

**NEGATIVE DECLARATION  
OF THE  
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

**PROJECT TITLE:**

Monroe Ranch Use Permit Application U-18-03

**PROJECT DESCRIPTION AND LOCATION:**

The project is located at 4400 Suisun Valley Road 2 miles west of the City of Fairfield within the Suisun Valley Agriculture "A-SV-20" Zoning District, APNs: 0027-020-080 and 090.


The project involves the construction of a 4,000 square foot barn-styled accessory structure (event barn) to serve as a special event facility adjunct to the Suisun Valley Inn currently operating at the Monroe Ranch. The event barn would primarily host weddings on weekends during the summer months. A majority of the weddings are expected to have 150 or fewer attendees; however, some events would draw up to 250 persons. Weddings will typically be held on Saturdays, usually beginning in the afternoon or early evening. A wedding event at Monroe Ranch requires utilizing the entire facility which includes rental of the Suisun Valley Inn; therefore, the site is limited in capacity to host only one wedding per rented weekend. In addition, the project involves developing guest parking along the eastern edge of the existing vineyard near the Suisun Valley Inn and proposed event barn. A total of 61 parking spaces would be provided atop an all weather gravel or decomposed granite surface. Spaces would be striped and measure 9 feet wide by 18 feet deep.

**FINDINGS:**

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regard to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

**PREPARATION:**

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below.

  
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