File grading permit application	Prior to issuance of a building permit		

60. Stormwater Management. The applicant is required to address both the quality and quantity of on-site stormwater management during the submission of the grading permit application.

61. Right of Way. The applicant shall dedicate right of way to the County of Solano, providing a thirty-five (35') foot right of way half-width for the full length of the property on Suisun Valley Road.

Local, Regional, State and Federal Agencies

Solano Irrigation District

62. A flow restrictor limiting the flow to a maximum of twenty (20) gallons per minute (GPM) must be installed downstream the existing 1" meter and prior to the proposed water storage tank. The plans for the flow restrictor and tank must be submitted to the Authority for approval and must be signed by the Authority prior to construction. The Authority will need to inspect the installation on site to ensure compliance with the approved plans.

- 63.** Prior to the issuance of a building permit for construction, the property owner must enter into a new agreement titled, Agreement Regarding Terms and Conditions of Water Service Between Suisun-Solano Water Authority and Landowners, APN 0149-060-130, with SSWA prior to water provided for the proposed improvements. The agreement shall be recorded with the Solano County Recorder Division.

Action Required	When	Date Completed	Verified by
Enter into a new agreement with SSWA	Prior to issuance of a building permit		

- 64.** Prior to the issuance of a building permit for construction, the applicant must obtain written authorization from the Suisun Fire Protection District confirming that the on-site tanks meet the necessary fire flow requirements and/or can buffer peaks in potable water demand to ensure that maximum flow rates through the existing meters are not exceeded. Upon obtaining this authorization, the applicant shall provide a copy to both the Solano Irrigation District (SID) and the Solano County Planning Division. The effectiveness of the will-serve letter from the Solano Irrigation District is contingent upon receiving this authorization.

Action Required	When	Date Completed	Verified by
Written authorization from the Suisun FPD confirming that the on-site tanks meet the necessary fire flow requirements	Prior to issuance of a building permit		

- 65.** The SID will-serve letter, issued on April 10, 2023, is non-transferable and shall expire on December 31, 2024, if Phase 2 of Backroads Vines is not constructed by that date. Should any changes be made to the design, scope, or use of the Property, this contingent will-serve letter shall become void. In such an event, a new 'will-serve' letter must be issued to validate the project's water service eligibility.

Suisun Fire Protection District

- 66.** Automatic sprinkler systems are required as described in the California Building Code, 2022 edition. Installations shall comply with the California Fire Code, National Fire Codes Standard(s). Plans must be submitted to the Fire District and County Building Department for review and approval prior to issuance of any permits and performance of any inspections or tests.
- 67.** Fee of \$150.00 per dwelling unit for automatic fire sprinkler systems shall include plan checking, field inspection of materials and workmanship and water flow alarm test. One additional review of submittals will be performed at no additional fee. Subsequent review required because of inadequate submittals will be performed at an hourly rate of \$70.00/hour. Three sets of system calculations, drawings and material data sheets must be submitted.
- 68.** If the underground and overhead portions of these systems are subcontracted to different companies, both are required to submit separate plans and make arrangements for all permits, inspections and tests.

- 69. One 2A 10BC dry chemical fire extinguisher is required for each 3,000 sq. ft. of floor area with the travel distance not exceeding 75 feet or a flight of stairs. A Fire Extinguisher Plan for placement should be agreed on between the Fire District and Owner prior to Installation.
- 70. Dwelling Units must be provided with some means of numbering for emergency response. Plans must be submitted to the Fire District.

Permit Term

- 71. This Use Permit shall be in effect for a five (5) year period with the provision that a renewal may be granted if said request is received prior to the expiration date of November 2, 2028 and the uses remain the same and in compliance with the Conditions of Approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on November 2, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

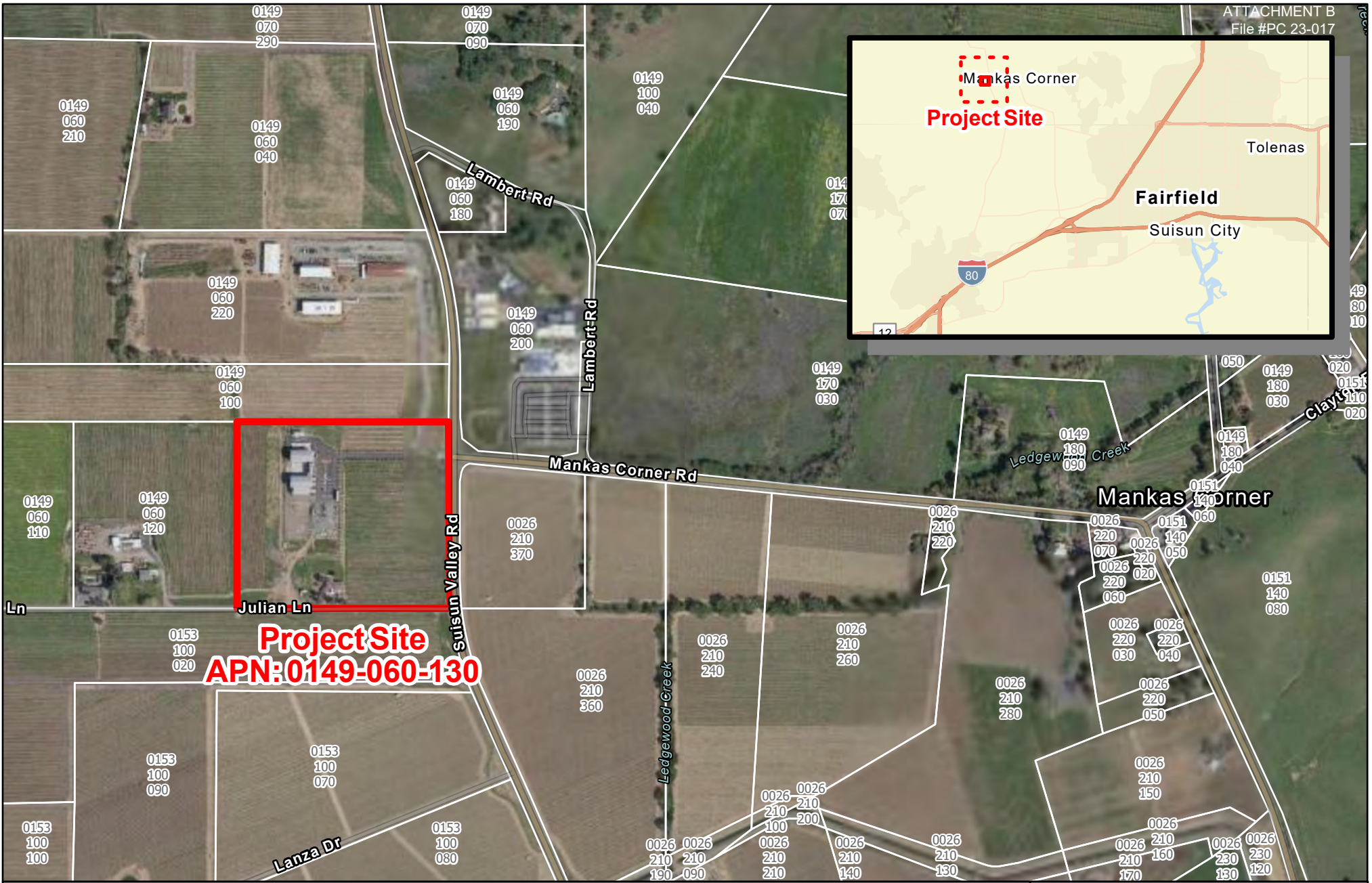
ABSENT: Commissioners _____

By: _____

Kay Fulfs Cayler, Chairperson
Solano County Planning Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary

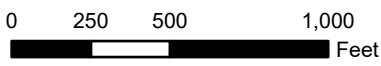


U-22-05 Use Permit Anselmo (APN: 0149-060-130)

 Project Site APN:0149-060-130



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.





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SERVICES:
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3 North Elevation
A2 1/8"=1'-0"



4 South Elevation
A2 1/8"=1'-0"



2 West Elevation
A2 1/8"=1'-0"



1 East Elevation
A2 1/8"=1'-0"

PROJECT:
Village 360
4949 BURBURN VALLEY RD.
FAIRFIELD, CA 94534

DATE:
FEBRUARY 1, 2023

PHASE:
DESIGN DEVELOPMENT

REVISIONS:
NO. DATE: REMARK:

Exterior Elevations

A2

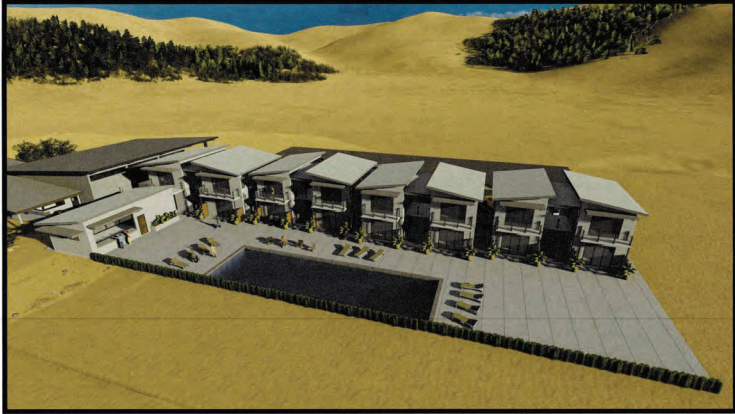
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- SERVICES:
- DESIGN/BUILD
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PROJECT:
Village 360
4549 BUBBIN VALLEY RD.
FAIRFIELD, CA, 94534

DATE:
FEBRUARY 1, 2023

PHASE:
DESIGN DEVELOPMENT

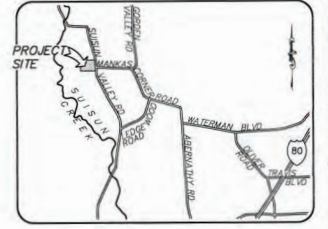
REVISIONS:
NO. DATE: REMARK:

Renderings

A3

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BACKROAD VINES - PHASE 2 FAIRFIELD, CA

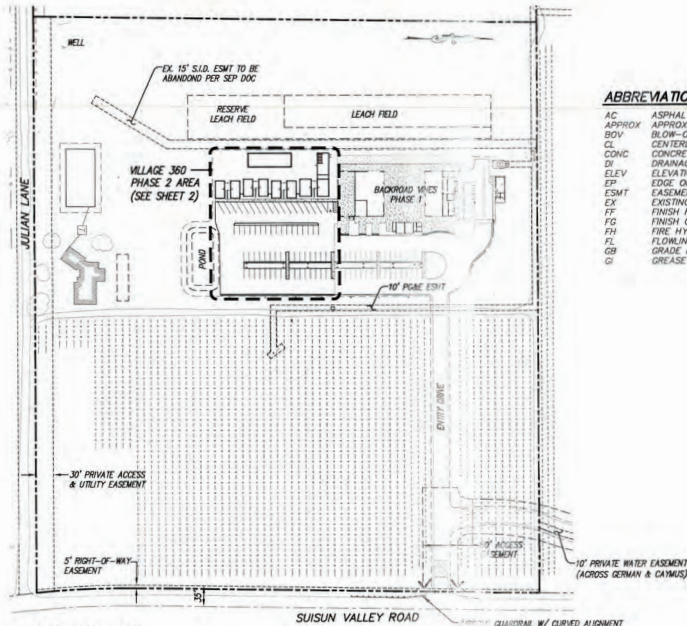


GRADING NOTES

- ALL GRADING SHALL COMPLY WITH THE GEOTECHNICAL REPORT PREPARED BY KC ENGINEERING, THE CALIFORNIA BUILDING CODE CHAPTER 18, SECTION 1804 EXCAVATION, GRADING AND FILL AND SOLANO COUNTY STANDARDS.
- A SOILS REPORTS FOR THIS PROJECT HAS BEEN PREPARED BY KC ENGINEERING, CO. AND SHALL BECOME A PART OF THESE PLANS AND IS AVAILABLE FOR REVIEW. SITE PREPARATION, EXCAVATION, GRADING, FILL PLACEMENT AND COMPACTION SHALL CONFORM WITH THE PROJECT SOILS REPORT AND WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. FIELD OBSERVATION AND TESTING DURING THE GRADING OPERATIONS SHALL BE PROVIDED BY REPRESENTATIVES OF THE SOILS ENGINEER TO ENABLE THEM TO FORM AN OPINION REGARDING THE ADEQUACY OF THE SITE PREPARATION, THE ACCEPTABILITY OF FILL MATERIALS AND THE EXTENT TO WHICH THE EARTH CONSTRUCTION AND THE DEGREE OF COMPACTION COMPLY WITH THE SPECIFICATION REQUIREMENTS. NOTIFY THE SOILS ENGINEER AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
- APPROXIMATE EARTHWORK ESTIMATE IS AS FOLLOWS:

RAW EXCAVATION:	CUBIC YARDS	EARTH WORK PERFORMED
RAW EMBANKMENT:	CUBIC YARDS	DURING PHASE 1
SHRINKAGE @ 15%:	CUBIC YARDS	

THESE QUANTITIES OF EARTHWORK, INCLUDING ANY EXPORT REQUIRED ARE APPROXIMATE IN NATURE. RAW CUT AND FILL QUANTITIES ARE FROM ORIGINAL GROUND TO INTERIM FINISHED GRADE. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACTUAL QUANTITIES OF EARTH TO BE MOVED ON THIS PROJECT PRIOR TO SUBMITTING HIS BID. THE ACTUAL VOLUME OF EACH TO BE MOVED IS VARIABLE DEPENDING ON METHOD OF OPERATION. THE QUANTITIES DO NOT INCLUDE ANY EARTH VOLUMES FOR TRENCHING OR FOUNDATIONS.
- SHOULD ARCHAEOLOGICAL REMAINS OR ARTIFACTS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, LAND ALTERATION WORK IN THE GENERAL VICINITY OF THE FIND SHALL BE HALTED AND A QUALIFIED ARCHAEOLOGIST AND THE RESOURCE MANAGEMENT DIRECTOR SHALL BE NOTIFIED IMMEDIATELY. WORK ON THE PROJECT SHALL NOT BE RESUMED UNTIL A WATCHDOG PLAN WITH ADEQUATE MEASURES FOR SITE PROTECTION IS REVIEWED AND APPROVED BY THE RESOURCE MANAGEMENT DIRECTOR.
- SUBGRADE COMPACTION SHALL BE 95% TO A MINIMUM DEPTH OF 6" BELOW SUBGRADE IN THE ROADWAY AND SHOULDER AREAS. AREAS TO RECEIVE FILL SHALL BE STRIPPED AND BE FREE OF ORGANIC MATERIALS PRIOR TO FILL PLACEMENT. DEPTH OF EXISTING ORGANIC MATERIALS IN FILL AREAS IS UNKNOWN. FILL MATERIAL SHALL BE PLACED AND COMPACTION IN LIFTS NOT EXCEEDING 8" IN THICKNESS. RELATIVE COMPACTION SHALL BE 95% (MINIMUM) TO 12" DEPTH IN ALL EMBANKMENT AREAS OUTSIDE OF ROADWAY SHOULDERS.
- THE GROUND SURFACE IN AREAS TO BE GRADED SHALL BE STRIPPED TO REMOVE ALL EXISTING VEGETATION AND/OR OTHER DELETERIOUS MATERIALS TO SATISFACTION OF THE PUBLIC WORKS INSPECTOR. STRIPPED MATERIALS MAY BE STOCKPILED AND USED LATER AS TOPSOIL. REMOVAL OF TREES AND THEIR ROOT BALLS MUST ALSO BE ACCOMPLISHED PRIOR TO GRADING.
- PRIOR TO FILL PLACEMENT, THE TOP THREE (3) FEET OF EXPOSED NATIVE GROUND SHOULD BE PROCESSED AND COMPACTED AS ENGINEERING FILL TO A MINIMUM DEGREE OF RELATIVE COMPACTION OF 90% AT A MOISTURE CONTENT OF 2 TO 3% ABOVE OPTIMUM MOISTURE.
- PLACEMENT OF ENGINEERED FILL SHALL OCCUR IN LIFTS OF 8-INCHES IN UNCOMPACTED THICKNESS AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION AT A MOISTURE CONTENT OF AT LEAST 2 TO 3% OVER OPTIMUM MOISTURE.
- FILL MATERIALS SHALL NOT CONTAIN ROCKS OR LUMPS OVER SIX (6) INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% LARGER THAN 2 1/2 INCHES.
- COMPACTION SHALL BE BY FOOTED ROLLERS OR OTHER TYPES OF ACCEPTABLE COMPACTING ROLLERS.



ABBREVIATIONS

AC	ASPHALT CONCRETE	HP	HIGH POINT
APPROX	APPROXIMATE	INV	INVERT
BOV	BLOW-OFF VALVE ASSEMBLY	MAX	MAXIMUM
CL	CENTERLINE, CLASS	MH	MANHOLE
CONC	CONCRETE	MIN	MINIMUM
DI	DRAINAGE INLET	MND	NOISE DOWN CURB
ELEV	ELEVATION	PL	PROPERTY LINE
EP	EDGE OF PAVEMENT	PP	POWER POLE
ESMT	EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOWLINE	VERT	VERTICAL
GB	GRADE BREAK	W	WATER
G	GREASE INTERCEPTOR	WM	WATER METER
		WS	WATER SERVICE

LEGEND

	RANDOM CONTROL FOR SURVEY		EXISTING CONTOURS
	EXISTING WIRE GRADE BREAK		EXISTING TOP
	EXISTING TOE		PROPOSED CONTOURS
	EXISTING GAURD RAIL		FEMA ZONE LIMITS
	EXISTING PROPERTY LINE		EXISTING FLOWLINE
	EXISTING CENTERLINE OF ROAD		PROPOSED GRADE
	EXISTING EDGE OF PAVEMENT		STORM DRAIN SIZE & SLOPE DIRECTION
	AREA TO BE HYDROSEEDED		RIPRAP ENERGY DISSIPATOR
	VELOCITY CHECK DAM		
	STREAM WATTLE		

EROSION CONTROL NOTES

- EROSION CONTROL PLAN INTENT IS TO VEGETATE SLOPES PRIOR TO BEGINNING OF RAINY SEASON. FACIERS, FERTILIZER, AND SEED SHALL BE APPLIED INITIALLY A FIBER MULCH OF STRAW (OR APPROVED EQUAL) SHALL BE APPLIED AFTER THE SEED. SEEDED SLOPES SHALL BE IRRIGATED TO ENCOURAGE GROWTH BETWEEN DATE OF APPLICATION AND THE FIRST RAINY PERIOD. HYDROSEED ALL FILL AND CUT SLOPES. SUCH SLOPES SHALL BE COMPACTED AND GAT WALKED PRIOR TO SEEDING.
- TEMPORARY EROSION CONTROL DEVICES SHOWN HEREIN, WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE ROAD AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR OR AS NECESSITATED.
- EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AND, SHALL BE MAINTAINED EVERY DAY DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE INSPECTOR.
- CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.
- DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON-SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. ADDITIONAL WATERING SHALL BE PROVIDED ON DRY OR WINDY DAYS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCE. DUST CONTROL WILL BE DONE ON A DAILY BASIS.

OVERALL SITE MAP

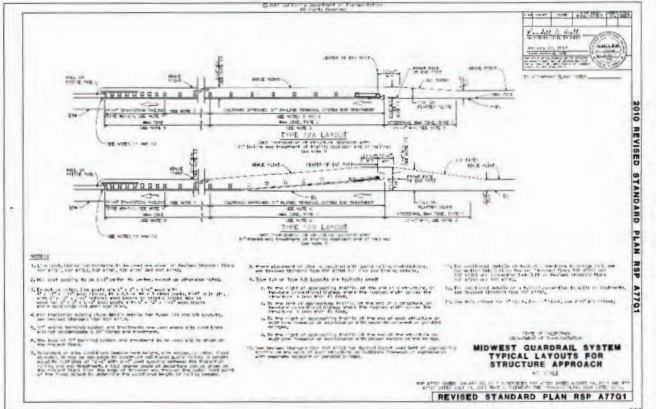
SCALE: 1"=100'

GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION 2015 STANDARD SPECIFICATIONS.
- PRIOR TO COMMENCING WORK THE CONTRACTOR ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE RESOURCE MANAGEMENT PUBLIC WORKS STAFF.
- EXISTING TREES TO BE REMOVED AS SHOWN HEREIN SHALL BE REPLACED ON A TREE-TO-TREE BASIS AND MAINTAINED BY THE DEVELOPER FOR A PERIOD OF NOT LESS THAN 24 MONTHS, THE PROPOSED LOCATION OF REPLACEMENT TREES ARE SHOWN HEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL NOTIFY THE NECESSARY AUTHORITIES 48 HOURS PRIOR TO EXCAVATING.
- ON-SITE STORM DRAIN PIPES SHALL BE 12 GAUGE CMP, HOPE ADS N-12 OR PVC SDP-35 OR AS NOTED ON PLAN. CATCH BASINS SHALL BE 2'X2' WITH HEAVY DUTY GRATES.
- THE ENTIRE SUBJECT PARCEL IS IN FEMA FLOOD ZONE AO-2.

EROSION CONTROL HYDROSEED MIX

SCIENTIFIC NAME	COMMON NAME	POUNDS PER ACRE
BROMUS CARINATUS	CALIFORNIA BROME	15 LBS PER ACRE
ELIMIS GLAUCUS	BLUE WILD RYE	15 LBS PER ACRE
LUPINUS BICOLOR	MINIATURE LUPINE	10 LBS PER ACRE
LUPINUS SUCCULENTUS	ARROTD LUPINE	10 LBS PER ACRE
TRIFOLIUM ALBOPURPUREUM	RANCHERIA CLOVER	10 LBS PER ACRE
TRIFOLIUM MICROCEPHALUM	SMALL-HEAD CLOVER	10 LBS PER ACRE
CLARKIA PURPUREA	CLARKIA	5 LBS PER ACRE



DESIGNED BY: A.H.
 DRAFTED BY: A.H.
 CHECKED BY: BDP
 ISSUE DATE: 02/02/22

GRAPHIC SCALE
 0 50 100 200
 (IN FEET)
 1 inch = 100 ft.

FCE FOULK CIVIL ENGINEERING, INC.
 Civil Engineering Land Surveying Planning
 4777 Mangrove Boulevard, Fairfield, CA 94534
 (707)864-0784 fax (707)864-0793 e-mail: fce@fce@gmail.com



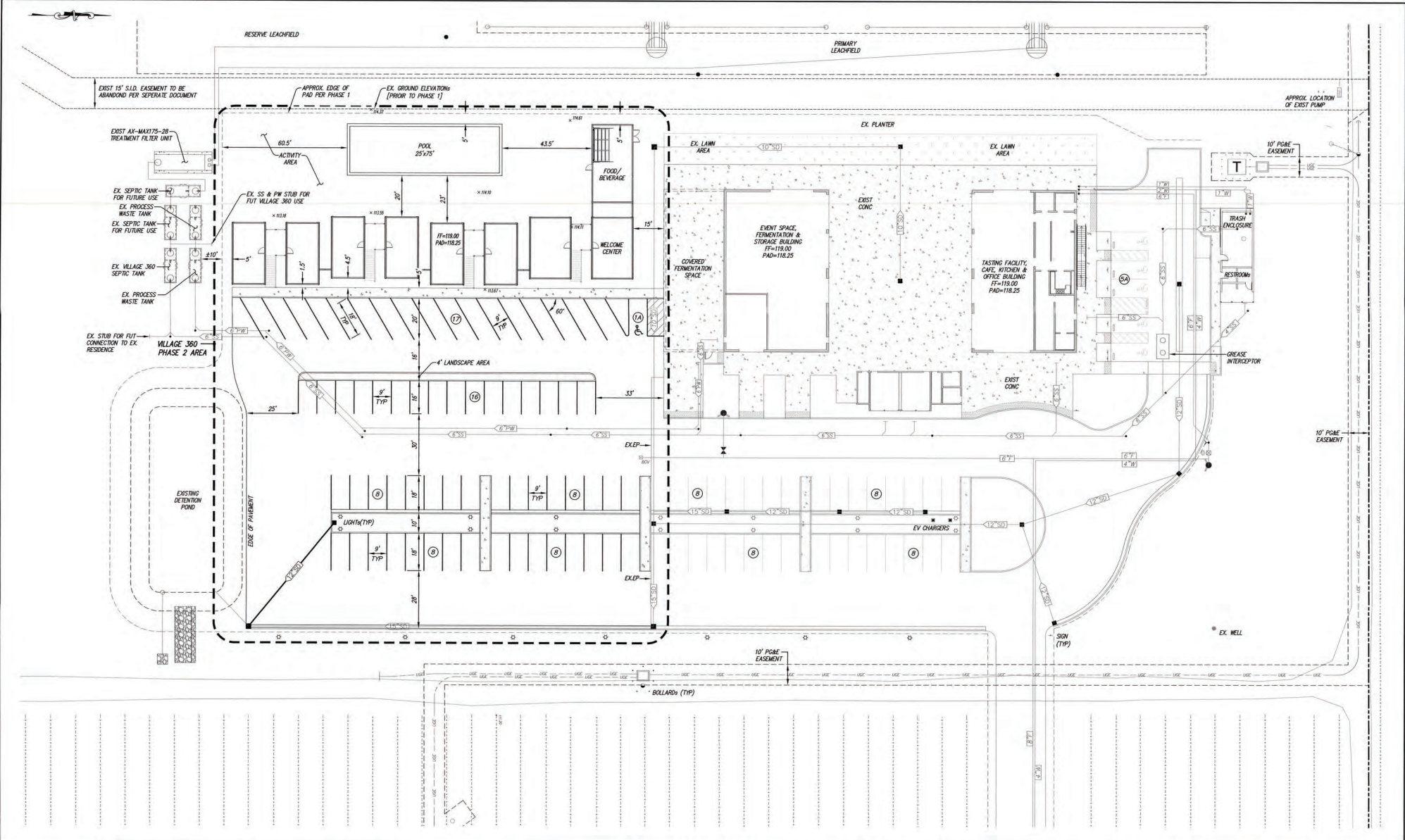
REV.	DATE	DESCRIPTION	BY	APPROVED

PROJECT: **BACKROAD VINES VILLAGE 360 PHASE 2 4949 SUISUN VALLEY ROAD, SOLANO COUNTY, CA**

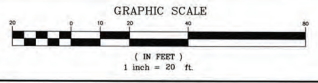
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SCALE: 1"=100' DWG: 15-027 JOB NO: 15-027 XREF: 15-027-TOPO

SHEET 1 OF 2



DESIGNED BY: A.H.
 DRAFTED BY: A.H.
 CHECKED BY: BDF
 ISSUE DATE: 02/02/23



FCE FOULK CIVIL ENGINEERING, INC.
 Civil Engineering Land Surveying Planning
 4777 Mangels Boulevard, Fairfield, CA 94534
 (707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com



REV.	DATE	DESCRIPTION	BY	APPROVED

PROJECT: **BACKROAD WINES
 VILLAGE 360 PHASE 2
 4949 SUISUN VALLEY ROAD, SOLANO COUNTY, CA**
 SHEET TITLE: **PRELIMINARY SITE PLAN**
 SCALE: 1"=20' DWG: 15-027 JOB NO: 15-027 XREF: 15-027-TOPO

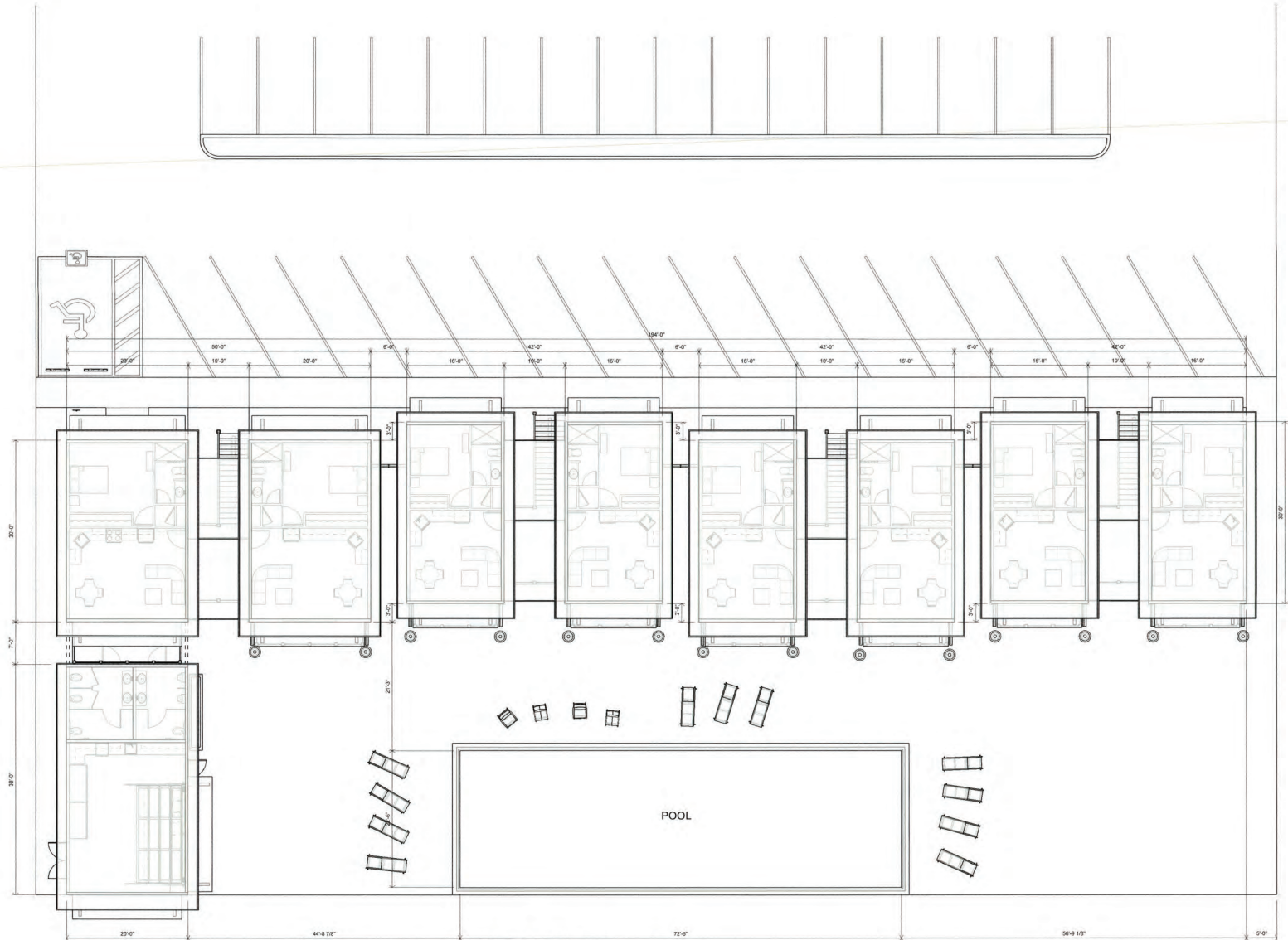
SHEET
2
OF 2



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CONSTRUCTION & DESIGN

479 MASON ST., #201
VACAVILLE, CA 95688
PHONE: 707.658.8892

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 - CONSTRUCTION DOCUMENTS



1 (N) Architectural Site Plan
1/8"=1'-0"

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Village 360
4949 SUIBUN VALLEY RD.
FAIRFIELD, CA 94534

DATE:
FEBRUARY 1, 2023

PHASE:
DESIGN DEVELOPMENT

REVISIONS:

NO.	DATE	REMARK

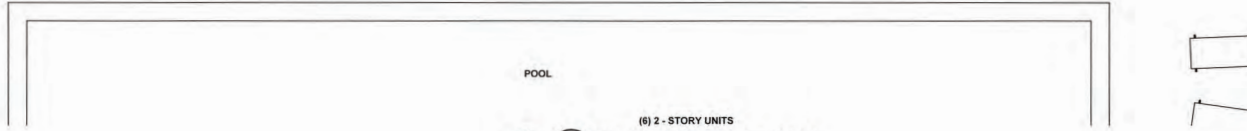
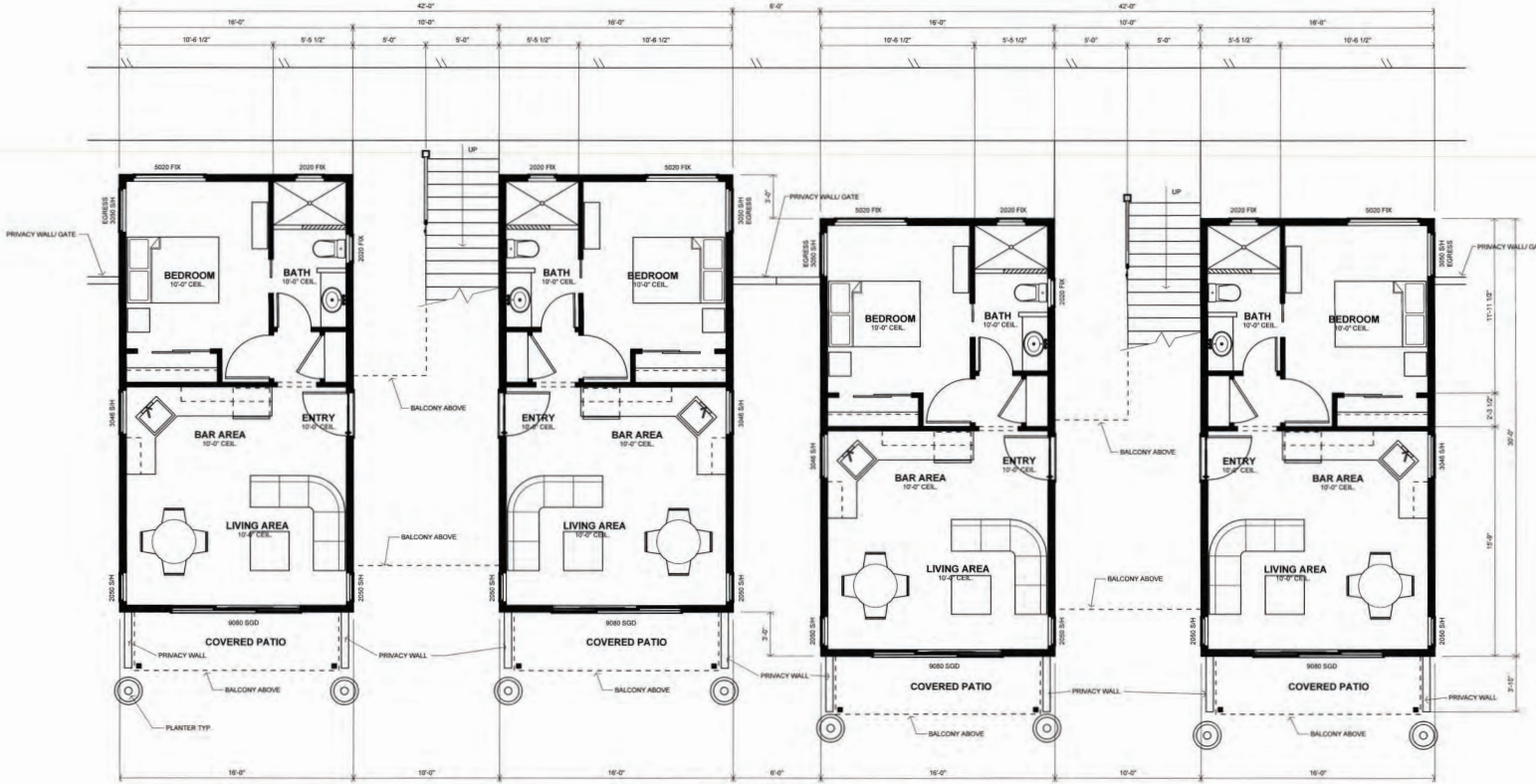
(N) Architectural
Site Plan

C1



JAY
CONSTRUCTION & DESIGN
479 MARSH ST., #301
FAIRFIELD, CA 94528
PHONE: 707-626-6892

- SERVICES:
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 - CONSTRUCTION DOCUMENTS



POOL

(6) 2-STORY UNITS

1 Floor Plan Main Level Typical Unit
A1 1/4"=1'-0"

PROJECT: **Village 360**
4545 BURBON VALLEY RD.
FAIRFIELD, CA 94534

DATE: FEBRUARY 1, 2023
PHASE: DESIGN DEVELOPMENT

REVISIONS:
NO. DATE: REHARK:

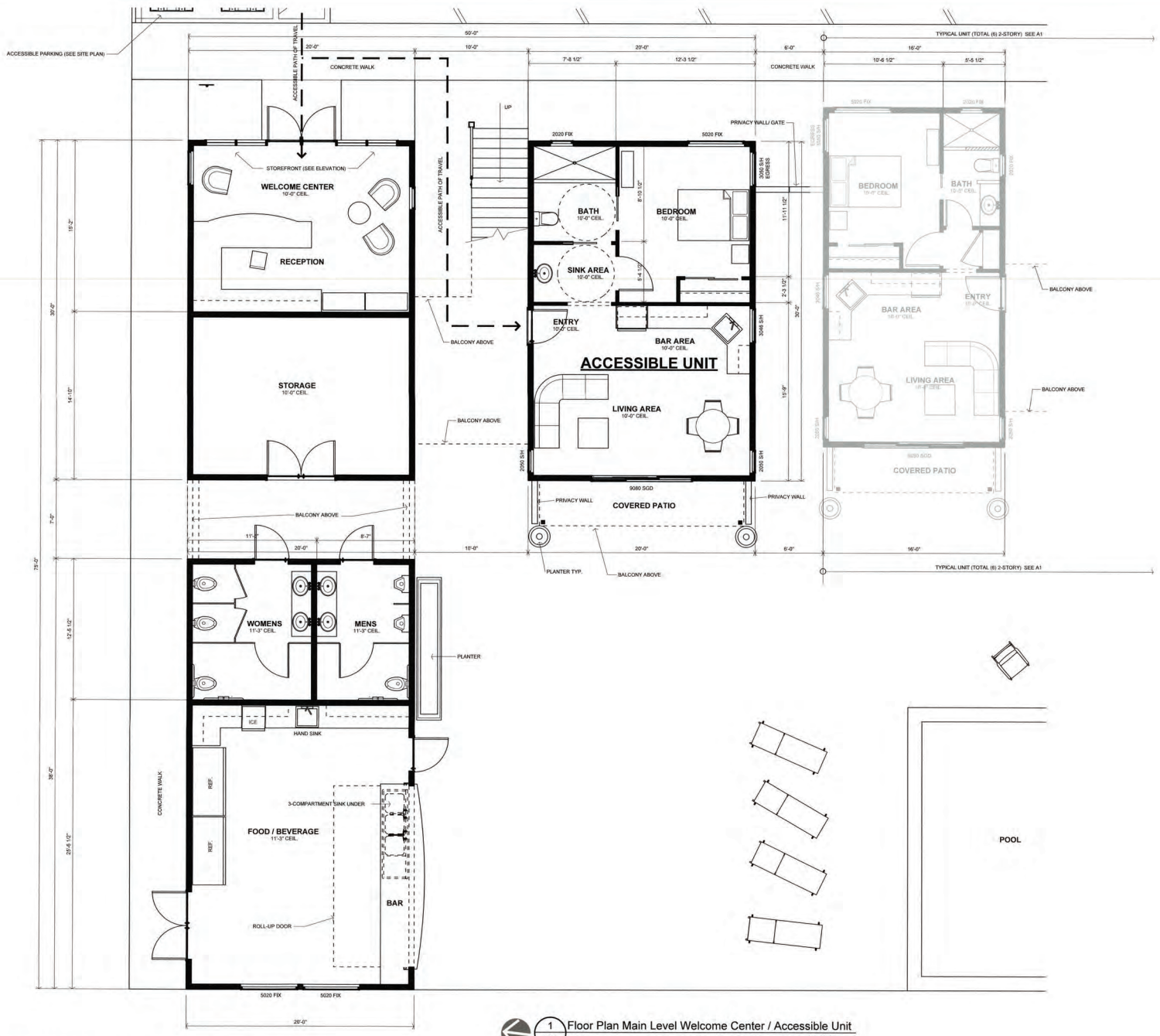
Floor Plan
Main Level
Typical Unit

A1

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PHONE: 707 628-6692
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1 Floor Plan Main Level Welcome Center / Accessible Unit
A1.1 1/4"=1'-0"

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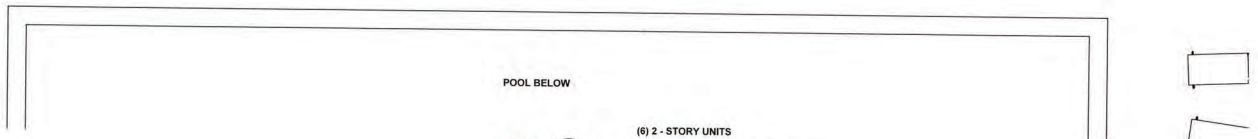
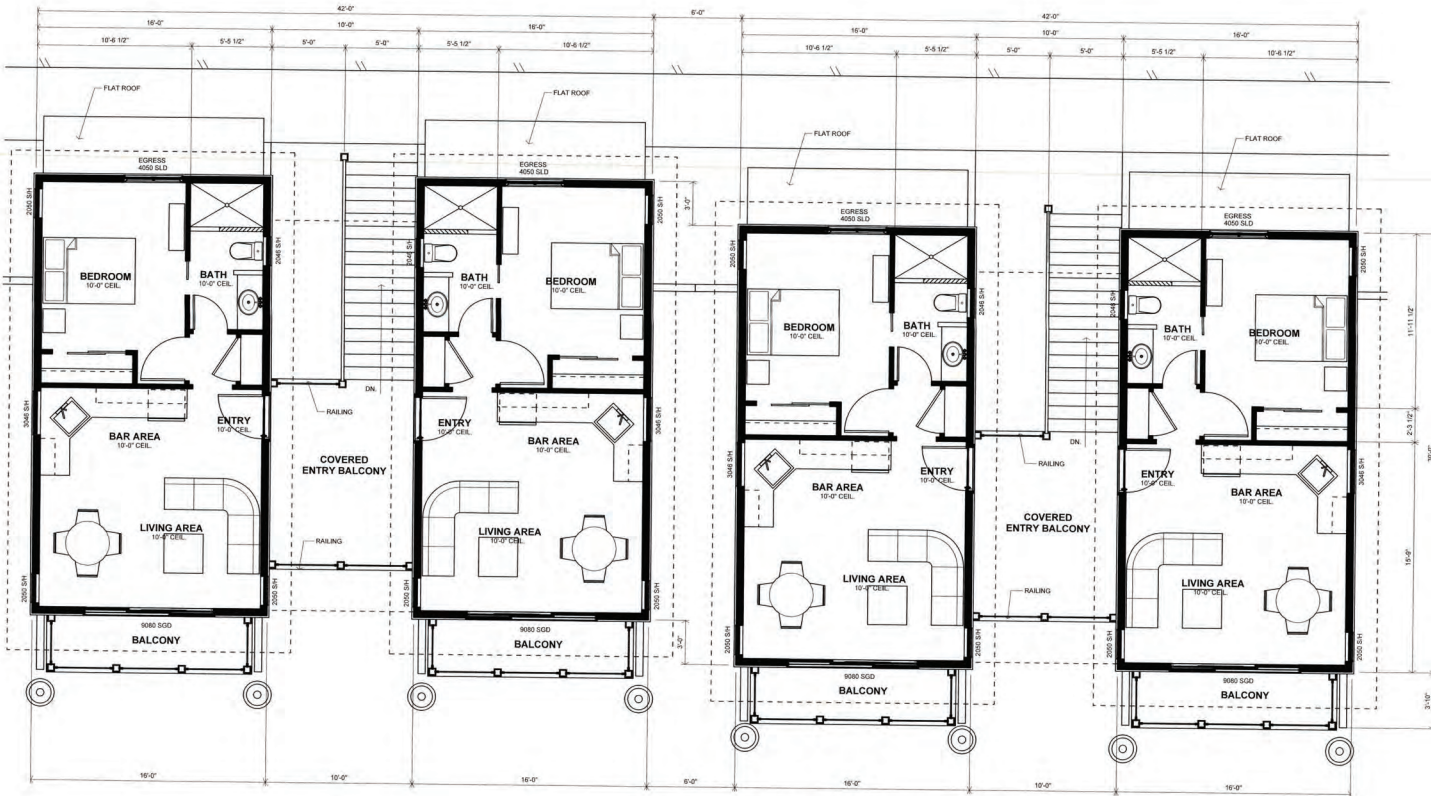
PROJECT:
Village 360
4949 BURBURN VALLEY RD.
FAIRFIELD, CA. 94534

DATE:
FEBRUARY 1, 2023
PHASE:
DESIGN DEVELOPMENT
REVISIONS:
NO. DATE: REMARK:

Floor Plan
Main Level
Welcome Center
Accessible Unit
A1.1



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VACAVILLE, CA. 95688
PHONE: 707 628-6895
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• CONSTRUCTION DOCUMENTS



POOL BELOW

(6) 2 - STORY UNITS
1 Floor Plan Upper Level Typical Unit
14'-0" x 11'-0"

PROJECT:
Village 360
4949 BURBURN VALLEY RD.
FAIRFIELD, CA. 94534

DATE:
FEBRUARY 1, 2023
PHASE:
DESIGN DEVELOPMENT
REVISIONS:
NO. DATE: REMARK:

Floor Plan
Upper Level
Typical Unit

A1.2

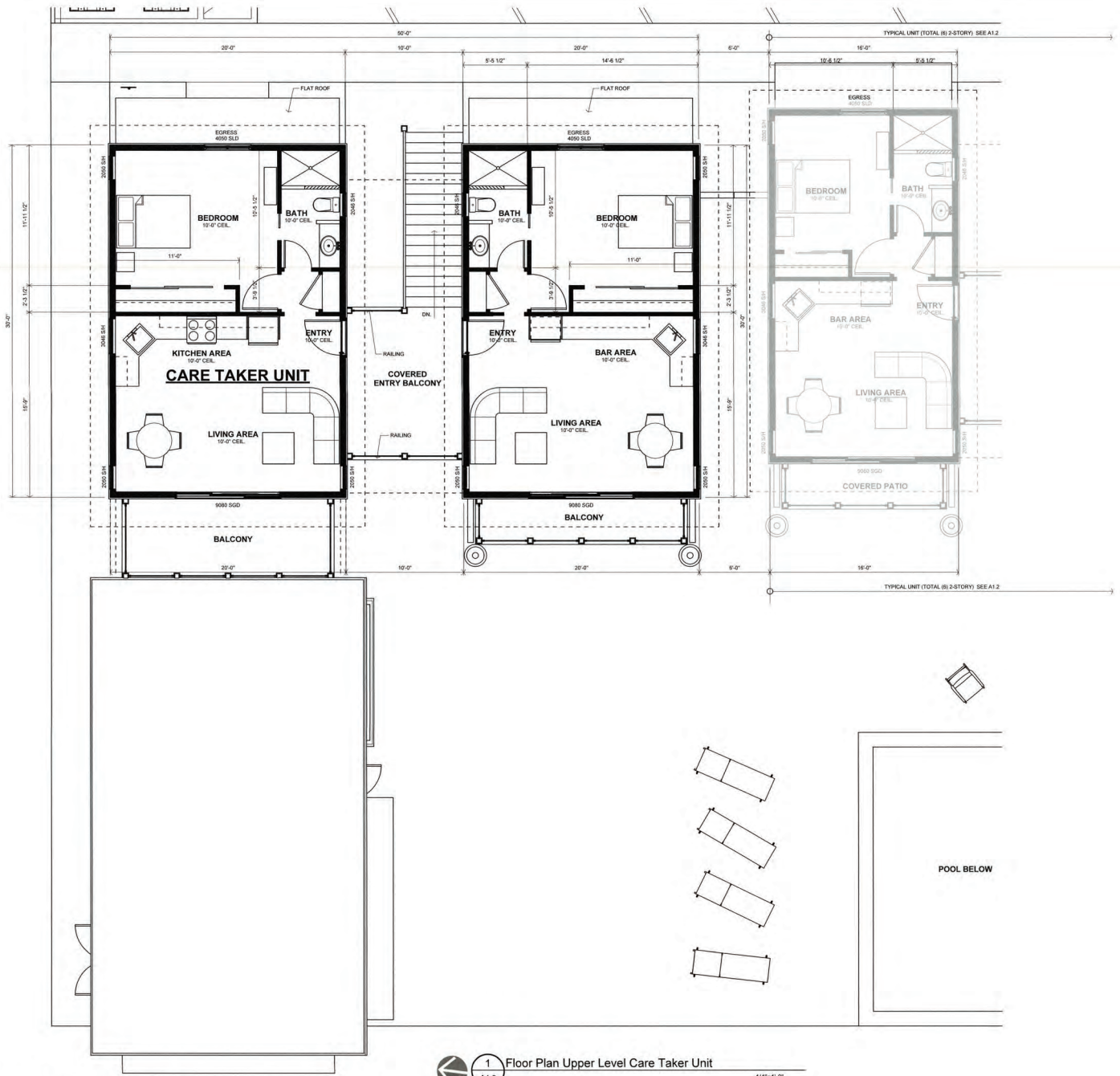
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JAY
CONSTRUCTION & DESIGN

479 MASON ST., #301
VACAVILLE, CA. 95688
PHONE: 707.628-6892

- SERVICES:
- DESIGN/BUILD
 - CONSTRUCTION DOCUMENTS



PROJECT:
Village 360
4949 BUBBIN VALLEY RD.,
FAIRFIELD, CA. 94534

DATE:
FEBRUARY 1, 2023
PHASE:
DESIGN DEVELOPMENT

REVISIONS:
NO. DATE: REMARK:

Floor Plan
Upper Level
Care Taker Unit

A1.3

1 Floor Plan Upper Level Care Taker Unit
A1.3 1/4"=1'-0"

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BILL EMLEN
Director

TERRY SCHMIDTBAUER
Assistant Director

MIKE YANKOVICH
Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO
COUNTY

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4605

www.solanocounty.com

Planning Services Division

ADMINISTRATIVE PERMIT NO. AD-17-05

Jeff and Jody Anselmo

(permittee)

To operate a Medium Winery consisting of an annual production of up to 100,000 gallons produced per year (in bulk and bottles combined), of which at least 25% of the grapes used in production must be grown on-site or off-site on land owned or leased by the operator within Solano County, a tasting facility up to 2,000 square feet or 30 percent of the size of the processing facility (which ever is greater), and up to 6 special events with 150 guests per event each calendar year; AND to operate a Café up to 5,000 square feet in size incidental to the principal agricultural use on the property; located at 2323 Julian Lane 2.5 miles northwest of the City of Fairfield. The property is situated within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN 0149-060-130. The land uses shall be established and operated in compliance with the approved development plans (Attachment A).

(Land use, location and zone district)

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

In addition to the zoning regulations, the building laws and other ordinances, this permit is subject to the land use regulations and requirement contained below:

General Development Standards Applicable to All Uses in Every Zoning District

[Section 28.70.10]

1. Any use of land or buildings for the Medium Winery and Café shall meet the general development standards described in Section 28.70.10 of the Zoning Regulations unless more stringent permitting and development standards are delineated in the applicable zoning district.
2. The Permittee shall prevent offensive noise, dust, glare, vibration, or odor. All uses of land and structures shall be conducted in a manner, and provide adequate controls and operational management, to prevent:
 - A. Dust, offensive odors, or vibrations detectable beyond any property line;
 - B. Noise that exceeds 65dBA LDN at any property line; and

- C. Glint or glare detectable beyond any property line or by overflying aircraft.
3. The Permittee shall prevent storm water pollution. Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river
 4. The Permittee shall provide adequate off-street parking pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
 5. The Permittee shall prevent the discharge of liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.
 6. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.
 7. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.
 8. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.
 9. The use of lands and buildings may be subject to additional permits from the County of Solano or other public agencies. Prior to operation of the Medium Winery and Café authorized under this permit, the Permittee shall verify with the following agencies for any additional permit requirements:
 - A. The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by the Zoning Ordinance. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.
 - B. The Environmental Health Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under the Zoning Ordinance, including:
 1. Food facility permits,
 - a) Sale and Consumption of Food and Beverage. Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.
 - b) Food Preparation. Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.

2. Hazardous materials and waste program permits,
 3. Recreational health facility permits
 4. Liquid and solid waste permits including septic system permits,
 5. State Small water system permits, and
 6. Water well permits
- C. The Public Works Engineering Division administers a variety of regulations which may require permits including encroachment permits and grading and drainage permits.
- D. Local fire protection districts may regulate the Medium Winery and Café.
- E. Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under the Zoning Ordinance, any other licenses or permits required by any other agency must be obtained.

Suisun Valley Special Use Regulations – Medium Winery

[Section 28.23.50.10 (B)(5)(b)]

10. A Medium Winery, as defined in Section 28-10, is allowed by Administrative Permit, subject to compliance with the applicable development standards delineated in Tables 28-23B and 28-23C and as follows:
- A. Shall obtain Environmental Health Services Division, Department of Resource Management, and Fire Department approval, if required, prior to hosting special events.
 - B. Subject to (A) above, six or fewer special events, with 150 guests or fewer each, are permitted each calendar year at a Medium Winery by right. A Use Permit is required if more than six special events are offered at the facility during a calendar year or if any single event exceeds 150 guests.
 - C. The winery operator shall report at the end of each calendar year to the Department of Resource Management the total gallons of wine produced, in bulk and bottles combined, during the calendar year. Such reporting may alternatively include proof of payment of the annual license renewal fee to the Department of Alcoholic Beverage Control (ABC), including the dollar amount of the fee paid.
 - D. A tasting facility is allowed by right, ancillary to the processing facility, and must be no larger than 2,000 square feet or 30 percent the size of the processing facility, which ever is greater.
 - E. At least twenty-five percent (25%) of the grapes or other fruit used in production, averaged over 5 consecutive years, must be grown on-site or off-site on land owned or leased by the operator within Solano County. A use permit is required for a Medium Winery if less than 25% of the grapes or other fruit used in production are grown on-site or off-site on land owned or leased by the operator within Solano County.

Suisun Valley Tourist Uses – General Standards

[Section 28.23.50.50(B)]

11. Within the ASV-20 District, tourist uses shall be operated by the property owner or occupant, subject to the possession of a valid Solano County business license.
12. Minimum setback from an adjacent street shall be the same as required for the main building.
13. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
14. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with the Building Code.
15. Shall obtain necessary approvals for sale of prepared food, including Department of Resource Management (if required) and Environmental Health Services Division approval prior to operation.
16. Shall obtain all necessary approvals with other County departments, if required, prior to operation.

Suisun Valley Standards for Specific Agritourism Uses – Bakeries, Cafés and Restaurants
[Section 28.23.50.50(C)(1)]

17. Shall be incidental to the principal agricultural use on the property in the Agriculture Suisun Valley Zoning District.

Owner and Permittee Certification

Property Owner/Permittee hereby acknowledges receipt of the general and specific land use regulations, restrictions, and permit requirements detailed in Administrative Permit AD-17-05.

Permittee signature:  Date: 6-9-17

Printed Name: Jody Anselmo

APPROVAL BY:

Bill Emlen,
Director of Resource Management

Issued by:  Date Granted: June 8, 2017
Michael Yankovich, Planning Program Manager

Attachment A – Development Plans

Flecker Associates

Transportation Engineers

June 18, 2023

Mr. Jeff Anselmos
BACKROAD VINES
4160 Suisun Valley Road, Suite E-760
Fairfield, CA 94534

RE: VMT ASSESSMENT MEMO – BACKROAD VINES VILLAGE 360, FAIRFIELD, CALIFORNIA

Dear Mr. Anselmos:

Flecker Associates (FA) has completed our analysis for your proposed Phase 2 development at BackRoad Vines. Phase 1 included the winery with wine tasting and tours, special events, dining and other amenities. Phase 2 will construct a 15-unit all suites hotel. The winery is located at 4949 Suisun Valley Road, at the intersection of Suisun Valley Road and Mankas Corner Road in Solano County.

The site is zoned A-SV-20, Suisun Valley Agricultural 20 acres. The purpose of A-SV-20 is to preserve and enhance the environment and economy of the Suisun Valley as a rural agricultural community. This is accomplished by maintaining the agricultural character, improving agricultural production and income, promoting agricultural products grown in Solano, and providing for agricultural tourist centers. Many of the uses are allowed by right such as the winery while others required an Administrative Permit which is ministerial in nature and was not subject to CEQA. The hotel, however, requires a Land Use Permit. The County has determined that as part of the Land Use Permit a trip generation and VMT Assessment be undertaken as part of the CEQA process.

The site is located along Suisun Valley Road, about 6 miles north of Interstate 80 (I-80) on the west side of the Suisun Valley Road / Mankas Corner Road intersection. This area of Suisun Valley is rural and includes various vineyards and accompanying wineries. Currently, there is no bus service along this area of Suisun Valley Road. The nearest bus route is Route 7, operated by FAST, the Fairfield and Suisun Area Transit system. Route 7, which operates between the Fairfield Transportation Center and Cordelia Library stops at Solano Community College, along Suisun Valley Road, and is about four miles south of the winery.

This assessment provides a trip generation analysis of the projected trips expected with the construction of the 15-unit all suites hotel and a screenline evaluation of the project relative to VMT criteria established by the California Office of Planning and Research (OPR) and Solano County. The County does not have guidelines when a Local Transportation Analysis (LTA) should be conducted. The neighboring City of Fairfield guidelines note that an LTA should be considered for residential projects that generate more than 50 peak hour trips for other land uses generating more than 100 peak hour trips. These thresholds were used as a basis to provide a standard to compare to.

Trip Generation

For many types of land use development projects, estimates of the number of vehicle trips generated by a project are developed using trip generation rates from the Institute of Transportation Engineers (ITE)

document *Trip Generation*, 11th Edition. The publication is an industry-standard reference document. However, it does not contain information for all types of land uses, and for many types of land uses, the rates are based on limited survey data and may not be statistically valid.

Phase 2 of BackRoad Vines includes an all suites hotel consisting of 15 rooms. The all suites hotel land use category (LU 311) was used to determine the projected trips. LU 330, Resort Hotel was also considered; however, ultimately was disregarded; the resort hotel land use caters to the tourist and vacation industry and tend to provide a wide variety of recreational facilities and programs which the all suites hotel typically do not have. All suites hotels provide a small restaurant with a sitting room and separate bedroom include in each suite. Based on the land use descriptions, LU 311 is appropriate.

Table 1 presents the daily, a.m. and p.m. peak hour trip generation rates and inbound / outbound percentages for each use. The rates shown are based on the total number of rooms proposed. The project could generate about 66 daily trips with 5 trips in both the a.m. and p.m. peak hours. For comparison, the peak hour trips are below the City of Fairfield’s 100 trip hourly LTA threshold.

TABLE 1 TRIP GENERATION RATES									
Source	Description	Quantity	Daily	AM Peak Hour			PM Peak Hour		
			Rate	Total	In	Out	Total	In	Out
LU 311	All Suites Hotel	15 rooms	4.40	0.34	53%	47%	0.36	49%	51%
Trips									
LU 311 All Suites Hotel			66	5	3	2	5	3	3
Total Trips			66	5	3	2	5	3	3

Note- numbers may not equal due to rounding

Vehicle Miles Traveled (VMT) Impact

SB 743 required OPR to identify new metrics for identifying and mitigating transportation impacts within CEQA. For land use projects, OPR identified Vehicle Miles Traveled (VMT) per capita, VMT per employee, and net VMT as new metrics for transportation analysis. The CEQA Guidelines state that lead agencies, such as Solano County, may establish “thresholds of significance” to assist with the determination of significant impacts of a project. The CEQA Guidelines generally state that projects that decrease VMT can be assumed to have a less than significant transportation impact. The CEQA Guidelines do not provide any specific criteria on how to determine what level of project VMT would be considered a significant impact.

The extent to which VMT analysis is applicable to this project has been considered from several perspectives and is discussed in the materials which follow:

Vehicle Types. OPR guidance notes that CEQA VMT analysis is intended to focus on passenger vehicles.

Mr. Jeff Anselmos
VMT Assessment Memo, BackRoad Vines Village 360
June 20, 2023
Page 3

Section 15064.3, subdivision (a), states, "For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project." Here, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks.

OPR guidance allows heavy-duty truck VMT to be included for modeling convenience and ease of calculation (for example, where models or data provide combined auto and heavy truck VMT).

Methods and Significance Criteria. The OPR *Technical Advisory* provides general direction regarding the methods to be employed and significance criteria to evaluate VMT impacts, absent policies adopted by local agencies. The directive addresses several aspects of VMT impact analysis, and is organized as follows:

- **Screening Criteria:** Screening criteria are intended to quickly identify when a project should be expected to cause a less-than-significant VMT impact without conducting a detailed study.
- **Significance Thresholds:** Significance thresholds define what constitutes an acceptable level of VMT effect and what could be considered a significant level of VMT effect requiring mitigation.
- **Analysis Methodology:** These are the potential procedures and tools for producing VMT forecasts to use in the VMT impact assessment.
- **Mitigation:** Projects that are found to have a significant VMT impact based on the adopted significance thresholds are required to implement mitigation measures to reduce impacts to a less than significant level (or to the extent feasible).

Screening Criteria. Certain types of projects as identified in statute, the CEQA Guidelines, or in OPR's Technical Advisory are presumed to have a less than significant impact on VMT and therefore a less than significant impact on transportation. Generally, the identified projects contribute to efficient land use patterns enabling higher levels of walking, cycling, and transit as well as lower average trip length. These projects include, for example, projects in transit priority areas, projects consisting of residential infill or those located in low VMT areas.

Solano County identifies projects and areas presumed to have a less than significant transportation impact. Those include:

1. A Use Permit or other discretionary development which generates 110 total vehicle trips per day or less (770 total vehicle trips per week or less) will have less than significant impact on VMT. Employee trips are not considered in the total vehicle trip generation due to the reduction in regional commute trips and VMT due to local job creation.
2. An agricultural development that facilitates farm products primarily to local ag processing centers, cities and markets in Solano County will have less than significant impact on VMT.
3. A development that is within a ½ mile of an active transit stop with reasonable transportation connections qualifies for less than significant impact on VMT.
4. A development that is adjacent to a fully developed and connected system of bike lanes qualifies for less than significant impact on VMT for up to 125 total vehicle trips per day or less (875 total vehicle trips per week or less).
5. Permitted special events that include advertisements for and coordinated assistance with carpool and / or transit options for attendees.

Screenline Evaluation. Each of the County’s screenline criteria was reviewed to determine whether the project can be presumed to have a less than significant transportation impact.

1. The trip generation for the project shows that the project is expected to generate about 66 daily trips during the midweek. However, for hotels in “wine country”, trips generally increase with more weekend visitors. Table 2 presents the projected weekly trip generation based on the midweek daily traffic identified in Table 1 and Saturday and Sunday daily trips. Land Use 310, Hotel was used for Saturdays and Sundays as this is the only hotel land use with weekend rates. LU 310 provides a conservative estimate as this land use includes larger scale hotels that contain full service restaurants, cocktail lounges, swimming pools and other recreation facilities and convention facilities. Based on this information the projected daily traffic for the all-suites hotel is 540 trips. The County’s 770 weekly trips threshold is not exceeded; therefore, the project is considered to have a less than significant impact.

TABLE 2 WEEKLY TRIP GENERATION RATES					
Source	Description	Quantity	Mid-week	Saturday	Sunday
			Daily Rate	Daily Rate	Daily Rate
LU 311	All Suites Hotel	15 rooms	4.40	8.07	5.94
Trips					
LU 311 All Suites Hotel			66 / day	121	89
Total Weekly Trips			540		

2. The proposed project is not agricultural development that facilitates farm products primarily to local ag processing centers, cities and markets in Solano County. This criterion is not applicable.
3. There are no active transit stops in the project vicinity, i.e. < ½ mile. Therefore, this criterion is not applicable.
4. The project is adjacent to bike lanes in both directions of Suisun Valley Road. The bike lane network begins in the City of Fairfield and proceeds north to Solano Community College. The network terminates at Solano College Road but begins again about one mile north at the Rockville Road intersection and continues north past the winery for about ½ mile where it terminates. There are also bike lanes along Rockville Road, beginning at Suisun Valley Road and continuing east into the City of Fairfield. While the bike lane network between Solano Community College to Rockville Road is incomplete the bike lanes into central Fairfield terminate at the Fairfield Transportation Center. With a fully connected bike system the County allows an increase of daily trips to 875 trips for a project to be considered to have a less than significant impact. As previously noted the project is expected to generate 540 weekly trips; therefore, the project is considered to have a less than significant impact.
5. The project will not have permitted special events. This criterion is not applicable.

Mr. Jeff Anselmos
VMT Assessment Memo, BackRoad Vines Village 360
June 20, 2023
Page 5

Evaluation / Findings

Development projects in Solano County requiring a Land Use Permit need to have a trip generation and screen line VMT analysis prepared to determine if additional analyses are required. The VMT screening analysis assessment considered the specific land use relative to the County's 2021 Interim Modifications of Standards for Traffic and Vehicle Miles Traveled.

The project includes a 15 unit all-suites hotel at the BackRoad Vines winery. The winery and the existing uses, which include wine tasting and tours, dining, special events and other amenities are allowed either by right or were obtained via ministerial Administrative Permitting. The proposed hotel requires a Land Use Permit, therefore triggering the need to conduct this assessment.

Based on information contained in *ITE Trip Generation, 11th Edition*, the hotel is estimated to generate 66 midweek daily trips and five trips in both the a.m. and p.m. peak periods. The hotel is projected to generate about 121 Saturday trips and 89 Sunday trips. Over an entire week the project is expected to generate 540 trips. This is less than the County's 770 weekly trip threshold, and the project is considered to have a less than significant impact.

While the project does not require mitigations due to VMT it is recommended that the applicant consider implementing programs as appropriate to reduce greenhouse gas emissions. The California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, December 2021* provides various measures to reduce VMT and greenhouse gases.

The following CAPCOA trip reduction measures should be considered taking into account the entire BackRoad Vines winery:

T-5 Implement Commute Trip Reduction Program – Voluntary

This strategy would implement a voluntary Commute Trip Reduction (CTR) program to discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling and biking. The applicant could work with *Solano Mobility* to develop a trip reduction strategy.

T-7 Implement Commute Trip Reduction (CTR) Marketing

This measure would implement a marketing strategy to promote the CTR program. Information sharing and marketing promote and educate employees about their travel choices to the employment location beyond driving such as carpooling and biking, thereby reducing VMT and GHG emissions.

T-10 Provide End of Trip Bicycle Facilities

This measure would install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.

T-14 Provide Electric Vehicle Charging Infrastructure

Install onsite electric vehicle chargers in an amount beyond what is required by the 2019 California Green Building Standards (CALGreen) at buildings with designated parking areas (e.g., commercial, educational, retail, multifamily). This will enable drivers of Plug-In Hybrid Electric Vehicles (PHEVs) to drive a larger share of miles in electric mode (eVMT), as opposed to gasoline-powered mode, thereby

Mr. Jeff Anselmos
VMT Assessment Memo, BackRoad Vines Village 360
June 20, 2023
Page 6

displacing GHG emissions from gasoline consumption with a lesser amount of indirect emissions from electricity. Most PHEVs owners charge their vehicles at home overnight. When making trips during the day, the vehicle will switch to gasoline mode if/when it reaches its maximum all-electric range.

T-22 Implement Pedal Bikeshare Program (Non-Electric and/or Electric)

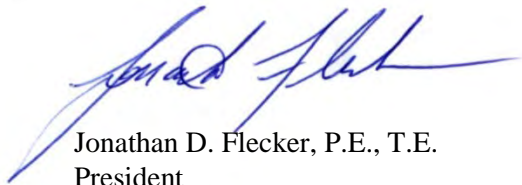
This measure would establish a bikeshare program. Bikeshare programs provide users with on-demand access to bikes for short-term use. This encourages a mode shift from vehicles to bicycles, displacing VMT and thus reducing GHG emissions. This program could be convenient for hotel guests exploring the Solano Wine Region along Suisun Valley Road.

T-25 Extend Transit Network Coverage or Hours

This measure would expand the local transit network. The site could participate by providing a transit stop at the winery were SolTrans or FAST to expand their existing bus networks up the Suisun Valley along Suisun Valley Road. Additional stops could encourage bus ridership for both employees and visitors to the “wine country” region.

Should you have any questions please free to contact me at (916) 501-7513 or you may reach me via e-mail at jonathan@fa-transportation.com.

Flecker Associates.



Jonathan D. Flecker, P.E., T.E.
President

Attachments



SUISUN-SOLANO WATER AUTHORITY

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Pete Sanchez
Derrick Lum

April 10, 2023

Jeffrey Lum
Solano County Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: **REVISED* Conditional Water service to APN 149-060-13, 4949 Suisun Valley Road, Fairfield, CA*

Dear Mr. Lum:

On March 7, 2023, the Suisun-Solano Water Authority (Authority) issued a Conditional Will Serve letter to the subject property (please see Attachment #1). The Authority is revising said letter to include an additional guest room to the proposed bed and breakfast changing the total number of rooms previously reported from thirteen (13) to fourteen (14) guest rooms. As described in the water use assessment submitted by the applicant (see Attachment #2) the additional guest room does not change the overall planned water use. The revisions in this will-serve letter do not include uses beyond the additional guest room and the original conditional will-serve issued on March 7, 2023.

The subject parcel, APN 149-060-13, 4949 Suisun Valley Road, is located within the boundary of the Solano Irrigation District (District) and the Suisun-Solano Water Authority (Authority) and is subject to both agencies' assessments, rates, and charges for water service connections and water service, and their respective Rules and Regulations, which may be revised from time to time.

Per Authority records, said parcel is currently being served potable water by the Authority, pursuant to Authority Rules and Regulations, for a three (3) bedroom home, a café/bakery, and a wine tasting room. The Authority is aware of plans to use these existing services to provide potable water service to a **fourteen (14)** room bed & breakfast and a one (1) bedroom caretaker unit, which is not prohibited by the Authority's nor the District's Rules and Regulations. However, the water demands of the existing and proposed improvements are significant. Therefore, this will-serve letter serves as confirmation that the Authority has sufficient potable water supply to serve the aforementioned subject parcel, contingent on the following:

- A flow restrictor limiting the flow to a maximum of twenty (20) gallons per minute (GPM) must be installed downstream the existing 1” meter and prior to the proposed water storage tank. The plans for the flow restrictor and tank must be submitted to the Authority for approval and must be signed by the Authority prior to construction. The Authority will need to inspect the installation on site to ensure compliance with the approved plans.
- The property owner must enter into a new agreement titled, ***Agreement Regarding Terms and Conditions of Water Service Between Suisun-Solano Water Authority and Landowners, APN 0149-060-130***, with SSWA prior to water provided for the proposed improvements. The agreement shall be recorded with the Solano County Recorder Division.
- Fire flow is unreliable, extremely limited and insufficient. Therefore, on-site tanks will be required to store any necessary fire flow needs and/or to buffer peaks in potable water demand to ensure the said maximum flow rates through the existing meters are not exceeded. This will-serve letter is contingent upon, and not effective, until Backroads Vines obtains written authorization from Suisun Fire Protection District. Our understanding is that fire flow capacity is shared between Cordelia Winery (to the north) and the subject property.
- ***This non-transferable will-serve shall expire on December 31, 2024 if the Backroads Vines – Phase 2 is not constructed. If any changes are made to the design, scope, or use of the Property, this contingent will-serve letter is void and a new "will serve" letter must be issued.***

Water service provided pursuant to this will-serve remains subject to the District and Authority Rules and Regulations as they may be revised.

Sincerely,



Paul Fuchslin, P.E.
Director of Engineering

Cc: Jeff Anselmo
Joe Cardera
Josh Hendrickson

Attachments:

- [Attachment #1: March 7, 2023 Conditional Will Serve Letter](#)
- [Attachment #2: Water Use for Backroads Vines – Phase 2 \(Village 360\)](#)



SUISUN-SOLANO WATER AUTHORITY

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Pete Sanchez
Derrick Lum

March 7, 2023

Jeffrey Lum
Solano County Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: Conditional Water service to APN 149-060-13, 4949 Suisun Valley Road, Fairfield, CA

Dear Mr. Lum:

The subject parcel, APN 149-060-13, 4949 Suisun Valley Road, is located within the boundary of the Solano Irrigation District (District) and the Suisun-Solano Water Authority (Authority) and is subject to both agencies' assessments, rates, and charges for water service connections and water service, and their respective Rules and Regulations, which may be revised from time to time.

Per Authority records, said parcel is currently being served potable water by the Authority, pursuant to Authority Rules and Regulations, for a three (3) bedroom home, a café/bakery, and a wine tasting room. The Authority is aware of plans to use these existing services to provide potable water service to a thirteen (13) room bed & breakfast and a one (1) bedroom caretaker unit, which is not prohibited by the Authority's nor the District's Rules and Regulations. However, the water demands of the existing and proposed improvements are significant. Therefore, this will-serve letter serves as confirmation that the Authority has sufficient potable water supply to serve the aforementioned subject parcel, contingent on the following:

- A flow restrictor limiting the flow to a maximum of twenty (20) gallons per minute (GPM) must be installed downstream the existing 1" meter and prior to the proposed water storage tank. The plans for the flow restrictor and tank must be submitted to the Authority for approval and must be signed by the Authority prior to construction. The Authority will need to inspect the installation on site to ensure compliance with the approved plans.

- The property owner must enter into a new agreement titled, ***Agreement Regarding Terms and Conditions of Water Service Between Suisun-Solano Water Authority and Landowners, APN 0149-060-130***, with SSWA prior to water provided for the proposed improvements. The agreement shall be recorded with the Solano County Recorder Division.
- Fire flow is unreliable, extremely limited and insufficient. Therefore, on-site tanks will be required to store any necessary fire flow needs and/or to buffer peaks in potable water demand to ensure the said maximum flow rates through the existing meters are not exceeded. This will-serve letter is contingent upon, and not effective, until Backroads Vines obtains written authorization from Suisun Fire Protection District. Our understanding is that fire flow capacity is shared between Cordelia Winery (to the north) and the subject property.
- ***This non-transferable will-serve shall expire on December 31, 2024 if the Backroads Vines – Phase 2 is not constructed. If any changes are made to the design, scope, or use of the Property, this contingent will-serve letter is void and a new "will serve" letter must be issued.***

Water service provided pursuant to this will-serve remains subject to the District and Authority Rules and Regulations as they may be revised.

Sincerely,



Paul Fuchslin, P.E.
Director of Engineering

Cc: Jeff Anselmo
Joe Cardera
Josh Hendrickson



February 15, 2023
April 6, 2023 – Revision #1

Job No. 23-115

Paul Fuchslin, PE
Director of Engineering / District Engineer
Solano Irrigation District
810 Vaca Valley Parkway, Suite 201
Vacaville, CA 95688

Re: Water Use for Backroads Vines – Phase 2 (Village 360)
4949 Suisun Valley Road, Fairfield, CA 94534
Solano County Assessor's Parcel Number 149-060-013

Dear Mr. Fuchslin:

At the request of Jeff Anselmo we are providing an assessment of the water needs for the Backroad Vines project. The purpose of the assessment is to determine if the existing service is adequate to serve the proposed Phase 2 project which is currently under review and includes 14 guest rooms and a caretaker's cottage and associated access, parking and utility infrastructure.

Background

We understand that previous agreements made between landowners and the Solano Irrigation District (SID) limit the flow of water to the subject property via the existing SID domestic service to 20 gpm and that a flow restrictor will be installed at the meter to ensure that this flow is not exceeded. The intent of this restriction, as we understand it, is to minimize the potential for water use on the subject property having a potential to cause undesirable conditions (i.e. low pressure and flow) for others served by the SID water main in this area. We understand that this flow restrictor has not yet been installed but that it will be installed in the near future by the Applicant.

Water for domestic uses on the property is to be provided by the existing connection to the SID domestic water main. Other uses on the property, including all irrigation water, are supplied by an existing onsite well and an existing non-potable SID connection. This assessment is focused solely on the domestic uses that will be serviced by the SID domestic connection.

Domestic Water Demand Estimates

The domestic water demands can be correlated to the wastewater flows used for sizing the wastewater treatment system for the facility. The domestic water uses include the following:

- Wine tasting Room (guests, glass washing, etc.)
- Café / Bakery (guest, dishwashing)
- Employees (restroom usage)
- 3 bedroom existing home
- 1 bedroom caretaker's unit
- 14 bed and breakfast rooms

According to the wastewater report by FR Soiltesting (attached) the total wastewater design flows for the above referenced uses on this property are estimated to be 3,400 gallons per day assuming full build out and full occupancy (note that the report references 16 rooms but the project has since been reduced to 14 rooms). Our firm has experience with the design of similar wastewater systems and we find that the wastewater generation estimates presented in wastewater report are in keeping with industry standards and that these wastewater generation rates generally overestimate the actual water use given the requirements of the California Green Building Code for low flow plumbing fixtures. Given the uses proposed on the site it is reasonable to assume that the wastewater generation rates are equal to the water input required at the building. Therefore, utilizing a maximum daily flow (or max day demand (MDD)) of 3,400 gallons, equal to the peak wastewater flow estimate should conservatively overestimate the actual domestic water needs on the property.

Using a MDD of 3,400 gallons the peak hour demand (PHD) can be calculated by applying a factor of 1.5 to the average hourly flow during the MDD (California Waterworks Standards Title 22 Section 64554(b)(1)). The PHD is therefore $3,400 \text{ gallons} / 24 \text{ hours} \times 1.5 = 2,125 \text{ gallons}$. A flow rate of 35.4 gpm would be required to meet the PHD.

Demand vs Available Flow

As previously described, water flow to the property will be limited to 20 gpm as required by SID. The domestic water demand for the buildings on the property is projected to exceed 20 gpm (PHD = 35.4 gpm).

Recommendations

The project must install a water storage tank and booster pump system on the subject property. The tank can fill with water from the SID domestic connection at a rate not to exceed 20 gpm. Using the MDD of 3,400 gallons we have calculated that the 20 gpm flow can completely replenish the MDD in a time period of 2.8 hours and thus the 20 gpm flow from SID is more than adequate to supply the domestic uses on the subject property. We recommend that the storage tank have a minimum volume equal to the MDD (3,400 gallons) per the California Waterworks Standards. The booster pump system should be designed based on a fixture count using the methodology of the California Plumbing Code Appendix A.

We trust that this letter provides the information you need at this time to determine that the proposed project can be adequately serviced by the existing SID domestic water service with the required 20 gpm flow restrictor in place. Please feel free to contact me if you have any questions or need any additional information regarding this matter.

Sincerely,

Applied Civil Engineering Incorporated

By:



Michael R. Muelrath

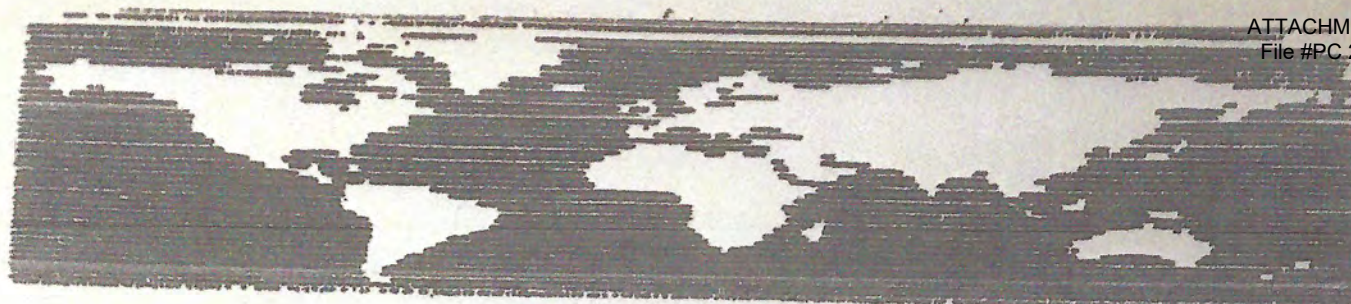
Michael R. Muelrath RCE 67435
Principal

Enclosures:

FR Soiltesting Wastewater Report

Copy:

Jeff Anselmo



FR Soiltesting
219 N. College St. Woodland Ca. 95695
California License #952671
(707) 363-3306

Backroad Vines Resort
2323 Julian Ln. Fairfield Ca.
A.P.N. 0149 - 060 - 130

Proposed changes

The owners of the complex propose some minor changes to the plan approved by Solano County. The Bed & Breakfast is proposed to be down sized from twenty (20) rooms to sixteen (16) rooms and a one (1) bedroom caretaker unit is proposed to be added.

New Design Flow

The wastewater system (Advantex / PD) that was installed was designed to accommodate 3490 gallons per day. The changes proposed will reduce the wastewater flows by 90 gallons per day.

Complex / Resort

Wine Tasting Room (200 guests/day) @ 3 gals./day	= 600 gals./ day
Café / Bakery (80 meals/day) @ 13 gals./meal / day	= 1040 gals. /day
B & B w/ 16 rooms @ 60 gals./ room / day	= 960 gals. / day
Employees 10 @ 20 gals. /day	= 200 gals. / day
Existing 3 BDR house @ 150 gals./ bedroom	= 450 gals. / day
New 1 BDR Caretaker Unit @ 150 gals.	= 150 gals. / day
Winery waste @ Hold & Haul 0 gals.	= 0 gals. / day

Total Wastewater Flows = 3400 gals. / day

additions to on-site sewage disposal systems for residential occupancies the sewage flow shall be based on 150 gallons per bedroom per day. For other types of occupancies, the projected sewage flow shall be based upon 150 gallons per day, or Table 4, or if not listed in Table 4, as approved by the Environmental Health Services Division, whichever is greater. For multiple residences, establishments, or occupancies in the same.

Table 4: Projected Daily Sewage Flow

TYPE OF OCCUPANCY	GALLONS PER DAY
Airports	5 per passenger
Campgrounds:	
Campground with central comfort station	35 per person
Campground with flush toilets, no showers	25 per person
Day Camps (no meals served)	15 per person
Summer and seasonal	50 per person
Churches (sanctuary)	5 per seat
With kitchen wastes	7 per seat
Factories	35 per person per shift
Hospitals	250 per bed space
Kitchen waste only	25 per bed
Laundry waste only	40 per bed
Hotels/Motels with private bathroom (No kitchen waste)	60 per two person room
Hotels/Motels without private bathroom (No kitchen waste)	50 per two person room
Hotels/Motels with private bathroom and kitchen	75 gallons per person
Institutions other than hospitals	125 per bed space
Movie Theaters	5 per seat
Offices	20 per employee
Picnic Parks with toilets and showers	10 per person
Picnic parks with toilet waste only	5 gallons per person
Resort Camps with limited plumbing	50 gallons per person
Restaurants: Kitchen wastes (multi use utensil)	5 per meal served
Kitchen wastes disposable utensil	3 per meal served
And add the following for type of facility present:	
Conventional sit down	10 per person
Short Order	8 per person
Bar and Cocktail	3 per person
Schools (non-boarding)	20 per student

Village 360 Winery Phase II Resort Project
Use Permit application U-22-05
Initial Study and
Negative Declaration

July 12, 2023

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:	Village 360 Winery Phase II Resort Project
Application Number:	Use Permit U-22-05 (Anselmo)
Project Location:	4949 Suisun Valley Road Fairfield, CA 94534
Assessor Parcel No.(s):	0149-060-130
Project Sponsor's Name and Address:	Jeff & Jody Anselmo 4160 Suisun Valley Road E 760 Fairfield, CA 94534

General Information

This Negative Declaration (ND) 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: Jeffrey Lum, Senior Planner
675 Texas Street
Fairfield, CA 94533
- Submit comments via email to: planning@solanocounty.com

Submit comments by the deadline of: **August 7, 2023**

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.

1.2 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.

07/12/2023

Date



Jeffrey Lum, Senior Planner
County of Solano
Department of Resource Management

1.3 ENVIRONMENTAL SETTING:

The project site is located at 4949 Suisun Valley Road, approximately two miles west of Fairfield, in the Suisun Valley Agriculture (A-SV-20) Zoning District. The project site is situated in a rural area surrounded by agricultural land and vineyards, with a mix of residential and commercial uses nearby. Suisun Valley Road is a two-lane road that runs through the valley, providing access to various wineries, farms, and other attractions in the area. The site itself is relatively flat, with gently sloping hills in the distance, and features a mix of existing buildings and open space.

1.4 PROJECT DESCRIPTION:

The applicant proposes to add a 14-room hotel, restaurant, food and beverage facility, swimming pool, welcome center, and outdoor activity area to a 19.4-acre parcel that is currently developed with a medium sized winery and café (Village 360). The existing Village 360 operation includes a medium winery and café permitted by an Administrative Permit (AD-17-05) in 2017 to produce up to 100,000 gallons of wine annually and hosting up to six special events per year with 150 guests per event. The project's purpose is to expand agritourism, provide additional accommodations for visitors, and enhance the overall visitor experience by offering a high-quality restaurant, among other amenities.

The project proposes to add 30,000 square feet (sf) to the existing 170,000 sf winery and special event facility to accommodate the development of a 14-room hotel, comprising seven two-story buildings, each hotel room around 600 sf, totaling 8,400 sf, with one ADA accessible building. The project also features a 1,200 sf two-story welcome center, with the first floor serving as hotel reception and the second floor as a caretaker unit, a 760 sf single-story food and beverage facility, a 1,584 sf swimming pool, and a 3,248 sf outdoor activity area. In addition, the applicant is also proposing to utilize the existing single-family house on the subject site as a short-term rental. The existing single-family residence is approximately 3,600 sf in size, located approximately 230 feet south of the proposed hotel.

The project site has a general plan designation of Agriculture with a zoning designation of A-SV-20: Agricultural Suisun Valley - 20 acres. The project site is generally flat and is bounded by Suisun Valley Road and Suisun Valley Elementary School to the east, and agriculture to the north, west and south. Access to the project site will be provided via a 60-foot access easement from the intersection between Suisun Valley Road and Mankas Corner Road. The site is within the 100-year flood plain.

The project includes a total of 103 on-site parking spaces, consisting of 37 existing spaces (including five ADA parking spaces) and 66 proposed spaces (including 1 ADA parking space). In compliance with Section 28.94 of the Solano County Zoning Regulations, the cumulative required spaces needed for the hotel, special event facilities, welcome center, winery, and café/food/beverage facility is 77 spaces. The proposed 103 parking spaces exceed the minimum parking requirements. All parking spaces will be in an asphaltic concrete parking lot and will be striped.

The proposed project includes a hotel with an expected average visitation rate of 28 visitors per day, and up to five full-time staff members. The hotel will operate daily from 8 a.m. to 5 p.m.

The proposed project will rely on Suisun-Solano Water Authority (SSWA) for domestic water supply, supported by a water storage tank and booster pump system on the property. The fire suppression system will utilize existing water storage tanks on the adjacent property, automatic sprinkler systems, and fire extinguishers. Stormwater will be managed through an existing detention pond designed to mitigate the increase in volumetric runoff flow rates, while the wastewater system will

include septic tanks, a treatment filter unit, and leach field, with treated wastewater being used for on-site irrigation and process wastewater hauled off-site for treatment and disposal.

1.5 ADDITIONAL DATA

NRCS Soil Classification:	Silty Clay Loam
Agricultural Preserve Status/Contract No.:	No Active Contract
Non-renewal Filed (date):	Not Applicable
Airport Land Use Referral Area:	Travis Zone E
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			
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture
South	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture
East	Agriculture	Suisun Valley Agriculture "ASV-20"	Public Elementary School
West	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture

1.6 LAND USE CONSISTENCY ANALYSIS

General Plan & Zoning

The general plan designation for the proposed project is Agriculture. This is consistent with the zoning district, which is A-SV-20, or Suisun Valley Agricultural. The purpose of the Agriculture designation is to preserve and protect the agricultural lands in the area, as well as promote agricultural uses and related open space. The project aligns with this goal, as it is situated on a property that is currently being used for agritourism and will provide visitors with an opportunity to experience and engage with the farming and wine tasting community in Solano County.

The A-SV20 zoning district permits a limited range of uses, such as vacation house rental, agricultural uses, and wineries. Section 28.23 of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As identified in Table 28.23A, crop production, vacation house rental, winery, and special event facilities are allowed or

conditionally allowed land uses within the A-SV-20 Zoning District. The purpose of the Agriculture designation is to preserve and protect the agricultural lands in the area, as well as promote agricultural uses and related open space. The project aligns with this goal, as it is situated on a property that is currently being used for agritourism and will provide visitors with an opportunity to experience and engage with the wine tasting community in Solano County.

1.7 RESPONSIBLE, TRUSTEE, & AGENCIES THAT MAY HAVE JURISDICTION

Agencies that May Have Jurisdiction over the Project

- Bay Area Air Quality Management District
- Suisun Fire Protection District
- Fairfield – Suisun Unified School District
- San Francisco Bay Regional Water Quality Control Board
- Suisun-Solano Water Authority
- Solano Irrigation District

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 does not have the potential for significant impacts with mitigation to any environmental resources.

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 less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Agriculture and Forestry | <input type="checkbox"/> Population and Housing |

- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Tribal Cultural Resources
- Mandatory Findings of Significance

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:

- Biological
- Energy
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- 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 checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

The proposed project is located in the Suisun Valley agricultural area, which is known for its rolling hills and open space. The area is characterized by its vineyards, farms, and rural landscapes. The project site is situated in a rural area surrounded by agricultural land and vineyards, with a mix of residential and commercial uses nearby. Access to the site is via Suisun Valley Road, a two-lane county road that is designated as a scenic roadway in Solano County General Plan. In 2011, the Board of Supervisors adopted the Suisun Valley Strategic Plan, which includes land use and design guidelines for the region. The design guidelines promote principles for site planning, landscaping, and architectural details that aim to ensure a cohesive visual theme for the valley.

Impacts Discussion

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

The proposed project will not have a substantial adverse effect on a scenic vista. The development will be constructed in accordance with the Suisun Valley Design Guidelines, which aim to create a visually cohesive theme for the valley and encourage wineries to pursue iconic architectural styles. The project's development footprint will not affect any scenic resources in the area, as the surrounding sites are primarily agricultural, planted with vineyards. Lighting will be designed in accordance with the guidelines to minimize any negative impact, and the hotel's distance from Suisun Valley Road means it will not significantly affect day or nighttime views in the area or any public open spaces nearby. Overall, the project is designed to blend in with the surrounding area and will not detract from the valley's natural beauty. **Less Than Significant 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. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed project has been reviewed by the Design Review Committee to ensure consistency with the Suisun Valley Design Guidelines, which promote principles for site planning, landscaping, and architectural details to ensure a cohesive visual theme for the valley. As such, the project is designed to blend in with the existing rural landscape of the area and will not substantially degrade the existing visual character or quality of the site and its surroundings. **Less Than Significant Impact.**

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

The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Lighting will be designed in accordance with the Suisun Valley Design Guidelines, which aim to minimize any negative impact on the surrounding area. The guidelines encourage the use of lighting that is directed inward and not outward from the building. The project's distance from Suisun Valley Road also means that it will not significantly affect day or nighttime views in the area or any public open spaces nearby.

Overall, the project is designed to minimize any negative impact on the surrounding area and will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. **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 checked="" type="checkbox"/>	<input 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. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g))?	<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"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project is located within the Suisun Valley agricultural area, which is surrounded by agricultural uses in the unincorporated county and development to the east in the City of Fairfield. The valley is known for its historical and ongoing importance to the agricultural industry, which accounts for more land than any other land use in the area. Agriculture also contributes to the region’s economic health and prosperity, defines much of the visual character, supports wildlife habitats and migration corridors, and provides open space and recreational amenities for residents and visitors. The Suisun Valley is a unique agricultural region differentiated from other regions by the commodities grown, soil conditions, cultivation practices, and water conditions. The area has also grown as a tourist destination, attracting visitors who want to enjoy the ambience of the region and partake of valley products such as wine, cherries, and olive oil.

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 Natural Resources Agency, to non-agricultural use?*

The property is shown as Prime Farmland pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency. The proposed project involves the conversion of approximately 0.46 acres of cultivated area to accommodate the proposed development. The project's purpose is to promote agri-tourism by offering additional accommodations for visitors and enhancing the overall experience with a high-quality hotel, restaurant, and other amenities. The conversion of a small portion of land is necessary to support this goal, and the project's focus on agri-tourism helps maintain a connection with the region's agricultural heritage. The scale of land conversion is considered to have a less than significant impact, given the overall benefits it brings to Suisun Valley local economy and community. **Less Than Significant 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 proposed project site is not currently under Williamson Act contract. **No Impact.**

- c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g))?*

The proposed project does not conflict with existing zoning for forest land or cause the rezoning of forest land. The project site is located within the Suisun Valley agricultural area and is zoned as Suisun Valley Agriculture (A-SV-20). The zoning designation is intended to preserve and protect agricultural land uses in the Suisun Valley area, and the project aligns with this purpose by promoting agri-tourism and enhancing the visitor experience. There is no forest land within the project site or adjacent areas that would be affected by the proposed development. **No Impact.**

- d. *Result in the loss of forest land or conversion of forest land to non-forest use?*

The project would not result in the loss of forest land or conversion of forest land to non-forest use. **No Impact.**

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

Construction of the proposed project does not infringe on the existing cultivation on surrounding lands. **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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The Suisun Valley is situated within the San Francisco Bay Area Air Basin (SFBAAB), which encompasses Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara Counties, the southern part of Sonoma County, and Western Solano County. Despite Western Solano County's designation as a nonattainment area for the federal and state ozone (8-hour) and PM2.5 (24-hour) standards, as well as the state ozone (1-hour) and state PM10 (24-hour) standards, air quality in the area has been improving steadily (ARB 2009, EPA 2009).

The 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. These pollutants, commonly known as "criteria air pollutants", are the most prevalent air pollutants harmful to human health. The sensitive receptors within the vicinity of the proposed project include the nearby single-family residential dwellings to the south and the elementary-middle school to the east.

The proposed project development is expected to generate operational (mobile-source and area-source) emissions that do not exceed the BAAQMD's significance thresholds. The construction-related emissions of criteria air pollutants and precursors, given the extent of development anticipated in Solano County, are expected to stay within established significance thresholds. It is not anticipated that these emissions will violate or contribute substantially to an existing or projected air quality violation, nor expose sensitive receptors to substantial pollutant concentrations.

Impacts Discussion

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

The project will not conflict with or obstruct implementation of any air quality plan. Construction-related emissions of criteria pollutants from the project will be temporary and are not expected to conflict with air quality planning efforts. Once operational, the project will adhere to all applicable regulatory requirements and standards set forth by local, state, and federal air quality control agencies.

Furthermore, the project implements a series of emissions reduction measures, in accordance with the California Air Pollution Control Officers Association (CAPCOA) Handbook, that will ensure the project's consistency with local and state efforts to improve air quality. Such measures include the installation of electric vehicle charging infrastructure and the implementation of an end of trip bicycle facilities, both of which will contribute to lower vehicle-related emissions.

Based on this information, the proposed project is not anticipated to conflict with or obstruct the implementation of the applicable air quality plan, leading to a conclusion of less than significant impact. **Less Than Significant Impact.**

- 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.**

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

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

- 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.**

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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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.

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 adjacent to 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. 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?*

The proposed project developed areas will occur well outside of the existing riparian corridor on the project site. No other sensitive natural communities occur on or adjacent to the project site. The proposed project will be adjacent existing development areas. The proposed project will not adversely affect riparian habitat or sensitive natural communities. **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 not located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. **No 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

		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Would the project:					
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Environmental Setting

The project site was converted from native vegetation to a vineyard in 2018. The primary residence and additional accessory structures 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 already disturbed due to prior vineyard ripping. Additionally, onsite agricultural operations have been ongoing and the proposed project will be located in an area previously developed for vineyard operations. Based on these factors, it is unlikely that the project will result in impacts to cultural resources.

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 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.

Less Than Significant 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 anticipated that archeological resources exist on the site. The proposed project is not situated near a creek, archaeological artifacts are commonly found. However, should any unexpected archaeological resources be discovered during construction, they will be handled in accordance with state law (Section 7050.5 of the California Health and Safety Code), which mandates that any human remains found shall be reported to the appropriate authorities. Furthermore, the California Office of Historic Preservation has indicated no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian.

Less Than Significant 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). **Less Than Significant 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 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? (Refer to Division of Mines and Geology Special Publication 42.)	<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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

including liquefaction?

- | | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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-9 the project site has Moderate liquefaction potential. The Landslide Stability map (Figure HS-8) depicts the project within an area of least landslide susceptibility (Area 1).

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

reducing the emissions of greenhouse gases?

Environmental Setting

See discussion under 2.3 Air Quality.

Impacts Discussion

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

The proposed project is not expected to significantly contribute to greenhouse gas emissions, either directly or indirectly, that would have a significant impact on the environment. While there will indeed be some level of emissions produced during the construction phase, these emissions will be temporary and relatively short-lived.

Furthermore, based on the Vehicle Miles Traveled (VMT) assessment conducted by Flecker Associates (See Appendix H), the expected trip generation and screen line VMT analysis for the project falls below the threshold of significant impact. In other words, the operational phase of the project is not anticipated to generate additional traffic that would meaningfully contribute to greenhouse gas emissions.

Additionally, the project aligns with several trip and emission reduction measures recommended by the California Air Pollution Control Officers Association (CAPCOA) Handbook, including providing end-of-trip bicycle facilities and installing electric vehicle charging infrastructure. These measures align with local and state efforts to promote alternative and green modes of transportation, further reducing the project's potential contribution to greenhouse gas emissions.

Less Than Significant Impact

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

The proposed project does not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. The project has been designed to be consistent with all local policies and regulations aimed at reducing such emissions.

Based on the VMT assessment, the outcome of this assessment affirms that the project's trip generation and screen line VMT are within the established thresholds set by Solano County, thus not contributing significantly to greenhouse gas emissions.

In addition, the project implements a range of trip and emissions reduction measures in accordance with the recommendations of the California Air Pollution Control Officers Association (CAPCOA) Handbook. Therefore, based on the compliance with the Solano County General Plan, adherence to the established VMT thresholds, and alignment with CAPCOA-recommended measures, the proposed project does not conflict with any plan, policy, or regulation adopted to reduce greenhouse gas emissions. **Less Than Significant Impact**

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 checked="" type="checkbox"/>	<input 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, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The existing 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-12

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?*

Reference discussion (a) above. **Less Than Significant 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 checked="" type="checkbox"/>	<input 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:				
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) | Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Stormwater Runoff

The project includes the development of impervious surfaces such as a resort and a parking lot, which results in increased volumetric runoff flow rates. To mitigate this increase in runoff, an existing detention pond is in place to reduce peak runoff rates to less than those that existed prior to the development of the proposed areas. The detention pond will outfall to the agricultural field to the east of the pond to mimic the pre-development drainage path. The detention pond has been designed to mitigate the increase in runoff from both the resort area and the parking lot area along with the driveway to Suisun Valley Road by metering the outfall flow rates from the detention pond. Overall, the project aims to minimize the impact of stormwater runoff on the surrounding environment.

Floodplain Development

The proposed project is located within a 100-year flood plain with a FEMA designation of Zone AO. The FEMA map for this zone indicates a floodplain water depth of 2 feet above the existing ground over the entire AO zone delineation. The project will require graded pads to elevate the finish floor of the buildings to 1 foot above the floodplain water depth, resulting in a net fill project within the AO Zone. The Solano County Public Works has reviewed the proposed increase in water depth as a result of the fill and determined that it would not adversely affect the carrying capacity of the AO Zone. Additionally, the associated increase in water level within the Zone would not have an adverse impact on neighboring parcels. Solano County requires that development projects within the AO Zone do not have a negative impact on the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated.

Domestic Water

Domestic water for the proposed project will be provided by the Suisun-Solano Water Authority (SSWA), which has confirmed the availability of sufficient potable water supply for the project

through a will-serve letter. Domestic water will be supplied by the existing connection to the SSWA domestic water main, with a flow restrictor to limit the flow to 20 gallons per minute (gpm) to minimize potential impacts on other users. Other uses, including irrigation water for the project, will be supplied by an existing onsite well and a non-potable SSWA connection. The civil engineer's assessment estimates the project's maximum daily domestic water needs to be 3,400 gallons per day, which can be met by the 20 gpm flow from SSWA. The assessment recommends the installation of a water storage tank and booster pump system to meet the peak hour demand (PHD) of 35.4 gpm. Please see appendix G for the will serve letter provided by Suisun-Solano Water Authority.

Wastewater

The wastewater generated by the proposed project will be managed through a combination of on-site septic tank and hauled off-site for treatment and disposal at the East Bay Municipal Utility District (EBMUD) Treatment Plant. The project site currently has five 3,000-gallon residential septic tanks with an AdvanTex AX-MAX17-42 treatment filter unit. The treatment filter is connected to 2 electronic solenoid valves, which then connect to 19,415 square feet of leachfield. This system is designed to handle the wastewater generated by the proposed 14-room hotel, wine tasting room, café, and employee restrooms. Process wastewater from proposed project will be hauled offsite for treatment and disposal at the East Bay Municipal Utility District (EBMUD) Treatment Plant or other approved locations.

Per the Public 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.

Impacts Discussion

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

The proposed project will not violate any water quality standards or waste discharge requirements. The project will be utilizing existing domestic water connections and onsite wastewater treatment systems that have been designed to meet industry standards and California Green Building Code requirements. The treated wastewater will be discharged to the leach field, and any process wastewater generated from proposed project will be hauled offsite for treatment. The project also has an existing detention pond to reduce peak runoff rates and mitigate the increase in runoff from developed areas. Overall, the project has been designed to minimize potential impacts to surface and ground water quality. **Less Than Significant 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 proposed project is not expected to rely on groundwater as a source of water for domestic or irrigation use, and the wastewater treatment system is designed to prevent contamination of groundwater resources. **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 project will not significantly alter the existing drainage pattern of the site or area. The addition of impervious surfaces from the proposed project will not increase volumetric runoff flow

rates. Furthermore, the applicant has an existing detention pond to reduce peak runoff rates to less than those that existed prior to the development of the proposed project. The existing detention pond will outfall to the agricultural field to the east of the pond to mimic the pre-development drainage path. Additionally, the applicant has proposed erosion control measures and the use of pervious pavement in some areas to help mitigate the potential negative impacts on the existing drainage pattern. **Less Than Significant Impact.**

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

The proposed project is located within a 100-year flood plain with a FEMA designation of Zone AO, which indicates a floodplain water depth of 2 feet above existing ground over the entire AO zone delineation. The project will require graded pads to elevate the finish floor of the buildings to 1 foot above the floodplain water depth, resulting in a net fill project within the AO Zone. **Less Than Significant Impact.**

Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Reference (a) above. **Less Than Significant 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, agricultural processing, winery, hotels 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 site is situated within a rural area that is not characterized by a densely populated area. As such, the proposed project will not physically divide or disrupt any 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 checked="" type="checkbox"/>	<input 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 65 dBA to be normally acceptable for agricultural uses. The nearest sensitive receptors are the single-family residences situated approximately 650 feet west and the Suisun Valley Elementary School located approximately 900 feet to the northeast of the project site.

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, this would be temporary and intermittent, limited to the duration of the construction phase. Furthermore, considering the rural setting, the nearest sensitive receptors, which are residential dwellings and school, are situated at more than 900 feet distances from the project site.

For social gatherings and events that include DJ or live bands, adherence to Section 28.70.10 of the County Zoning Regulations would ensure that the noise levels do not exceed the 65dBA LDN at any property line. These events are proposed to occur during standard business hours from 8 a.m. to 5 p.m., which would further reduce potential noise impacts to offsite residences during more sensitive evening and nighttime hours. **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 inside the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as seen on Figure 2 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. **Less Than Significant 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 checked="" type="checkbox"/>	<input 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. The project consists of the expansion of an existing winery and the addition of a resort with a limited number of hotel rooms. The project is not proposing new

homes or businesses that would directly contribute to population growth. **Less Than Significant 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"/>

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 Suisun 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. 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 existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 type="checkbox"/>	<input checked="" 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)?

- d. Result in inadequate emergency access?

Environmental Setting

The applicant has provided a Vehicle Miles Traveled Assessment Memo prepared by Flecker Associates dated June 18, 2023. See appendix H for further detailed discussion regarding setting, existing conditions, and analysis.

The project site is located along Suisun Valley Road, about 6 miles north of Interstate 80 (I-80) on the west side of the Suisun Valley Road / Mankas Corner Road intersection. This area of Suisun Valley is rural and includes various vineyards and accompanying wineries. Currently, there is no bus service along this area of Suisun Valley Road. The nearest bus route is Route 7, operated by FAST, the Fairfield and Suisun Area Transit system. Route 7, which operates between the Fairfield Transportation Center and Cordelia Library stops at Solano Community College, along Suisun Valley Road, and is about four miles south of the winery.

Impacts Discussion

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

The proposed project does not conflict with existing programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities within Solano County.

According to the Vehicle Miles Travel Assessment Memo prepared by Flecker Associates, the projected trip generation for the project is estimated at 66 midweek daily trips, 121 Saturday trips, and 89 Sunday trips. The project is expected to generate approximately 540 trips over the course of a week and this value is less than the County's 770 weekly trip threshold. The proposed project will not significantly alter or impact existing roadway usage or traffic volumes in a way that would conflict with any traffic management plans or policies.

Additionally, the project will also implement several trip and emissions reduction measures recommended in the California Air Pollution Control Officers Association (CAPCOA) Handbook. These include initiatives such as implementing a Commute Trip Reduction program, providing end-of-trip bicycle facilities, installing electric vehicle charging infrastructure, implementing a pedal bikeshare program, and potentially extending transit network coverage or hours. These initiatives align well with local and state efforts to promote alternative and green modes of transportation, supporting both existing and future bicycle, pedestrian, and transit facilities. Therefore, the proposed project does not conflict with any programs, plans, ordinances, or policies that pertain to Solano County's circulation system. **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?*

In December 2018, the California Office of Planning and Research (OPR) provided a Technical Advisory on Evaluating Transportation Impacts in CEQA. This advisory presents screening thresholds for land use projects, particularly concerning vehicle miles traveled (VMTs), aiming to identify projects expected to cause less-than-significant impacts. According to this advisory, "Small Projects," those generating fewer than 110 trips per day, are generally assumed to create a less than significant impact.

Flecker Associates calculations estimate that the proposed project could generate approximately 66 daily trips, with 5 trips occurring during both a.m. and p.m. peak hours. The daily, a.m., and p.m. peak hour trip generation rates, along with inbound/outbound percentages for each use, are illustrated in Table 1 below:

Source	Description	Quantity	Daily	AM Peak Hour			PM Peak Hour		
			Rate	Total	In	Out	Total	In	Out
LU 311	All Suites Hotel	15 rooms	4.40	0.34	53%	47%	0.36	49%	51%
Trips									
LU 311 All Suites Hotel			66	5	3	2	5	3	3
Total Trips			66	5	3	2	5	3	3

Note- numbers may not equal due to rounding

The project is projected to generate about 66 daily trips midweek. However, given the "wine country" location of the hotel, trips are expected to increase during weekends. The projected weekly trip generation, based on midweek daily traffic and Saturday and Sunday daily trips, is represented in Table 2 below:

Source	Description	Quantity	Mid-week	Saturday	Sunday
			Daily Rate	Daily Rate	Daily Rate
LU 311	All Suites Hotel	15 rooms	4.40	8.07	5.94
Trips					
LU 311 All Suites Hotel			66 / day	121	89
Total Weekly Trips			540		

When examined in its entirety, the proposed project anticipates a total of 540 trips per week, a value well below the County's threshold of 770 weekly trips.

In conclusion, with an estimated 66 midweek daily trips, five a.m. and p.m. peak hour trips, 121 Saturday trips, and 89 Sunday trips, the project is expected to generate approximately 540 trips over the course of a week. This value is less than the County's 770 weekly trip threshold, thus the project is considered to have a less than significant impact. Therefore, staff determine the potential conflict with CEQA Guidelines Section 15064.3, subdivision (b), to be less than significant. **Less Than Significant Impact**

- 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:				
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 consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed project is located within an area of previous agricultural use and disturbance, and there are no known tribal resources, as defined in Public Resources Code section 21074, within the project area. The California Office of Historic Preservation has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or

architectural historian, nor are there any known sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe identified on the property.

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

Within 14 days of determining that the application for the project was complete, the County provided formal notification to the designated contacts of, and tribal representatives of, traditionally and culturally affiliated California Native American tribes that have requested notice. As of the date of this study, no tribes have requested consultation for the project. **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 relocation or 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of state or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

local standards, or in excess of the capacity 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 project 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 the existing connection to the SSWA's domestic water main.

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?*

The proposed project will not require the construction of new or expanded water, wastewater treatment, or stormwater drainage facilities that could cause significant environmental effects. The project will utilize the existing connection to the Solano Irrigation District's domestic water main, and the domestic water demand estimates have been calculated based on the existing connection. The will-serve letter conditions the installation of a water storage tank and booster pump system on the proposed project to address the projected exceedance of the 20 gpm flow restrictor, but these facilities are not expected to cause significant environmental effects. **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?*

SSWA has provided a will-serve letter indicating that the proposed resort project will have sufficient water supply to serve the domestic uses of the proposed project, including 14-room hotel, restaurant, food and beverage facility, swimming pool, and welcome center, as long as a water storage tank and booster pump system are installed on the subject property. The water storage tank can fill with water from the existing domestic connection at a rate not to exceed 20 gallons per minute, which is more than adequate to supply the domestic uses on the property. **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 proposed project site is equipped with five septic tanks, each having a capacity of 3,000 gallons. These tanks are supplemented by an AdvanTex AX-MAX17-42 treatment filter unit. This filter unit is linked to two electronic solenoid valves, which subsequently connect to a substantial leachfield spanning 19,415 square feet. This setup is sufficient to handle the wastewater generated by the proposed project. Therefore, the existing on-site infrastructure is anticipated to adequately manage the domestic wastewater produced by the project's activities.

In addition to the on-site management, the project has provisions for off-site treatment of process wastewater. The wastewater from the project's operations will be regularly hauled off-site for treatment and disposal at the East Bay Municipal Utility District (EBMUD) Treatment Plant. The wastewater generated by the proposed project is expected to be adequately managed through the established on-site septic system and off-site treatment arrangements. **Less Than Significant 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 2022 CalFire Fire Hazard Severity Zone Map, the property is located within an area designated “low or none” fire hazard severity zone. 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

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

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.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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:

Jeffrey Lum
Senior Planner

Solano County Department of Resource Management
Planning Services Division
675 Texas Street, Ste. 5500
Fairfield, CA 94533

PHONE: (707) 784-6765

FAX: (707) 784-4805

EMAIL: cjlum@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

Regional Agencies

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

Local Agencies

City of Fairfield
Suisun Fire Protection District
Solano Irrigation District
Suisun-Solano Water Authority
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division



Preserving Open Space and Agriculture

<https://solanoorderlygrowth.org>

Attn: Jeffrey Lum, Solano County Department of Resource Management

[via email: cjlum@SolanoCounty.com]

August 2, 2023

SUBJECT: Village 360 Winery Phase II Resort Project, Use Permit application U-22-05/Proposed Negative Declaration

Dear Mr. Lum:

We have reviewed the draft Negative Declaration for the proposed Village 360 Winery Phase II Resort Project. We believe that the draft Negative Declaration is deficient due to its lack of analysis of cumulative impacts within Suisun Valley and the project's contribution to these impacts.

The Solano County Orderly Growth has long advocated for the need for long range Suisun Valley-wide planning. As we have stated before, **long range, Suisun Valley-wide planning must begin now** in order to manage cumulative impacts from all projects. To mention just one example, it will always be inappropriate to analyze traffic and noise from a single event center, individually. When multiple events are held simultaneously at multiple event centers, traffic and noise inevitably are cumulative. Thus, they require cumulative planning and management.

The environmental analysis for Village 360 Phase II should begin to establish Suisun Valley-wide measures to prevent significant cumulative impacts including aesthetics, agriculture resources, hydrology, and traffic. Those measures should be applied not only to Village 360 Phase II, but to all future projects.

There is an obvious unaddressed elephant in the Suisun Valley Strategic Plan. Appendix B of the Plan specifies traffic infrastructure improvements required and analyzes their costs. However, to the best of our knowledge, to date the County has failed to include any funding mechanism for those needed improvements in any plans or permits for projects in Suisun Valley.

As a first step, Table B-1 identifies \$4.6m of roadway improvements needed within the Suisun Valley itself. The table does not break down this total by individual ATCs. We recommend determining what portion of the \$4.6m is attributable to each ATC, and then assessing an equitable share to be paid by this and future projects Suisun Valley. Or, perhaps the County anticipates other funding sources that could be used for required roadway improvements. If so, your analysis should specify what those funding sources are, and provide a timeline for when those funds will be available.

In addition, what is unsaid in the Strategic Plan, but needs to be considered, is the impact of projects like Village 360 Phase II on intersections outside of the Suisun Valley. Suisun Valley Road at I-80, Suisun Valley and Pittman Road, and the nightmare of getting to Westbound I-80 at Green Valley Road will all get worse as projects are permitted consistent with the Strategic Plan. Addressing these regional impacts will, of course, require consultation with the City of Fairfield and CalTrans. That consultation and planning need to begin now.

In the longer term, Tables B-II and B-III show a need for an additional \$43m (2010 dollars) required to support the Strategic Plan, including shoulder widening, bike lanes, bridge replacement, and flooding mitigation. The actual costs will be significantly higher when considered in current dollars, and when they include the County's portion for other infrastructure such as the necessary improvements to the Suisun/Pittman Road interchange that are not identified in the Strategic Plan. When and how will the County address these funding needs? Funding mechanisms should be part of your analysis for this and all future projects.

Based on our analysis, the draft Negative Declaration needs to be revised to include the cumulative impact analyses

Please continue to send planning department documents and notices regarding the Village 360 Winery Phase II Resort Project and other projects within Suisun Valley.

If you would like to discuss any of the points covered in this letter, please contact me.

Yours sincerely,

Bob Berman, Chair
Solano County Orderly Growth Committee
bob@nicholsberman.com
707-208-1991

Cc: Alan Calder

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

Planning Commission

NOTICE IS GIVEN that the Solano County Planning Commission will hold a PUBLIC HEARING continued from October 19, 2023 to consider Use Permit Application No. U-22-05 of Anselmo to establish a 14 room hotel, beverage facility, swimming pool, an outdoor activity area to an existing winery, special event facility, and café, and to utilize an existing single-family residence adjacent to the existing winery as a vacation house rental, located at 4949 Suisun Valley Road, Fairfield, within the “A-SV-20” Suisun Valley Agricultural Zoning District, APN: 0149-060-130. The Planning Commission will consider adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. (Project Planner: Jeffrey Lum, 707-784-6765)

The hearing will be held on **Thursday, November 2, 2023, at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please contact the Department of Resource Management at 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. **Phone:** You may provide comments verbally from your phone by dialing **1-415-655-0001** and entering **Access Code 2632 666 6680**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. **Email/Mail:** Written comments can be emailed to PlanningCommission@SolanoCounty.com or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Friday, October 27, 2023

From: [Frank Andrews](#)
To: [Planning Commission](#)
Subject: Village 360 Expansion
Date: Monday, October 16, 2023 12:28:01 PM

Frank J. Andrews

2200 Julian Lane, Fairfield, CA 94533

fandrews@asbproperties.com

October 16, 2023

Chairperson
Solano County Planning Commission

I am writing this letter of support for the Village 360 expansion plans. Their winery has been a tremendous asset to all of Suisun Valley and their plans for the future will do nothing but increase that benefit.

My wife Helen and I are their next-door neighbors and share a private road. They have always been accommodating and pleasant to work with. I do not see anything but benefits from their proposed project and this expansion will only make it more successful. As far as traffic is concerned, it is a non-issue. The only time there is any traffic is in the afternoon for half an hour when there is commute traffic from Napa avoiding I80, which has nothing to do with Suisun Valley.

So, I want to go on record supporting Approval of the project and it moving forward.

Sincerely,

Frank Andrews

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.



October 17, 2023

Solano County Department of Resource Management
675 Texas St., Suite 5500
Fairfield, California 94533
Via Electronic Mail Only: PlanningCommission@SolanoCounty.com

RE: USE PERMIT APPLICATION NO. U-22-05

To Commissioners Gaddies, Bauer, Batson, Cayler, and Reagan:

I am writing to you with regard to Use Permit Application No. U-22-05 submitted by Jeff and Jody Anselmo to add a 14-room resort hotel, beverage facility and swimming pool to their existing winery and special event center at Village 360. Jeff and Jody are longtime residents of Suisun Valley and, along with many other local farmers, vintners, grape growers, and other stakeholders in the Valley, have made considerable contributions to shaping the Valley into what it has become today. With the establishment of Backroad Wines and more recently Village 360, the Anselmos are synonymous with Suisun Valley strategic plan. Suisun Valley enjoys a well-earned reputation of beautiful place to visit for the day, have a meal and taste some fantastic wines.

But with this project currently under submission before the Commission, Suisun Valley can take it one step further and become the overnight destination it deserves to be. A 14-room resort hotel is exactly what the Valley needs to not only prosper but to give itself a chance to compete with some of the other great wine regions in this state. It goes without saying that such a destination resort is not only consistent with the strategic plan but encouraged by it.

Our Caymus-Suisun Winery and tasting room are located directly to the north and adjacent to the proposed site for these improvements. Since Village 360 opened its doors, we have had no adverse impacts to our own business operations but in fact feel that each operation benefits from and complements the other. It is vital for the future of this Valley that the vision behind the strategic plan be borne out by projects such as this and my family is fully in support of this project.

Regards,
Caymus Vineyards

Charles J. Wagner
President



Solano County Department of Resource Management
675 Texas Street Suite 5500
Fairfield, CA 94533

Re: Anselmo Project

To whom it may concern:

I recently was made aware of the Use Permit U-22-05 application regarding the Anselmo Project to establish a 14-room hotel to their existing winery/agritourism venue. After meeting with Jeff Anselmo explaining their intentions, it is my opinion that the project fits within the scope of the Suisun Valley Strategic Plan.

My personal residence is located at 4847 Suisun Valley Road and happens to be the closest residence to this proposed project. After living in close proximity of the current facility since it opened, I have no concerns regarding this application.

This addition to the current winery/Agri-tourism venue (BackRoad Vines & Village 360) would be a welcoming asset to Suisun Valley, and also aid in the further expansion of Suisun Valley wines. Venues that support agritourism are extremely important to the sustainability of the current agriculture/wine industry of Suisun Valley.

As third generation member of a wine producing family, I'm in support of the Anselmo Use Permit Application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Lanza', is written over a faint circular stamp.

Ron Lanza
President
Lanza Vineyards Inc. (dba. Wooden Valley Winery)
Suisun Valley Vintners & Growers Association

From: [Jeff Butler](#)
To: [Planning Commission](#)
Subject: Anselmo Use Permit
Date: Thursday, October 19, 2023 6:24:30 PM

Dear Commissioners:

My name is Jeff Butler. I own several properties in the county and my family farms there. Unfortunately, I cannot be there in person to encourage you to approve this highly desirable project.

I strongly urge you to approve the Anselmo use permit. It will help all businesses in the valley as well as downtowns Suisun and Fairfield.

Thank you.

Jeff Butler
(707) 410-8818

From: [ROBERT PELASCINI](#)
To: [Planning Commission](#)
Subject: Fwd: Village 360 units
Date: Friday, October 20, 2023 2:09:21 PM

Board Members,

My name is Bob Pelascini. My wife Barbara and I live at 4735 Suisun Valley Road, across from the Wooden Valley Winery. We also own open space acreage near the top of Twin Sisters. We are quite near the Village 360 property and drive by there often. I am a retired Civil Engineer. I studied Traffic Engineering at UC Berkeley and worked several years for Caltrans. My work at Caltrans included traffic studies and road designs.

We support the 14 unit project at Village 360. I feel it will be a pleasant addition to the Valley.

In my opinion the project will not adversely affect traffic in our area. Their traffic will be intermittent as opposed to surge type traffic caused by schools, theaters or sporting events. If I did traffic counts in that area before and after construction you would see little if no difference in the numbers. You may see a tick up during construction, but that would be short term and could be monitored

The existing 4Way stop sign intersection at Suisun Valley Road and Mankas Corner Road functions well, despite the Napa commuters.

Having a single entrance to 360 and Caymus was a good design. That intersection has good stopping sight distance and is well signed.

The lone speaker at the October 19 hearing spoke of motorcycle and boat traffic going through Rockville. That statement muddies the issue and has little to do with the proposed units. The noticeable traffic problems in our area involve street parking and traffic backing onto the higher speed streets. This is noticeable at Larry's Produce, Pioneer Inn and Rockville Corner. Village 360 has no such issues.

The lack of a comprehensive general plan for Suisun Valley was mentioned by the speaker. That is an issue of importance. We do need orderly growth. It is unfair, though, to halt all development until that plan is in place. I feel that the Planners are professional and able to evaluate this proposal. The Village 360 people have a track record of doing quality work. The same can be said of our other neighbors Caymus and Wooden Valley.

Suisun Valley is our home, and we will be affected by any development here. I feel that the proposed addition will enhance our area and will have no negative effect.

Bob Pelascini PE