

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Monroe Ranch Use Permit Application U-18-03

Lead Agency: County of Solano

Contact Name: Eric Wilberg, Planner Associate

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Project Location: 4400 Suisun Valley Road, Fairfield 94534

Solano

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable.

Provide a list of the responsible or trustee agencies for the project.

Agencies which may have jurisdiction over the project:

Federal Agencies

n/a

State Agencies

California State Water Resources Control Board, Division of Drinking Water

Regional Agencies

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

Local Agencies

Cordelia Fire District
Solano County Building & Safety Division
Solano County Environmental Health Division
Solano County Public Works Engineering Division
Solano Irrigation District

Governor's Office of Planning & Research
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STATE CLEARINGHOUSE