

Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com



Agenda

Thursday, September 19, 2019

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, 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.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 19-037](#)

Attachments: [July 18, 2019 PC Minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by

the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 19-038](#) Public Hearing to consider Use Permit application U-18-03 to establish and operate an eight room Bed & Breakfast Inn and Special Events venue located at 4400 Suisun Valley Road, 2 miles west of the City of Fairfield, within the Suisun Valley Agricultural Zoning District "A-SV-20", APN's 0027-020-030, 080, and 090.

Attachments: [A -Draft Resolution](#)
[B - IS and ND](#)
[C - Vicinity Map](#)
[D - Assessors Parcel Map](#)
[E - Aerial Photo Monroe Ranch](#)
[F - Monroe Ranch Site Plan](#)
[G - Monroe Ranch Development Plans](#)
[H - Comment Letters](#)
[I - Traffic Memo](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of October 3, 2019 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #:
Type: PC-Document
File #: PC 19-037
Agenda date: 9/19/2019
Title:

Status: PC Minutes
Department: Planning Commission
Contact: Paris Stovell 7077843175
Final action:

Governing body: Planning Commission

District:

Attachments: [July 18, 2019 PC Minutes](#)

Date	Ver.	Action By	Action	Result
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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of July 18, 2019

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Cayler, Hollingsworth, and Chairman Walker

EXCUSED: Commissioner Bauer

STAFF PRESENT: Bill Emlen, Director; Michael Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; Jim Laughlin, Deputy County Counsel; Jeffery Bell, Environmental Health Supervisor; Saeed Iravani, Building Official; and Kristine Sowards, Planning Commission Clerk

Chairman Walker called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of June 20, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Use Permit Application No. U-18-04 of **Ted and Jeri Seifert (The Timbers-Silveyville Christmas Tree and Pumpkin Farm)** for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, with the addition of a proposed event venue consisting of a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Michael Yankovich)

Mike Yankovich provided an overview of staff's written report. The site is comprised of two parcels which together contain 31.8 acres. The 9.3-acre parcel (0108-090-140) was previously used by the State as a tomato grading station and is entirely developed with pavement and multiple structures. It is also under contract, No. 52, through the Solano County Uniform Rules and Procedures as authorized by the California Land Conservation Act. The 22.5-acre parcel (0108-090-130) is developed with agricultural and residential structures as well as significant areas planted in trees and seasonal crops. It is also under California Land Conservation Act Contract No. 52.

The report went on to say that the Williamson Act program is designed to protect agricultural land for continued commercial agricultural use primarily for the production of food and fiber and other lands devoted to open-space and recreational uses. The rules set forth the eligibility requirements, land use restrictions, and procedures for entering into and terminating agricultural preserves and land conservation contracts within Solano County. Table A of the Rules does not cite the proposed uses as permitted or compatible with lands within an agricultural preserve. The permittee will file Nonrenewal of the contract upon approval of Use Permit U-18-04. Staff recommended approval of the project.

Commissioner Cayler noted that she is acquainted with the applicant and was recently given a tour of the site.

Since there were no questions of staff, Chairman Walker opened the public hearing.

The applicant, Ted Seifert, appeared before the commission. Mr. Seifert provided information about the history of the property and gave an overview of their proposed project. He explained that they believed, due to the many years the activities had been taking place on the site, that the uses were grandfathered in. He cited that in 2015 in a meeting with the health department regarding their proposal for a concession stand, they were informed that the activities taking place on the property were not permitted. At that point they applied for a business license which was followed by this use permit application. Mr. Seifert said he wanted to make clear that this application is proposing two separate community events; the pumpkin patch and the after-Thanksgiving activities. He said in the staff report it refers to a community event, where in fact it should be plural, to indicate two separate events. He noted the importance of the separation of events to meet septic requirements.

Mr. Seifert spoke of the discussion regarding the Williamson Act in the report. He said he can recognize the requirement as it pertains to the paved portion of the site, noting that the functionality of that property originally was a tomato regrade and processing area which was the basis for the Williamson Act Contract in 1969. He said that he views their proposal as having two phases; the existing business, and the future business which would be the event center. He said phase two may happen within a year or two, depending upon financing. He commented that they will be working with staff about this aspect of the Williamson Act and are hoping they can defer the requirement until the second phase of the project.

Since there were no further speakers, Chairman Walker closed the public hearing.

Mr. Yankovich spoke regarding the Williamson Act stipulation. He said the Williamson Act is for properties that are engaging in commercial agriculture providing food and fiber. When a use is changed that is incompatible with the Williamson Act, it is required the contract either be non-renewed or cancelled altogether. He commented that the portion of the proposal where the

property is completely paved over, although there are some ag serving businesses on that land, would be very difficult to say that commercial ag is taking place there. Mr. Yankovich commented that when planning staff brought their Work Plan before the Board of Supervisors, Supervisor Vasquez inquired about reviewing the county's Williamson Act Program. In reviewing the Program, this would most likely be one area that would be studied as to whether non-renewal or cancellation would be considered.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler to adopt the mandatory and suggested findings and approve Use Permit Application No. U-18-04, subject to the recommended conditions of approval. The motion passed unanimously (Resolution No. 4675)

Item No. 2

PUBLIC HEARING to consider a recommendation to the Board of Supervisors regarding incorporating policies relative to the **Cache Slough** region into the General Plan.

Nedzlene Ferrario provided a brief presentation of staff's written report. On May 16, 2019, planning staff presented an overview relative to the issues related to the potential land conversions in Cache Slough. Planning commissioners requested that the item be brought back for further discussion and review. Staff is bringing to the commission, a specific set of General Plan text and policy, for consideration and recommendation to the Board of Supervisors.

The project consists of adoption of a policy framework to address potential agricultural land conversions in Cache Slough. Cache Slough is predominantly agriculture, adjacent to the Sacramento River and its tributaries, and the Yolo Bypass floodway. The proposed policies protect the existing agricultural environment and the supporting infrastructure in order to ensure continued economic viability of the region in order to avoid conflicts of Solano County's vision for agriculture. Individual environmental effects due to construction activities will be evaluated on a project level or case by case basis.

Since there were no questions of staff, Chairman Walker opened the public hearing.

Jeff Henderson, Delta Stewardship Council, appeared before the commission. Mr. Henderson noted the Delta Stewardship Council is an independent State agency that was established by the 2009 Delta Reform Act. They are an agency that address policies and issues in the Delta. The Reform Act sets forth co-equal goals for the Delta; providing a more reliable water supply for California, and protecting, restoring and enhancing the Delta eco-system. The co-equal goals identify that these activities need to occur in a manner that protects and enhances the Delta as a place, including the agricultural values of the Delta. Mr. Henderson stated that their role at the council is to further those co-equal goals through the Delta Plan. The Delta Plan includes regulations that apply to state and local government agencies. Specifically, the council has regulatory and appellate authority over what are known as covered actions. These are certain actions that take place in whole or in part in the Delta, and they apply to projects that local or state agencies are carrying out, approving, or funding in the Delta.

Mr. Henderson said one of the key things that makes a project a potential covered action is if the project has a significant, positive, or negative impact on achieving those co-equal goals. They fully recognize that in Solano County agriculture is valued as an economic benefit and as a way of life. The Cache Slough area is a valuable agricultural region and is located at elevations that can support effective habitat restoration.

Mr. Henderson stated the county has identified several potential issues associated with land conversions from agriculture to restoration or floodway uses, conversions which are anticipated as part of the several planned restoration projects that were highlighted in the staff report. While the proposed amendments would have a positive effect on ag and the Delta as a place, they would also have a negative effect on ecosystem restoration. As steps that would be taken to reduce some of the impacts to agriculture could potentially limit the size, the location, the connectivity, and the features of proposed restoration projects. He noted that council staff has met with county staff prior to these hearings and have taken a close look at the proposed policies. They feel the general plan amendment appears to meet the definition of a covered action, in part, because it has the potential to inhibit the opportunity to restore habitat in the Cache Slough and Yolo Bypass priority habitat restoration areas. That is perceived from the co-equal goals perspective as a negative impact, but the amendments also describe a framework and conditions under which restoration projects should demonstrate compatibility with their agricultural surroundings. That is essentially a positive effect of the amendment. The council is potentially concerned that the county's proposed policies and the zoning that may follow to implement them may result in additional approvals or additional conditions that could limit the size, the features, connectivity, and the elevation of restoration projects that may not exist today. This would potentially be significant to the overall success of Delta restoration efforts, and best available science indicates that the size, the features, the connectivity and the elevation are essential components of viable restoration projects.

Regarding demonstrating the consistency with surrounding uses, Mr. Henderson stated that the Delta Plan regulations require that ecosystem restoration projects avoid or reduce conflicts with the existing or planned land uses that surround them, including agricultural uses. From this perspective, the proposed policies describe what restoration project proponents would be required to do and how other public agencies, including state agencies, proposing restoration projects should demonstrate compatibility with the surrounding agricultural land. So future covered actions, including the three restoration projects of concern to the county, are also required to demonstrate consistency with these policies and other Delta Plan policies and are subject to potential appeal before the council. From this perspective, the county's policies have potential to represent a good structure for dialogue regarding the consistency of those future projects, not just with the county's General Plan but also with the Delta Plan.

Mr. Henderson said they would appreciate an opportunity to continue working with county staff to determine the ultimate covered action status of the proposed amendments. The council encouraged the county to file a Certification of Consistency following the Board of Supervisors action to adopt the policies. He noted that their staff is ready to engage in early consultation discussions regarding these matters.

Since there were no further speakers, Chairman Walker closed the public hearing.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Rhoads-Poston to determine that the project qualifies for Section 15308 Class 8 Protection of the Environment, of the California Environmental Quality Act, and recommended that the Board of Supervisors amend the General Plan and incorporate policies regarding Cache Slough, as attached to the staff report dated July 18, 2019. The motion passed unanimously. (Resolution No. 4676)

ANNOUNCEMENTS and REPORTS

Bill Emlen informed the commission that the Planning Director's group is trying to put together a planning commissioner training pertaining to CEQA. The proposed date is August 28th. Mr. Emlen noted that staff will provide more information to the commission as details come forward.

Since there was no further business, the meeting was **adjourned**.



Agenda Submittal

Agenda #: 1 **Status:** PC-Regular

Type: PC-Document **Department:** Planning Commission

File #: PC 19-038 **Contact:** Paris Stovell 7077843175

Agenda date: 9/19/2019 **Final action:**

Title: Public Hearing to consider Use Permit application U-18-03 to establish and operate an eight room Bed & Breakfast Inn and Special Events venue located at 4400 Suisun Valley Road, 2 miles west of the City of Fairfield, within the Suisun Valley Agricultural Zoning District "A-SV-20", APN's 0027-020-030, 080, and 090.

Governing body: Planning Commission

District:

Attachments: [A -Draft Resolution](#)
[B - IS and ND](#)
[C - Vicinity Map](#)
[D - Assessors Parcel Map](#)
[E - Aerial Photo Monroe Ranch](#)
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Date	Ver.	Action By	Action	Result
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Published Notice Required? Yes X No
Public Hearing Required? Yes X No

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Use Permit Application No. U-18-03 of Gary and Ying Bacon to authorize an Agritourism facility consisting of an eight room Bed and Breakfast Inn and Special Events venue.
2. Adopt a resolution to **Adopt** the Negative Declaration and **Approve** Use Permit U-18-03 subject to the recommended conditions of approval (Attachment A, Draft Resolution).

SUMMARY:

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 Suisun Valley Inn is currently permitted via Administrative Permit AD-17-01 as a five room Bed and Breakfast Inn.

FINANCIAL IMPACT:

The costs associated with filing the Use Permit application and subsequent environmental review have been paid by the applicant to the Department of Resource Management.

DISCUSSION:

Setting

The subject site is located at 4400 Suisun Valley Road, two miles west of the City of Fairfield. The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Land surrounding the project is utilized for agricultural production, predominantly vineyard cultivation. The site borders agricultural land to the north and south, Suisun Creek to the east, and Suisun Valley Road to the west.

The property is comprised of three Assessor's Parcels totaling 27.16 acres. The lot is generally flat, exhibiting slopes of less than six percent. The property is predominantly utilized for agricultural purposes, which includes 22.81 acres of land entered into an active Williamson Act contract (No. 1109). Eighteen acres of the site are devoted to seasonal vegetable crop production, five acres are planted in vineyards, two acres are riparian habitat along Suisun Creek, one acre of landscaping surrounds residential development, and one acre of vacant land is reserved for the proposed special event barn and parking. Development on-site is set back approximately ¼ mile from Suisun Valley Road and is clustered near Suisun Creek which meanders in a north-south direction across the eastern boundary of the property. The creek is bordered by large oak and walnut trees. Residential development consists of two structures, which include the 3,980 square foot Suisun Valley Inn as well as a 1,350 sq. ft. caretaker's residence. A domestic water well and private septic system support development on-site.

Project Description

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.

Temporary staff providing catering and entertainment services would also be employed for each event. Staffing levels would be contingent on the size of the event and can be expected at a ratio of one staff person per fifteen guests. The facility would initially rely on outside catering for food service; however, it is anticipated that a commercial kitchen will be constructed within the event barn at a later phase of the project. Musical entertainment would likely occur at each event, lasting until 10:00 pm.

In addition to weddings, the event barn would also accommodate other types of special events including corporate meetings and charitable events. These types of events would typically occur during a weekday with an anticipated attendance of up to 50 persons.

The Suisun Valley Inn currently operates on-site as a 5-room Bed and Breakfast Inn. The Inn caters primarily to groups of friends or families who visit the Suisun Valley for 2 - 4 days, usually on weekends. In addition, the facility serves corporate retreat business during the week as well as individual travelers for last minute reservations. The Inn does not serve food, however, groups who rent the entire Inn may utilize the existing kitchen. The project would increase the available number of rooms for rent at the inn up to eight.

Access/Circulation

Access to the site is provided via Suisun Valley Road which is oriented in a north-south direction extending north from Interstate 80, to State Route 121 in Napa County (where it becomes Wooden Valley Road). Suisun Valley Road is classified as a Collector road in the Solano County General Plan. In the project vicinity, it is a rural two-lane roadway with centerline striping and unimproved shoulder areas of various widths (no sidewalks or bicycle lanes).

An existing paved driveway runs along the northern property boundary and provides access to the site from Suisun Valley Road.

The driveway is 12 feet in width with one 18 foot wide turnout and is lined on both sides by 58 Southern Magnolia trees. The existing driveway would need to be widened to eighteen feet for a two-way drive with 20 feet of unobstructed width for emergency vehicle access. Alternatively, access along the southern property line may be enhanced to meet the emergency vehicle access requirements.

Parking

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.

The project includes utilizing off-site parking at Solano Community College for larger events requiring parking for more than 61 vehicles. The applicant has provided a written agreement with the College for up to 100 additional spaces as needed. The college is located 1.5 miles south of the project site along Suisun Valley Road.

Signage

There is an existing 7 foot tall freestanding sign constructed of painted wood near the entrance of the property along Suisun Valley Road. The ten square feet of sign area faces south and displays the "Suisun Valley Inn, street address, Monroe Ranch, and Member of Suisun Valley Vintners & Growers Association".

Proposed freestanding signage measures 8 feet tall and consists of 32 square feet of sign area. Signage would face both north and south directions along Suisun Valley Road. The proposed signage would replace existing signage and would be generally in the same location near the entrance to the property.

Domestic Water Supply

The project includes utilizing an existing domestic water well to supply potable water to two 10,000 gallon water tanks to be located south of the event barn. The tanks would then provide domestic drinking water and fire suppression to the proposed event barn.

Wastewater

The project includes the construction of a new engineered private septic system to serve the event barn. This system would be separate from two existing systems serving residential development on-site.

Irrigation Water

The subject property is located within the Solano Irrigation District Boundary and is currently provided with agriculture irrigation water between April and October through an existing agricultural service.

General Plan and Zoning Consistency

The subject site is designated Agriculture by the Solano County General Plan. 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.

Further the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. 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 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, residential development, Bed & Breakfast Inn, and Special Events venue are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

WILLIAMSON ACT:

The property is predominantly utilized for agricultural purposes, which includes 22.81 acres of land entered into an active Williamson Act contract (No. 1109). Eighteen acres of the site are devoted to seasonal vegetable crop production, five acres are planted in vineyards, two acres are riparian habitat along Suisun Creek, one acre of landscaping surrounds residential development, and one acre of vacant land is reserved for the proposed special event barn and parking. A notice of non-renewal was filed April 7, 2017 on a 3.03 acre portion of the subject property. The proposed event barn and parking are located within the area of non-renewal.

The Suisun Valley Strategic Plan (Page 2-2) recognized that some of the land uses allowed under the County's General Plan and the Suisun Valley Zoning Regulations are not consistent with the Williamson Act. Such activities include, but are not limited to: bed and breakfasts, hotels, resorts, restaurants, bakeries, and cafes. The Plan recommends that landowners within the Williamson Act seeking to operate such uses need to file for nonrenewal on portions of the property where these activities would take place. Nonrenewal has been filed on the 3 acre portion of the property where the event barn and parking are proposed.

ENVIRONMENTAL ANALYSIS:

The Department of Resource Management prepared a Draft Initial Study and Negative Declaration (IS/ND) (Attachment B, Initial Study and Negative Declaration) for the proposed project. The IS/ND was noticed and made available for public review and comment between June 12, 2019 and July 12, 2019 through Solano County and the State Clearinghouse (SCH # 2019069044).

The IS/ND generated comments from the State Department of Conservation (DOC), Caltrans, and two nearby property owners (Comment Letters).

The DOC raised concern about the compatibility of the existing Bed and Breakfast and proposed Event Facility with the established Williamson Act contract. The Williamson Act analysis section of this report as well as the Agricultural Resources section of the IS/ND (2.2 b.) discuss the proposed land use with the existing contract.

Caltrans had no comments or concerns with the project.

Nearby property owners raised concerns primarily about the potential impact on traffic and noise from the existing and proposed land uses. Section 2.12 of the IS/ND discusses project impact on Noise. Section 2.16 of the IS/ND discusses the project impact on Transportation and Traffic. In addition, the applicant has furnished a memorandum prepared by the transportation consultant who performed the traffic impact analysis for the IS/ND addressing concerns specific to traffic (Attachment I, Traffic Memorandum).

PUBLIC HEARING NOTICE:

In accordance with Solano County Zoning Regulations, notice of a public hearing was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic.

ALTERNATIVES:

The Planning Commission may choose alternative actions, including:

1. Approve or conditionally approve the use permit for the project; or
2. Deny the use permit; or
3. Continue the hearing in order to obtain additional information.

OTHER AGENCY INVOLVEMENT:

The proposed project and associated Negative Declaration have been noticed and solicited for review and comment by various local, regional, and State agencies. Any recommended conditions of approval have been incorporated into the draft resolution.

ATTACHMENTS:

- A - Draft Resolution
- B - Initial Study and Mitigated Negative Declaration
- C - Vicinity Map
- D - Assessor's Parcel Map
- E - Aerial Photo of Subject Site
- F - Proposed Site Plan
- G - Water Usage Analysis Report
- H - CEQA Comment Letters
- I - Traffic Memo

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO.

WHEREAS, the Solano County Planning Commission has considered Use Permit U-18-03 of **Gary and Ying Bacon** to establish and operate an eight room Bed & Breakfast Inn and Special Events venue located at 4400 Suisun Valley Road, 2 miles west of the City of Fairfield, within the Suisun Valley Agricultural Zoning District "A-SV-20", APN's 0027-020-030, 080, and 090, 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 held on September 19, 2019, and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. The establishment, maintenance, or operation of the proposed use or building applied for are in conformity to the Solano County General Plan with regard to traffic circulation, population densities, and distribution, and other aspects of the General Plan considered by the Planning Commission to be pertinent.

The applicant has furnished a Traffic Impact Analysis to evaluate the potential traffic impacts associated with the project. The analysis has determined that the project would not impact traffic level of service conditions based on the Solano County significance thresholds. Driveway operations would remain acceptable during weekend and weekday events for typical sized and maximum sized events. Existing and cumulative operations would operate at LOS 'B' or better conditions.

The General Plan policies relating to population densities and distribution are not applicable to this use permit amendment request.

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

The project is served by Suisun Valley Road which is a public road that provides adequate transportation and circulation to and from the site. The traffic study provided with the application concludes that the proposed project will not adversely affect traffic operations along Suisun Valley Road. Onsite domestic water supply and wastewater treatment systems will be upgraded as needed to support the project and as conditioned by this permit.

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.

The proposed Bed and Breakfast Inn and Special Event venue will not create a nuisance or cause any detrimental effect to the health, safety, peace, morals, comfort, or general welfare of the community. The environmental review and analysis provided with this application demonstrate that the land use will not generate potentially significant environmental impacts.

BE IT, THEREFORE, RESOLVED, that the Planning Commission 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.

BE IT, THEREFORE, RESOLVED, that the Planning Commission has approved Use Permit U-18-03 subject to the following recommended conditions of approval:

Administrative

1. The proposed Bed and Breakfast Inn and Special Events Facility shall be established and operated in accord with the application materials and development plans for Use Permit U-18-03, filed June 8, 2018, and as approved by the Solano County Planning Commission.
2. Granting of Use Permit U-18-03 authorizes the construction of a 4,000 square foot barn-styled accessory structure to serve as a Special Event facility adjunct to the Suisun Valley Inn. Approval also authorizes the increase of up to eight rooms as part of the Bed and Breakfast Inn.

The project includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and fire suppression.

3. This use permit is subject to renewal pursuant to Section 28.106(N) of the Solano County Code. Application for renewal must be filed 60 days prior to the five (5) year anniversary date of the initial approval or the most recent renewal approval date.
4. Conditions of Approval established through the issuance of this amendment shall supersede any and all prior conditions established under Administrative Permit AD-17-01.
5. No additional uses, new or expanded buildings shall be established beyond those identified on the approved development plans without prior approval of an amendment or revision to the use permit.
6. Prior to the issuance of a certificate of occupancy for structures authorized under this use permit, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management determines that the permittee is in compliance with the necessary prerequisite conditions of approval.
7. If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board of Supervisors for hourly work by the Department.
8. 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.
9. 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 of 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.

Agritourism Uses - Special Events Facility A-SV-20

10. The subject property shall be limited to a maximum occupancy of 250 guests during Special Events.
11. The Special Event facility shall be operated by the property owner or occupant, subject to possession of a valid Solano County business license.
12. The Special Event facility shall maintain a thirty (30) foot minimum setback from an adjacent street.
13. The Special Event facility shall have ingress and egress designed as to avoid traffic congestions 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. The Special Event facility 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. All authorized events shall start no sooner than 10 a.m. and end by 10 p.m. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an event shall be off the property by 10:30 p.m.

Bed and Breakfast Inn

16. Signage on the residence shall be limited to one (1) non-illuminated wall-mounted sign not to exceed four (4) square feet in area.
17. The Bed and Breakfast Inn shall have no more than eight guestrooms.

Circulation & Parking

18. Ingress and egress to the subject site and the interior circulation pattern shall be developed consistent with the approved development plan.
19. Parking on-site is restricted to the areas designated and identified for parking on the approved development plans. Overflow parking for Special Events and activities is prohibited on other areas of the subject property and off-site along Suisun Valley Road.
20. The proposed parking lot and driveways leading to it shall be surfaced with asphaltic concrete or its equivalent as approved by the Solano County Public Works Division. The proposed parking lot shall be sloped consistent with the approved development plans.
21. The permittee shall maintain its contract with the Solano Community College (for offsite parking to facilitate larger events, with guests being shuttled to the Event Facility) should the Event Facility continue the need for parking in excess of the 61 spaces provided onsite or for events greater than 150 persons.

Lighting

22. Lighting capable of providing adequate illumination for security and safety shall be provided. Lighting shall be downcast and/or directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.

Operational & Performance Standards

23. Construction activities associated with the development of the proposed Special Events facility shall only take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
24. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent light, glare, traffic congestion, visual distraction or other impacts which constitute a nuisance to motorists, persons or property in the surrounding area.
25. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
26. The permittee shall prevent offensive noise, dust, glare, vibration or odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
 - a. Dust, offensive odors, vibration detectable beyond any property line.
 - b. Noise that exceeds 65dBA LDN at any property line.
 - c. Glint or glare detectable beyond any property line or by overflying aircraft.
27. The project 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.

Building & Safety Division

28. The Building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures.
29. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2016 California Building Code. **“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”**
30. Certificate of Occupancy “111.1 Use and 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 therefore as provided herein.”
31. A separate permit will be required for any grading.

32. A geotechnical/Soils Report will be required for any expansions to existing buildings or for the construction of new buildings.
33. The building permit plans shall include a code analysis as listed below and the design shall be under the 2016 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 a code analysis for each building or structure such as:
 - A) Occupancy Classification
 - B) Occupant Load
 - C) Exiting
34. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 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 the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”**
35. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 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, and designed by a licensed architect reflecting all site accessibility.
36. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
37. The fire district shall reassess the site for fire life and safety requirements.

Cordelia Fire District

38. The event barn shall require a commercial fire sprinkler system that is fed from the water line at Suisun Valley Road.
39. The event barn shall require a monitored alarm system.
40. The facility shall meet emergency vehicle access requirements as determined by the District.

Environmental Health Services Division

41. The permittee shall obtain a new Environmental Health Bed and Breakfast permit, and pay any difference in permit fees, to reflect the maximum of eight rooms being offered for lodging onsite.

42. The permittee shall obtain a permit from the Environmental Health – Consumer Protection Program to operate a food facility at such time as permitting is being pursued to construct the commercial kitchen within the event barn.
43. If the site exceeds the threshold of providing water service to 25 people or more, for 60 or more days of the year, the facility shall obtain a Public Water System (PWS) permit from the Division of Drinking Water.

The permittee may contact Marco Pacheco, Sanitary Engineer with the California Division of Drinking Water at (510) 620-3474, or marco.pacheco@waterboards.ca.gov for additional information.

If the site does not exceed the threshold of providing water service to 25 people or more, for 60 or more days of the year, and does not require a PWS permit from the Division of Drinking water, the permittee shall obtain a State Small Water System (SSWS) permit from the Environmental Health – Technical Program.

The permittee may contact Environmental Health at 707.784.6765 for additional information.

44. The permittee shall bring its existing septic systems into compliance by repairing any damage to the system and submitting their annual pump data reporting to Environmental Health.
45. Concurrent with submittal of the Building permit application for the event barn, the permittee shall submit a complete application, plans, and application fees for the construction of the septic system proposed to service the event barn.

The application shall include calculations showing the septic system design is compliant with Solano County Code Ch. 6.4: Sewage Standards. The permittee may contact the Environmental Health – Technical Program at 707.784.6765 for additional information.

Public Works – Engineering Division

46. The permittee shall apply for, secure, and abide by the conditions of a grading permit prior to any onsite grading. The permittee shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
47. The permittee shall apply for, secure, and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Suisun Valley Road that do not have an existing encroachment permit issued by Solano County. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Solano Irrigation District

48. The property is currently provided with agricultural irrigation water between April and October through an existing agricultural service; however, the District does not provide any potable water.
49. If the permittee would like to use the agricultural irrigation water for landscape irrigation, they will need to install a new service which will be billed at a higher rate.

If a new service is desired, the landowner must sign and pay for a District work order. The work order is the mechanism to which all fees and charges associated with District staff time and/or materials will be charged for reimbursement from the landowner.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 19, 2019 by the following vote:

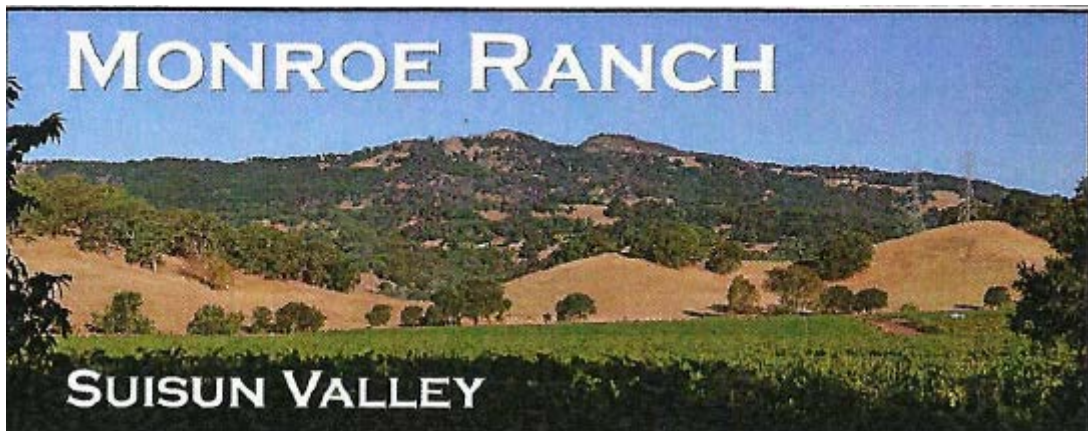
AYES: Commissioners

NOES: Commissioners

EXCUSED: Commissioners

By: _____
Bill Emlen, Secretary

Monroe Ranch
Use Permit U-18-03
Initial Study and
Negative Declaration



June 2019

CEQA Lead Agency:

County of Solano

Prepared by:

Department of Resource Management

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DEPARTMENT OF RESOURCE MANAGEMENT

PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

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:	Monroe Ranch Use Permit Application U-18-03
Application Number:	Use Permit U-18-03
Project Location:	4400 Suisun Valley Road Fairfield, CA 94534
Assessor Parcel No.(s):	0027-020-080, 090
Project Sponsor's Name and Address:	Gary Bacon 4400 Suisun Valley Road 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: Eric Wilberg, Planner Associate
675 Texas Street

Fairfield, CA 94533

- Submit comments via fax to: (707) 784-4805
- Submit comments via email to: ejwilberg@solanocounty.com
- Submit comments by the deadline of: July 12, 2019

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.

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

- I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find 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.
- I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- I find 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.
- I find 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.

Date

Eric Wilberg, Planner Associate

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The subject site is located at 4400 Suisun Valley Road, two miles west of the City of Fairfield. The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Land surrounding the project is utilized for agricultural production, predominantly vineyard cultivation. The site borders agricultural land to the north and south, Suisun Creek to the east, and Suisun Valley Road to the west.

The property is comprised of three Assessor's Parcels totaling 27.16 acres. The lot is generally flat, exhibiting slopes of less than six percent. The property is predominantly utilized for agricultural purposes, which includes 22.81 acres of land entered into an active Williamson Act contract (No. 1109). Eighteen acres of the site are devoted to seasonal vegetable crop production, five acres are planted in vineyards, two acres are riparian habitat along Suisun Creek, one acre of landscaping surrounds residential development, and one acre of vacant land is reserved for the proposed special event barn and parking. Development on-site is set back approximately ¼ mile from Suisun Valley Road and is clustered near Suisun Creek which meanders in a north-south direction across the eastern boundary of the property and is bordered by large oak and walnut trees. Residential development consists of two structures, which include the 3,980 square foot Suisun Valley Inn as well as a 1,350 sq. ft. caretaker's residence. A domestic water well and private septic system support development on-site.

Figure 1: Vicinity Map



Figure 2: Assessor's Parcel Map

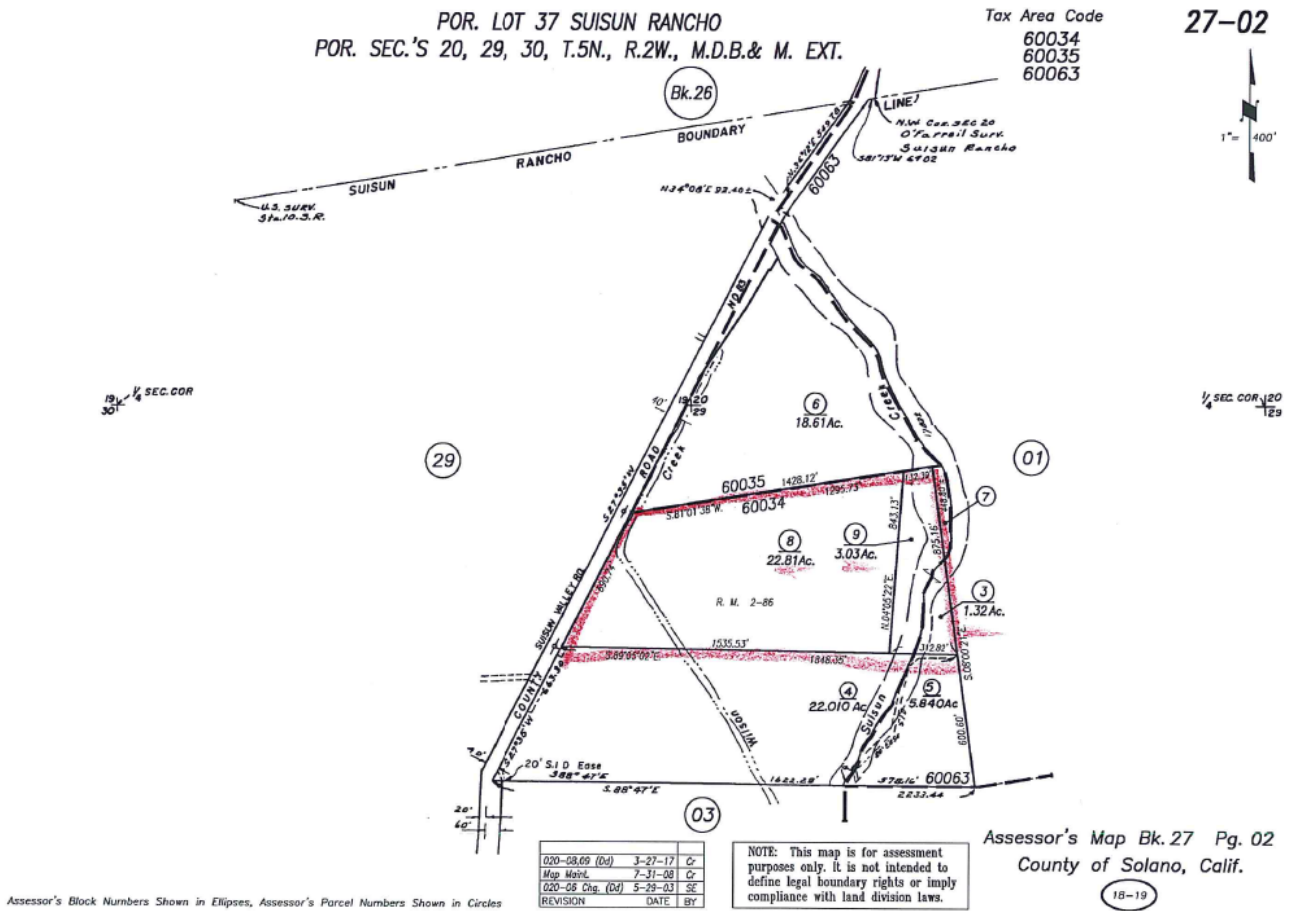


Figure 3: Aerial Photo Project Site – September 2018



1.2 PROJECT DESCRIPTION:

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.

Temporary staff providing catering and entertainment services would also be employed for each event. Staffing levels would be contingent on the size of the event and can be expected at a ratio of one staff person per fifteen guests. The facility would initially rely on outside catering for food service; however, it is anticipated that a commercial kitchen will be constructed within the event barn at a later phase of the project. Musical entertainment would likely occur at each event, lasting until 11:00 pm.

In addition to weddings, the event barn would also accommodate other types of special events including corporate meetings and charitable events. These types of events would typically occur during a weekday with an anticipated attendance of up to 50 persons.

The Suisun Valley Inn currently operates on-site as a 5-room Bed and Breakfast Inn. The Inn caters primarily to groups of friends or families who visit the Suisun Valley for 2 – 4 days, usually on weekends. In addition, the facility serves corporate retreat business during the week as well as individual travelers for last minute reservations. The Inn does not serve food, however, groups who rent the entire Inn may utilize the existing kitchen. The project would increase the available number of rooms for rent at the inn up to eight.

Access/Circulation

Access to the site is provided via Suisun Valley Road which is oriented in a north-south direction extending north from Interstate 80, to State Route 121 in Napa County (where it becomes Wooden Valley Road). Suisun Valley Road is classified as a Collector road in the Solano County General Plan. In the project vicinity, it is a rural two-lane roadway with centerline striping and unimproved shoulder areas of various widths (no sidewalks or bicycle lanes).

An existing paved driveway runs along the northern property boundary and provides access to the site from Suisun Valley Road.

The driveway is 12 feet in width with one 18 foot wide turnout and is lined on both sides by 58 Southern Magnolia trees. The existing driveway would need to be widened to eighteen feet for a two-way drive with 20 feet of unobstructed width for emergency vehicle access.

Parking

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.

The project includes utilizing off-site parking at Solano Community College for larger events requiring parking for more than 61 vehicles. The applicant has provided a written agreement with the College for up to 100 additional spaces as needed. The college is located 1.5 miles south of the project site along Suisun Valley Road.

Signage

There is an existing 7 foot tall freestanding sign constructed of painted wood near the entrance of the property along Suisun Valley Road. The ten square feet of sign area faces south and displays the “Suisun Valley Inn, street address, Monroe Ranch, and Member of Suisun Valley Vintners & Growers Association”.

Proposed freestanding signage measures 8 feet tall and consists of 32 square feet of sign area. Signage would face both north and south directions along Suisun Valley Road. The proposed signage would replace existing signage and would be generally in the same location near the entrance to the property.

Domestic Water Supply

The project includes utilizing an existing domestic water well to supply potable water to two 10,000 gallon water tanks to be located south of the event barn. The tanks would then provide domestic drinking water and fire suppression to the proposed event barn.

Wastewater

The project includes the construction of a new engineered private septic system to serve the event barn. This system would be separate from two existing systems serving residential development on-site.

Irrigation Water

The subject property is located within the Solano Irrigation District Boundary and is currently provided with agriculture irrigation water between April and October through an existing agricultural service.

Figure 4: Proposed Site Plan



1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Reiff fine sandy loam, Class I
Agricultural Preserve Status/Contract No.:	Williamson Act Contract No. 1109
Non-renewal Filed (date):	Non-renewal filed on 3.03 acre portion (April 7, 2017)
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A
Primary or Secondary Management Area of the Suisun Marsh	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture and Bed & Breakfast
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (wheat)
South	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (vineyard)
East	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (vineyard)
West	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture (vineyard)

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:

1.3.1 General Plan & Zoning

The subject site is designated Agriculture by the Solano County General Plan. 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.

Further the General Plan identifies ten Agricultural Regions throughout the County, the subject site being located within the Suisun Valley Agricultural Region. 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 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, residential development, and Bed & Breakfast Inn are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):

1.4.1 Agencies that May Have Jurisdiction over the Project

- California State Water Resources Control Board, Division of Drinking Water
- Solano County Department of Resource Management
- Solano Irrigation District
- Cordelia Protection District

2.0 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES

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 require mitigation measures to reduce potential impacts to less than significant levels.

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

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Hydrology and Water |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Transportation and Traffic |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Utilities and Service Systems |
| | <input type="checkbox"/> 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:

- | | |
|--|---|
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Mineral Resources | |

2.1 Aesthetics

Checklist items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The subject property has frontage along Suisun Valley Road, a Scenic Roadway identified in Figure RS-5 of the Solano County General Plan. Surrounding foreground views are that of a relatively flat agricultural landscape typical of the Suisun Valley Agricultural Region. Lands are predominantly planted in vineyards surrounding the subject site. At elevations reaching 500 feet above mean sea level, oak covered hillside can be seen in the distance ¼ mile to the west from the subject site. A substantial riparian corridor along Suisun Valley Creek consisting primarily of oak and walnut trees can be seen along the eastern boundary of the subject site. The following photographs from Suisun Valley Road exemplify the landscape within the vicinity of the project.

Figure 5 – View Northeast toward subject site



Figure 6 – View West from Suisun Valley Road



Impacts Discussion

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

The General Plan identifies the county's agricultural landscapes and oak and grass covered hills as scenic resources. The subject property and surrounding lands are engaged in agricultural crop production and offer this scenic landscape. Existing development on-site as well as the proposed event barn are set back approximately ¼ mile to the east as seen from Suisun Valley Road. This placement retains a large swath of agriculturally productive land between the roadway and development on the property. In addition, the riparian corridor consisting of large oak and walnut trees affords a back drop to the existing and proposed development and lessens the visual contrast between the agricultural landscape and the built environment. **Less Than Significant Impact.**

b. *Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?*

There are no trees, rock out-croppings, or historic buildings within a state scenic highway that would be affected by the project. **No Impact.**

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The proposed location of the event barn is situated near existing development on-site and preserves agricultural landscape, scenic resource qualities, of the property as well as surrounding lands. The barn-style design along with the size, mass, and height of the structure are typical of agricultural accessory structures found through Suisun Valley. **No Impact.**

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

Exterior light fixtures on buildings, and along walkways, parking, and patio areas will be aimed downward and shielded to prevent glare or reflection and to minimize light pollution beyond the project boundaries. **Less than significant impact.**

e. *Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?*

There are public open spaces within the vicinity of the project. **No Impact.**

2.2 Agricultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

As seen on the latest (2016) California Department of Conservation Important Farmland map, a majority of the 27.16 acre property is classified as Prime Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

The area surrounding existing residential development and the proposed location of the event barn and parking is classified as Other Land. Other Land is the land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for agricultural operations.

The property is predominantly utilized for agricultural purposes, which includes 22.81 acres of land entered into an active Williamson Act contract (No. 1109). Eighteen acres of the site are devoted to seasonal vegetable crop production, five acres are planted in vineyards, two acres are riparian habitat along Suisun Creek, one acre of landscaping surrounds residential development, and one acre of vacant land is reserved for the proposed special event barn and parking. A notice of non-renewal was filed April 7, 2017 on a 3.03 acre portion of the subject property. The proposed event barn and parking are located within the area of non-renewal.

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 Resources Agency, to non-agricultural use?*

The proposed event barn and associated parking are located on Other Land and would not convert any Prime Farmland on-site. **No Impact.**

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The existing Bed and Breakfast Inn, including the expansion from six to eight bedrooms, as well as the proposed special events facility are conditionally permitted land uses with the Suisun Valley Agriculture "A-SV-20" Zoning District (Reference Solano County Zoning Regulations Section 28.23 Table A).

The Suisun Valley Strategic Plan (Page 2-2) recognized that some of the land uses allowed under the County's General Plan and the Suisun Valley Zoning Regulations are not consistent with the Williamson Act. Such activities include, but are not limited to: bed and breakfasts, hotels, resorts, restaurants, bakeries, and cafes. The Plan recommended that landowners with the Williamson Act seeking to operate such uses need to file for nonrenewal on portions of the property where these activities would take place. Nonrenewal has been filed on the 3 acre portion of the property where the event barn and parking are proposed. **Less than significant impact.**

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

The project would not result in the conversion of Farmland to a non-agricultural use, neither on or off site. **No Impact.**

2.3 Air Quality

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- e. Create objectionable odors affecting a substantial number of people?

Environmental Setting

The project site is located within the Bay Area Air Quality Management District (BAAQMD) which has developed CEQA Guidelines to assist lead agencies in evaluating air quality impacts of projects proposed in the San Francisco Bay Area Air Basin. The Air District has developed screening criteria to provide conservative indications of whether a proposed project could result in potentially significant air quality impacts. If screening criteria are met by a proposed project, then a detailed air quality assessment is not be required and impacts are be presumed less than significant.

Special event facilities are not a listed land use type in the BAAQMD operational-related criteria air pollutant and precursor screening level sizes table. A majority of the listed land uses are public in nature with no specified number of customers or guests including banks, restaurants, schools, and department stores.

The proposal has the ability to contribute to air quality impacts due to the increased vehicle trips generated by the project. Based on the traffic analysis conducted for the project, the most frequent events would generate up to 122 trips (61 in prior to the event, and 61 out after the event). This level of traffic and associated air quality and greenhouse gas emissions generated by the project can be presumed to be less than significant.

Impacts Discussion

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

The project does not conflict with or obstruct implementation of an air quality plan. **No Impact.**

- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

The project would operate below the thresholds and screening criteria established by the BAAQMD CEQA Guidelines for operational-related criteria air pollutant and precursor screening level sizes. **Less than significant impact.**

- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
See discussion under 2.3 (b) above. **Less than significant impact.**

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

See discussion under 2.3 (b) above. **Less than significant impact.**

- e. *Create objectionable odors affecting a substantial number of people?*

No odors that would affect a substantial number of people would be generated on-site. **No Impact.**

2.4 Biological Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 Game 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 aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game 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 checked="" type="checkbox"/>	<input 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

The subject property is situated within a predominantly agricultural landscape, with agricultural production of seasonal crops and vineyards being the primary use of the property. The project involves the addition of a 4,000 square foot event barn and associated parking within an undeveloped, uncultivated area of the property.

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.

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 Game 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 Game or U.S. Fish and Wildlife Service have not been identified on-site. **No Impact.**

- b. *Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No aquatic, wetland or riparian habitat or other sensitive natural community is impacted by the proposed expansion. **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 proposed site for the expansion. **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 located within the general vicinity of a habitat corridor/linage on Figure RS-1 (Priority Habitat Area) of the General Plan. The site has been historically disturbed through farming practices and residential activities. Approximately one acre of the site would be developed with the event barn and parking. A majority of the site would continue to be utilized for agricultural production. **Less Than Significant 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. **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?*

See discussion under 2.4 (e) above. **No Impact.**

2.5 Cultural Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The subject site consists of actively farmed, flat land and an area previously disturbed for residential development. There are no structures proposed for removal, historical or otherwise. The proposed development footprint would be located on vacant grounds adjacent to the existing residence.

Impacts Discussion

a. *Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?*

There are no historical resources located on the site. **No Impact.**

b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Due to the developed and disturbed nature of the site, it is not likely that any archeological resources 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). **No Impact.**

c. *Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?*

Due to the developed and disturbed nature of the site, it is not likely that any unique paleontological resources exist on the site. **No Impact.**

d. *Disturb any human remains, including those interred outside of formal cemeteries?*

Due to the developed and disturbed 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). **No Impact.**

2.6 Geology and Soils

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.				
1) 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? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) 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, differential settlement, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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 the Alquist-Priolo Earthquake Fault Zoning Map. Per General Plan Figure HS-6, the project site has Moderate liquefaction potential. The Landslide Stability map (Figure HS-5) depicts the project within an area of least landslide susceptibility (Area 1).

The project involves grading to develop access, building pad, and parking area. Proposed parking, buildings, and structures would require issuance of grading and building permits to ensure each is constructed according to the current Uniform Building Code requirements.

Impacts Discussion

a. Would the project cause

- 1. 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? (Refer to Division of Mines and Geology Special Publication 42.)*

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.**

- 2. Strong seismic ground shaking?*

See discussion in 2.6 (a) above. **Less Than Significant Impact.**

- 3. Seismic-related ground failure, including liquefaction?*

The subject site is located within an area of Moderate Liquefaction Potential. The event barn will be designed in conformance with the county's current building code, which will require a soils and geologic report and a foundation and structural engineering designed to minimize any impacts from liquefaction. **Less Than Significant Impact.**

- 4. 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?

The project will disturb approximately one acre of vacant land. Issuance of a grading and drainage permit is necessary prior to any 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?*

The event barn will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No 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?*

The building will be designed in conformance with the county's current building code, which will require a soils and geologic report and foundation and structural engineering designed to prevent any impacts from on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse. **No 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?*

The project will be designed in conformance with the county's current on-site sanitation requirements, which will require a soils percolation test in order to design a properly functioning system which can adequately process discharges from the project. **No Impact.**

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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 reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 project would operate below the thresholds and screening criteria established by the BAAQMD CEQA Guidelines for operational-related criteria air pollutant and precursor screening level sizes. **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 project does not conflict with or obstruct implementation of an air quality plan. **No Impact.**

2.8 Hazards and Hazardous Materials

	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Checklist Items: Would the project				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. For a project within the vicinity of a private airstrip, 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"/>
g. 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"/>

- h. 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?

Environmental Setting

The project does not involve the transportation, generation, or storage of hazardous materials.

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-9.

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 would not transport, use, or dispose of hazardous materials. **No 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?*

See discussion under (a.) above. **No 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?*

The project is not located within one-quarter mile of a school. **No 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. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The project is not within the vicinity of a private airstrip. **No Impact.**

g. *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.**

h. *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.**

2.9 Hydrology and Water

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project would utilize an on-site septic system to handle waste water discharge.

An existing domestic drinking water well will serve the special event barn. Potable water would be held in two 10,000 gallon tanks near the barn and utilized as needed per event.

Per the 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?*

The project will be subject to the waste discharge requirements of the County of Solano and the San Francisco Regional Water Quality Control Board, whereas adherence to those permit requirements protects against violations of water quality standards. **Less Than Significant Impact.**

b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

The project will be served by on-site well for domestic drinking water and is not expected to require a substantial increase in ground water utilization. Potable water would be stored in two 10,000 gallon tanks and utilized on as needed basis per event. The intermittent nature of the events would allow time for groundwater recharge. **Less Than Significant Impact.**

- c. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The development will not alter any creeks, streams or rivers. Storm water will be retained onsite and released at pre-development rates. **No Impact.**

- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?*

Refer to (c) above. **No Impact.**

- e. *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?*

Refer to (c) above. **No Impact.**

- f. *Otherwise substantially degrade water quality?*

The project will not contain other features which would substantially degrade water quality. **No Impact.**

- g. *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

The project site is not located within the 100 year flood zone as identified by FEMA. **No Impact.**

- h. *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*

Refer to (g) above. **No Impact.**

- i. *Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?*

Refer to (g) above. **No Impact.**

- j. *Be subject to inundation by seiche, tsunami, or mudflow?*

The project is not in an area which would experience any inundation by seiche, tsunami, or mudflow. **No Impact.**

2.10 Land Use and Planning

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<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, residential development, and Bed & Breakfast Inn are allowed or conditionally allowed land uses within the A-SV-20 Zoning District.

Impacts Discussion

a. *Physically divide an established community?*

The project is not located within an established community. **No Impact.**

b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) 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.**

c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

The project is not a part of either a *habitat conservation plan or natural community conservation plan.* **No Impact.**

2.11 Mineral Resources

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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?*

Refer to (a) above. **No Impact.**

2.12 Noise

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to, or generation of, noise levels 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. Exposure of persons to or 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. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 75 dBA to be normally acceptable for agricultural uses. The nearest sensitive receptor(s) located within existing residences within ½ mile north and south of the project site.

Impacts Discussion

- a. *Exposure of persons to, or generation of, noise levels 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 is temporary in nature; however would generate noise on-site. Noise levels from on-going agricultural practices along with temporary construction are anticipated to be less than significant because of the temporary nature along with the ½ mile distance to nearest sensitive receptors. Social gatherings would be held indoors within the event

barn and suppress noise levels from extending beyond parcel boundaries. **Less Than Significant.**

- b. *Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?*

Refer to (a) above. **Less Than Significant.**

- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant.**

- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to (a) above. **Less Than Significant.**

- 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 expose people residing or working in the project area to excessive noise levels?*

The project is located outside the area of influence of the Travis Air Force Base Land Use Compatibility Plan (LUCP) and as seen on Figure 2B of the LUCP, the subject site located outside any of the identified noise contours. **No Impact.**

- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

The project is not located within the vicinity of a private airstrip. **No Impact.**

2.13 Population and Housing

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

necessitating the construction of replacement housing elsewhere?

Environmental Setting

The project is commercial in nature and does not involve residential development or the expansion of off-site infrastructure.

Impacts Discussion

a. *Induce substantial 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 induce population growth directly or indirectly or construct infrastructure that could induce population growth. **No Impact.**

b. *Displace substantial numbers of existing 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.**

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to (b) above. **No Impact.**

2.14 Public Services

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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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:

1)	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2)	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5)	Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & 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. Existing infrastructure provides the property with domestic drinking water from the City of Fairfield. An on-site septic system would serve the project with no impacts to municipal sanitation services. **No Impact.**

1) *Fire Protection?*

Refer to (a) above. **No Impact.**

2) *Police Protection?*

Refer to (a) above. **No Impact.**

3) *Schools?*

Refer to (a) above. **No Impact.**

4) *Parks?*

Refer to (a) above. **No Impact.**

5) *Other Public Facilities?*

Refer to (a) above. **No Impact.**

2.15 Recreation

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	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"/>
c. Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting & 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.**

- c. *Physically degrade existing recreational resources?*

The project does not involve or affect recreational facilities or resources. **No Impact.**

2.16 Transportation and Traffic

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is directly accessed via Suisun Valley Road which is oriented in a north-south direction extending north from Interstate 80, to State Route 121 in Napa County (where it becomes Wooden Valley Road). Suisun Valley Road is classified as a Collector road in the Solano County General Plan. In the project vicinity, it is a rural two lane roadway with centerline striping and unimproved shoulder areas of various widths (no sidewalks or bicycle lanes). Fronting the project site, it is straight and flat with limited shoulders and a posted speed limit of 55 mph. There are also horizontal curves located north and south of the site with advisory speeds of 25 mph and 40 mph, respectively. The Suisun Valley Road/Project Driveway intersection is T-shaped and consists of single lane approaches with stop sign control for the westbound driveway approach.

Bicycles

There are currently no striped bicycle lanes or paths on Suisun Valley Road. However, the Solano Transportation Authority has prepared a comprehensive Countywide Bicycle Transportation Plan that has proposed 6.9 miles of Class II bicycle lanes on Suisun Valley Road extending from Mangels Boulevard to the Napa County Line.

Public Transit

There are currently no fixed route services on Suisun Valley Road fronting the project site. A public bus route providing service between Fairfield and Vallejo Transit Centers is available at Solano Community College located approximately 1.5 miles south of the project site.

Existing Traffic Volumes

The event barn would primarily be used to host a weekend weddings. Secondary uses may consist of some weekday events (corporate meetings, etc.). The applicant has furnished a report which provides focused Transportation Impact Analysis (Appendix 6.2) to assess potential transportation impacts associated with the proposed project.

Weekend (Saturday) afternoon peak period (1:00-3:00 pm) and Weekday PM peak period (4:00-6:00 pm) traffic counts were collected at the intersection of the project site's access driveway (existing Suisun Valley Inn driveway) and Suisun Valley Road. The traffic counts were conducted in the month of January. In order to address potentially higher volumes occurring during summer months, Caltrans annual volume data, available for state highways, was evaluated. For State Route 121 near Wooden Valley Road, which intersects Suisun Valley Road north of the site, the peak month average daily traffic (ADT) volumes are approximately 22% higher than the average annual daily traffic. Therefore, a 22% increase was applied to the existing traffic counts to conservatively reflect potentially higher volume summer conditions.

Impacts Discussion

- a. *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?*

Traffic operating conditions are measured by Level of Service (LOS), which applies a letter ranking to successive levels of roadway and intersection traffic performance. LOS 'A' represents optimum conditions with free-flow travel and no congestion. LOS 'F' represents congested conditions with long delays. When applied to unsignalized intersections with minor street stop controls, the LOS reflects the delays experienced by the minor street approach. For all-way stop and signalized controls, the LOS reflects the average overall intersection delay. Intersection LOS have been determined using the Synchro software suite consistent with the Highway Capacity Manual (HCM 2010) methodology.

General Plan Transportation Policies

Solano County Road Improvement Standards and Land Development Requirements (adopted February 2006) establishes the following policy:

Sec. 1-4 - LEVEL OF SERVICE STANDARD: The goal of Solano County is to maintain a Level of Service C on all roads and intersections. In addition to meeting the design widths and standards contained in this document, all projects shall be designed to maintain a Level of Service C, except where the existing level of service is already below C, the project shall be designed such that there will be no decrease in the existing level of service. Levels of Service shall be calculated using the Transportation Research Board's most recent Highway Capacity Manual.

Based on the policy above, a threshold of LOS C has been established for significant impacts.

The analysis has determined that the project would not impact traffic level of service conditions based on the Solano County significance thresholds. Driveway operations would remain acceptable during weekend and weekday events for typical sized and maximum sized events. Existing and cumulative operations would operate at LOS 'B' or better conditions. **Less Than Significant Impact.**

- b. *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Cumulative conditions reflect long-term traffic growth anticipated to a future horizon year. The cumulative conditions for the Traffic Impact Analysis were derived using the Napa-Solano Regional Travel Demand Model for Year 2040 conditions. Cumulative without project conditions represent the land use and circulation assumed within the Model excluding development of the proposed project.

The analysis has determined that the project would not impact traffic level of service conditions based on the Solano County significance thresholds. Driveway operations would remain acceptable during weekend and weekday events for typical sized and maximum sized events. Existing and cumulative operations would operate at LOS 'B' or better conditions. **Less Than Significant Impact.**

- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The project is located outside of the Travis LUCP airspace feature zones which contain height restrictions. Structures on-site are limited to less than 35 feet in height, and the project is not anticipated to produce any smoke, fumes, glint, or glare that would impact flight operations. The project is consistent with the provisions of the Travis Plan. **No Impact.**

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?*

The proposed facility does not include any features which create dangerous conditions. **No Impact.**

- e. *Result in inadequate emergency access?*

The project does not alter the access to the site. The event barn will have emergency access. **No Impact.**

- f. *Result in inadequate parking capacity?*

The project meets the county's requirements for off-street parking and loading (per Zoning Regulations). **No Impact.**

- g. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Due to its location in an agricultural area, the project does not conflict with any alternative transportation plans or policies. **No Impact.**

2.16 Utilities and Service Systems

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The subject site is located within the district boundaries of the San Francisco Regional Quality Control Board. The project includes a new private onsite septic system to serve the event barn. A later phase of the project includes construction of a commercial kitchen within the event barn which will necessitate the installation of a grease interceptor on the septic system. Construction of the event barn and parking areas require issuance of a grading permit from Solano County Public Works, in part, to ensure onsite retention of potential stormwater runoff due to increased impervious surface area. Existing domestic drinking water wells will be utilized to serve the project.

Impacts Discussion

- a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The subject site is located within the San Francisco Bay Regional Water Quality Control Board District. The project will utilize on-site wastewater treatment methods therefore would not exceed RWQCB requirements. **No Impact.**

- b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project will utilize an existing onsite domestic water well and new private septic system. **No Impact.**

- c. *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The site contains previously constructed impervious surfaces through residential development. A new building pad for the event barn along with expanded areas for parking and access will add to stormwater drainage demands; however, these construction activities will require issuance of a grading and drainage permit through Solano County Public Works which will condition the development to retain stormwater onsite. **Less Than Significant Impact.**

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The project will utilize an existing onsite domestic water well. If the onsite water supply well serves at least 25 individuals daily at least 60 days out of the year it is considered a "Public Water System" (PWS) under the CA health and Safety Code Section 116275, and requires additional testing and permitting under the California State Water Resources Control Board, Division of Drinking Water.

If a permit is not required to operate a Public Water Supply permit from the California State Water Resources Control Board, Division of Drinking Water, then a permit to operate a State Small Water System (SSWS) regulated by Solano County will be required to ensure potable water is provided for the facility. **Less Than Significant Impact.**

- e. *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 project does not utilize an offsite wastewater treatment provider. **No Impact.**

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solano County is served by two landfills which maintain more than a fifteen year capacity for the county's solid waste disposal needs. The solid waste generated by the current facility will increase slightly with the implementation of the proposed project. **No Impact.**

- g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

As permitted, onsite solid waste disposal complies with federal, state, and local statutes and regulations related to solid waste. **No Impact.**

2.17 Mandatory Findings of Significance

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) 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 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.**

3.0 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. (See Section 5.0 Distribution List)

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:

Eric Wilberg
Planner Associate

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

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: ejwilberg@solanocounty.com

4.0 List of Preparers

Solano County Department of Resource Management

This Initial Study was prepared by the Solano County Department of Resource Management.

5.0 Distribution List

Federal Agencies

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

6.0 Appendices

6.1 Monroe Ranch Use Permit Application and Part I, Initial Study

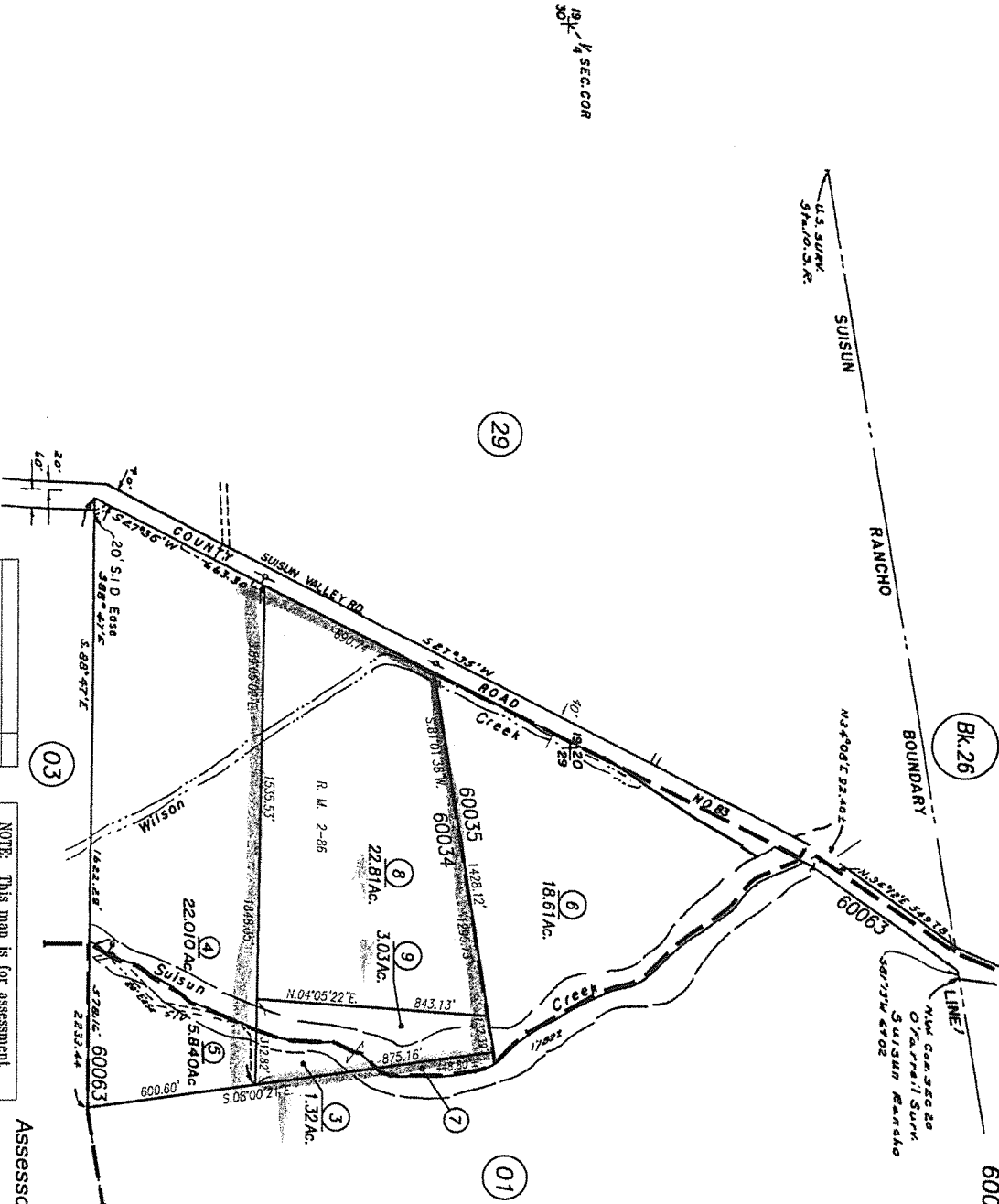
6.2 Traffic Impact Analysis



POR. LOT 37 SUISUN RANCHO
 POR. SEC.'S 20, 29, 30, T.5N., R.2W., M.D.B.& M. EXT.

Tax Area Code
 60034
 60035
 60063

27-02



020-08-09 (04)	3-27-17	C
Map Month	7-31-08	C
020-06-06 (04)	5-22-03	SE
REVISION	DNE	BT

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 27 Pg. 02
 County of Solano, Calif.

18-19

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

1/4 SEC COR 120
 129

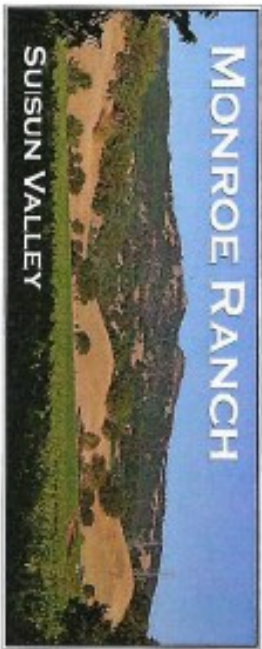


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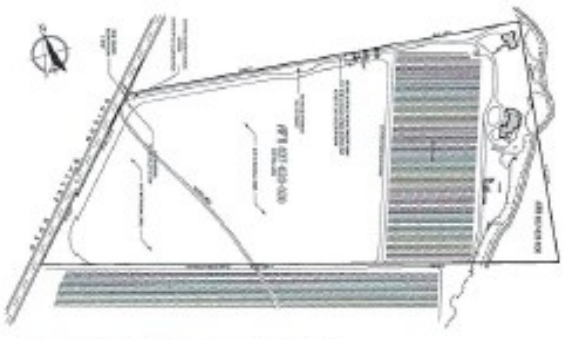
Google Earth

1993

38°15'24.08" N 122°06'53.44" W elev 62 ft eye alt 2639 ft



- PROJECT PLAN REVISION NOTES**
- 1) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 2) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 3) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 4) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 5) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 6) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 7) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 8) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 9) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 10) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
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 - 12) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 13) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 14) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 15) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 16) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.
 - 17) REVISIONS TO THE PLAN AND SPECIFICATIONS - SEE THE ATTACHED REVISION SHEET FOR A COMPLETE LIST OF REVISIONS.



OVERALL SITE PLAN
Scale: 1" = 200'

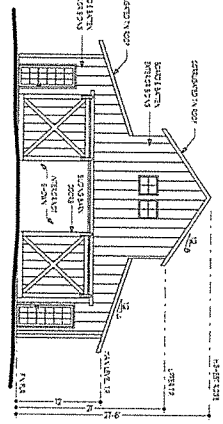
Partial Site Plan
Scale: 1" = 50'

544/1/1/1/1
DATE: 07/26/2011

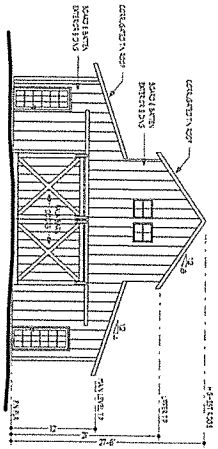
MONROE RANCH
USE PERMIT
4400 Suisun Valley Road Fairfield California 94504

Revisions

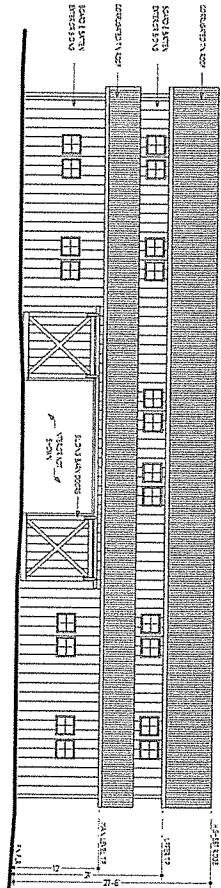
Paul D. Swann
Professional Engineer
State of California
License No. 44512



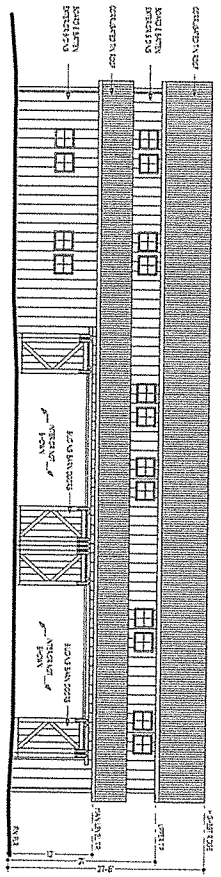
3 Barn Left Elevation
A-2.2



4 Barn Right Elevation
A-2.2



1 Barn Front Elevation
A-2.2



2 Barn Rear Elevation
A-2.2



PDI
Professional Design Institute
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Paul D. Howard
Architect

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Fairfield, CA 94534
916-437-1111
www.pdiarchitect.com

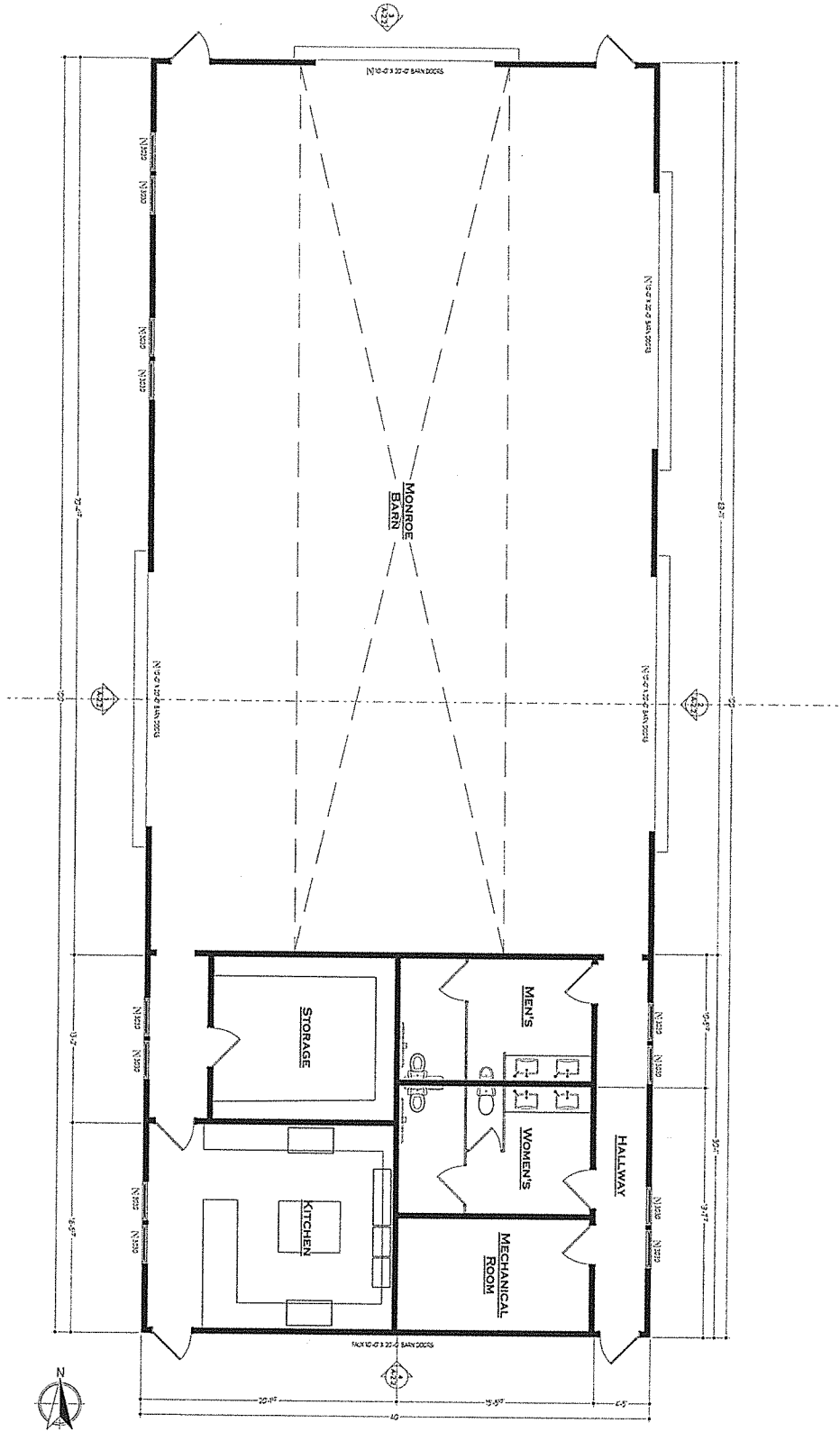
Revisions

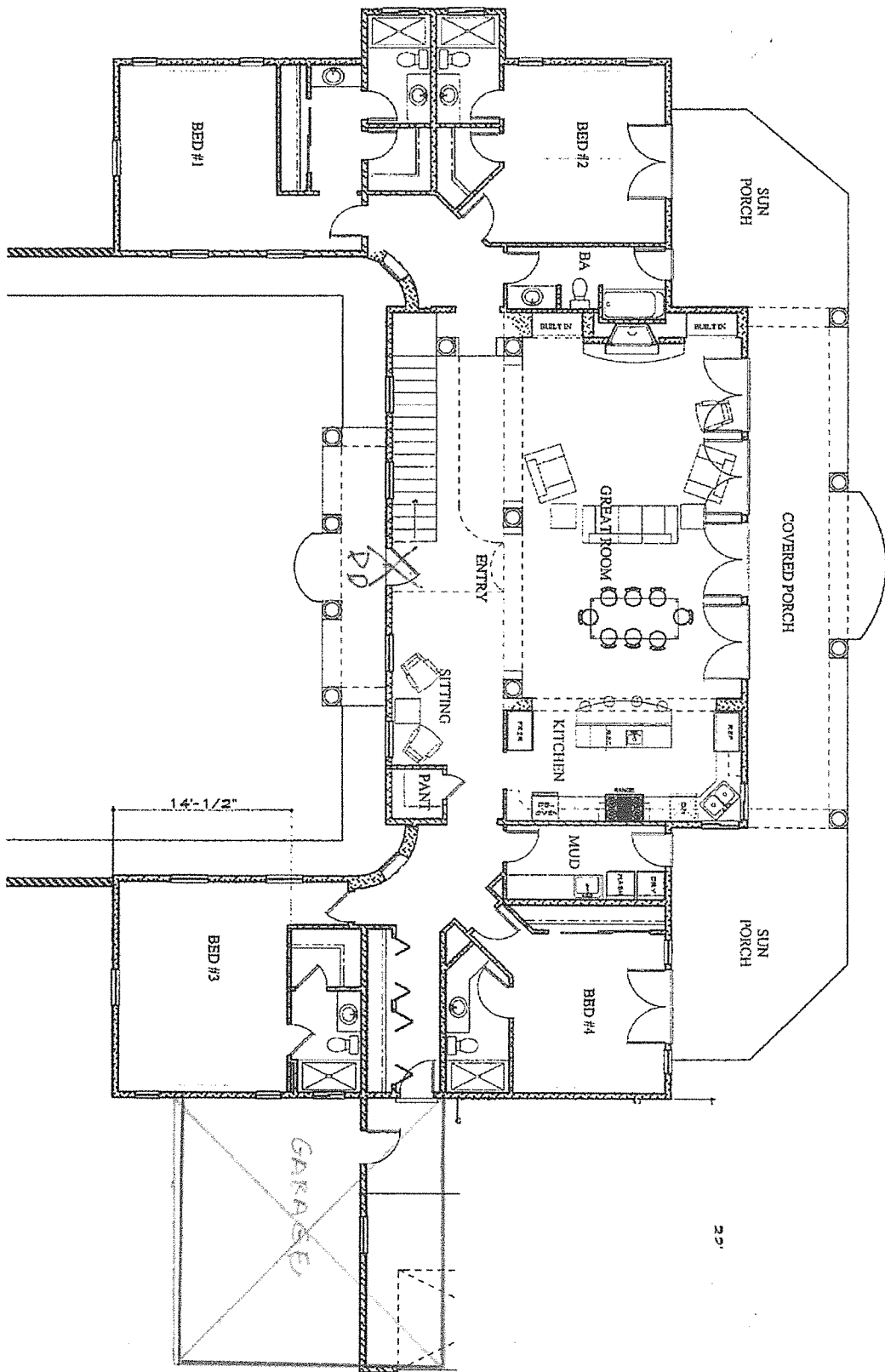
MONROE RANCH
USE PERMIT
4400 Suisun Valley Road Fairfield California 94534

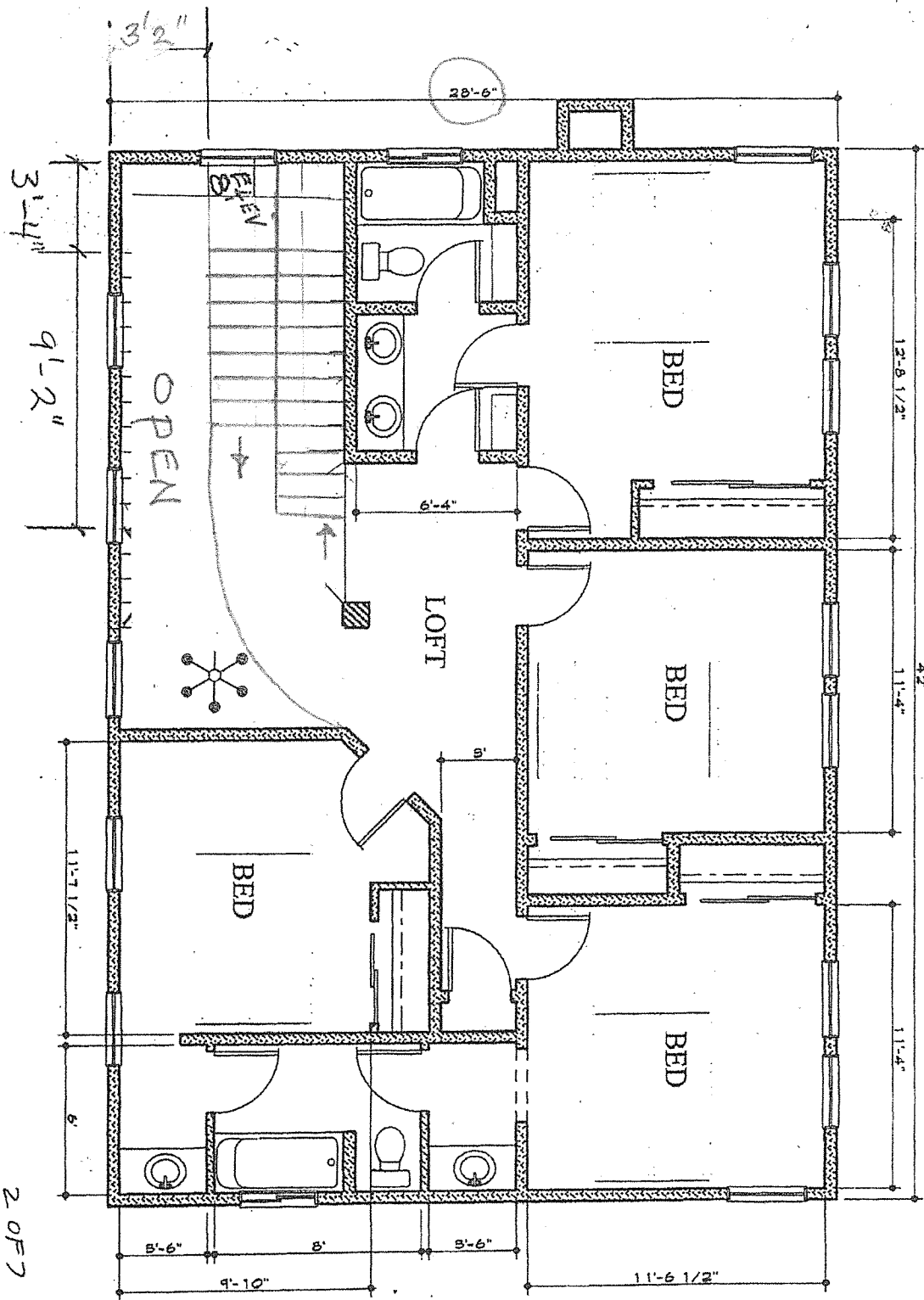


Barn Exterior Elevations
DATE: 2/6/2016
JUNE 2016

Sheet Number
A-2.2







12-26-02
JED ①

2 OF 7



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

July 12, 2019

RECEIVED

JUL 18 2019

COUNTY OF SOLANO
RESOURCE MANAGEMENT

Eric Wilberg
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533

Subject: Monroe Ranch Use Permit
SCH#: 2019069044

Dear Eric Wilberg:

The State Clearinghouse submitted the above named NEG to selected state agencies for review. The review period closed on 7/11/2019, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

Check the CEQA database for submitted comments for use in preparing your final environmental document: <https://ceqanet.opr.ca.gov/2019069044/2> . Should you need more information or clarification of the comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency



July 5, 2019

RECEIVED

JUL 10 2019

COUNTY OF SOLANO
RESOURCE MANAGEMENT

VIA EMAIL: EJWILBERG@SOLANOCOUNTY.COM

Department of Resource Management
Planning Services Division
Attn: Eric Wilberg, Planning Associate
675 Texas Street
Fairfield, CA 94533

Dear Mr. Wilberg:

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE MONROE RANCH PROJECT, SCH# 2019069044

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Intent to Adopt a Negative Declaration for the Monroe Ranch Project submitted by Solano County (County). The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description

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. 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 to weddings, the event barn would also accommodate other types of special events including corporate meetings and charitable events. These types of events would typically occur during a weekday with an anticipated attendance of up to 50 persons. The Suisun Valley Inn currently operates on-site as a Bed and Breakfast Inn. The Inn does not serve food, however, groups who rent the entire Inn may utilize the existing kitchen. The project would increase the available number of rooms for rent at the inn up to eight.

The subject site is located at 4400 Suisun Valley Road, two miles west of the City of Fairfield. The property is situated within an agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. Land surrounding the project is utilized for agricultural production, predominantly vineyard cultivation. The site borders agricultural land to the north and south, Suisun Creek to the east, and Suisun Valley Road to the west. The property is comprised of three parcels totaling 27.16 acres. Currently the project site is enrolled in a Williamson Act contract, and contains Prime Farmland, and Other Land as classified by the Department of Conservation's Farmland Mapping and Monitoring Program.¹

Department Comments

As stated in the Initial Study/Negative Declaration:

The existing Bed and Breakfast Inn, including the expansion from six to eight bedrooms, as well as the proposed special events facility are conditionally permitted land uses with the Suisun Valley Agriculture "A-SV-20" Zoning District.

The Suisun Valley Strategic Plan (Page 2-2) recognized that some of the land uses allowed under the County's General Plan and the Suisun Valley Zoning Regulations are not consistent with the Williamson Act. Such activities include, but are not limited to: bed and breakfasts, hotels, resorts, restaurants, bakeries, and cafes.

The Plan recommended that landowners with the Williamson Act seeking to operate such uses need to file for nonrenewal on portions of the property where these activities would take place. Nonrenewal has been filed on the 3-acre portion of the property where the event barn and parking are proposed.²

According to Government Code Section 51231, "...the board or council, by resolution, shall adopt rules governing the administration of agricultural preserves, including procedures for initiating, filing, and processing requests to establish agricultural preserves. Rules related to compatible uses shall be consistent with the provisions of Section 51238.1." Solano County has established its own set of Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts (Williamson Act rules).

As previously stated in the Initial Study/Negative Declaration, the County is already aware that its Williamson Act rules are inconsistent with its General Plan and the Suisun Valley Zoning Regulations.

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, 2016.

² Initial Study and Negative Declaration Monroe Ranch Use Permit U-18-03, <http://solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=30448>, page 18.

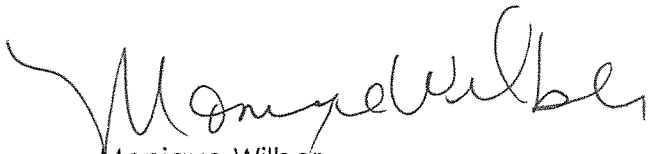
Conclusion

The Department recommends the County consider the following prior to approving the proposed project:

- Compatibility of existing (Bed and Breakfast), and proposed (Event Facility) land use with County establish Williamson Act rules and procedures, and Government Code Section 51238.1; and
- Allow proposed project site to finish the Williamson Act Nonrenewal process before approving proposed land use; or
- Partial cancellation of Williamson Act contract on proposed project site, removing any doubt of compatibility with the Williamson Act.

Thank you for giving us the opportunity to comment on the Notice of Intent to Adopt a Negative Declaration for the Monroe Ranch Project. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Environmental Planner at (916) 324-7347 or via email at Farl.Grundy@conservation.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Monique Wilber". The signature is fluid and cursive, with a large initial "M" and "W".

Monique Wilber
Conservation Program Support Supervisor

Wilberg, Eric J.

From: Casas, Michael E@DOT <Michael.Casas@dot.ca.gov>
Sent: Tuesday, July 9, 2019 1:09 PM
To: Wilberg, Eric J.
Subject: Monroe Ranch Use Permit (U-18-03)

Dear Eric Wilberg:

Caltrans would like to inform you that at this time we have “no comments and no concerns, but please keep us apprised of any updates regarding this project.”

Thank you,

Michael Casas

Local Development Intergovernmental Review

Transportation Planning Student Assistant

Caltrans – District 4

Local Development-Intergovernmental Review

Phone: (510) 286-5614 | **Email:** Michael.Casas@dot.ca.gov



Wilberg, Eric J.

From: Rich Zimmerman <razzim@ix.netcom.com>
Sent: Tuesday, July 16, 2019 11:20 AM
To: Wilberg, Eric J.
Subject: Use Permit U-18-03 IS/ND Comments
Attachments: RAZ Comemnts U-18-03 Monroe Ranch.pdf

Eric,

At long last I've been able to put together my comments on this IS/ND. My comments are on Sections 2,12 Noise and 2.16 Traffic and Transportation.

I find that the traffic analysis submitted by the Applicant is insufficient to make a Neg Dec decision. I further find that Section 2.16 Traffic must include a finding that there are potential impacts from periodic noise that would be less than significant with appropriate mitigation measures.

I hope that my comments make sense and that there aren't too many typos..Writing on an iPad without a keyboard and limited internet access was an experience!

Please contact me if you have any questions or require additional information. I look forward to commenting on the Conditional Use Permit when it comes up for public review.

Regards,

Rich Zimmerman
4323 Cadenasso Ln
Fairfield CA 94534-9629
(707) 864-0185
razzim@ix.netcom.com

I. Comments on IS/ND Section 2.16 Transportation and Traffic

The Department does not have sufficient data to make any Neg Dec or EIR decision on the traffic impact of the Project within Suisun Valley or more specifically on Suisun Valley Road. The traffic study submitted by the Applicant is incompetent and its conclusions are of no value in making a traffic impact decision.

The data for the Applicant's traffic study was collected during January, the quietest traffic month of the year on Suisun Valley Road and the wrong time of year to evaluate the impact of tourism and event traffic in Suisun Valley. The study attempts to rectify a faulty data set by extrapolating the relative seasonal change in traffic volume from Caltrans Annual Volume Data for the intersection of Highway 121 and Wooden Valley Road to the data collected for Suisun Valley Road in front of the proposed Project. Traffic volume the Wooden Valley Road / Highway 121 intersection does not adequately assess the traffic volume on Suisun Valley Road below the intersection with Twin Sisters Road. The Caltrans data only reflects vehicles going to or from either Napa or Lake Berryessa. It does not reflect mid to upper-valley traffic dynamics on Suisun Valley Road originating from or turning onto Mankas Corner Road, Ledgewood Road, Rockville Road and Interstate 80. Such traffic is travelling to and from destinations such as Suisun Valley School, Larry's Produce, the several wineries, restaurants and shops on Suisun Valley Road and Mankas Corner Road, and the residential neighborhoods of Rancho Solano and north-west Fairfield. This significant local and tourist traffic is not included in the extrapolation used in the Applicant's traffic study. Consequently, the extrapolation and resulting conclusions are incompetent and cannot be used to make an EIR or Neg Dec decision.

The Applicant's traffic study does not adequately address the cumulative impact of events uses on traffic dynamics within Suisun Valley including existing uses, currently approved but not yet operating uses, and the likely expansion of existing and new events uses. The report's analysis of future traffic demand is based on projections from the Napa-Solano Regional Travel Demand Model for the Year 2040. That Demand Model is a regional model based on population and jobs growth to provide a description of existing travel patterns from which a prediction of future travel patterns has been made. This model is based on overall population growth and neither contemplates nor address a localized phenomenon such as the recent extraordinary expansion of events uses in Suisun Valley. The Travel Demand Data Model is inadequate for predicting traffic dynamics resulting from multiple concurrent events occurring in Suisun Valley.

The cumulative traffic impacts from the recent expansion of events uses in Suisun Valley has not been adequately addressed in any study. Each individual project has been evaluated as an isolated entity yet all of the existing and planned events uses propose concurrent weekend afternoon and evening events during warm weather months. The traffic impacts of such concentrated events use will be consequential yet the cumulative effect on traffic has not been

addressed for this or any other recently approved events use project in Suisun Valley. In the relatively near future, multiple concurrent events uses, coupled with population growth and traffic diverting apps such as WAZE will result in congested conditions throughout Suisun Valley.

The traffic analysis submitted for the IS/ND review of this Project is incompetent and incomplete. A Neg Dec or EIR cannot be issued for this Project until a competent and comprehensive traffic analysis is completed by the Applicant and submitted to the Department for review. Additionally, no environmental review of this or other traffic generating use in Suisun Valley can be approved until an assessment of the cumulative impact of all existing approved and proposed uses has been evaluated.

II. Comments on IS/ND Section 2.12, Noise

The Impact Discussion for Section 2.12, Noise indicates that the potential noise sources in Checklist Items a.) through d.) are less than significant yet mitigation by containment is discussed as appropriate for containment of otherwise fugitive sound. Noise is a fugitive trespass once it leaves the boundaries of an event property. It is the most significant environmental effect arising from events centers hosting social events, e.g. weddings, in rural Solano County and is the source of most complaints against such operations.

There is a conflict between the General Plan community maximum noise exposure criteria of 75 dBA and the maximum noise criteria for a Special Events Facility pursuant to County Code section 28.73.30(B)(6)(a)(5)(ii) which specifies 65 dB for outdoor amplified sound when measured at the property lines. The lower decibel limit of 65 dB is applicable to this IS/ND.

Section 2.12, Noise, of the IS/ND indicates that the analysis for noise assessment categories a.) through d.) have "less than significant impact." Nevertheless, the analysis for Section 2.12, Temporary or Periodic Increase in Ambient Noise Levels, is flawed.

Part of the analysis of potential periodic noise impacts appears to be based on statements contained within the Use Permit Application. Some of these statements are erroneous and have a significant impact on Neg Dec Section 2.12 Noise Analysis. Additionally, The Noise Impacts Discussion states that "Social gatherings will be held indoors within the event barn and suppress noise levels from extending beyond parcel boundaries." This statement is unsubstantiated by the Use Permit Application or any other information available on the publicly accessible website documentation for the IS/ND

Use Permit Application Section 5(J), Existing Conditions, states "Distance to nearest residence(s) or other adjacent use(s): 1/2 mile to nearest neighbor, other than self. Furthermore, Use Permit Application Section 9(H), Additional Comments, states that "... we are in a remote area and the nearest home is half a mile away." To the contrary, there are residences to the north-east and east-south-east less than 1/2 mile from the Project site. My house is approximately 1,200 ft east-south-east of the existing bed-and-breakfast structure and will be even closer to the proposed events barn.

Use Permit Application Section 7(B)(14), Noise Generating Operations on Site, states: "Music during events until 11:00 PM". This is in violation of County regulations for special events require that all events cease by 10:00 p.m. and that all guests shall be off the property by 10:30 p.m. (County Code section 28.73.30(B)(6)(a)(4)).

The Impacts Discussion states that "[s]ocial gatherings would be held indoors within the event barn and suppress noise levels from extending beyond parcel boundaries." This conclusion is erroneous. The type of event anticipated necessarily includes the use of amplified music and amplified public address (PA) systems. It is highly unlikely that such uses will be confined to an indoor space. The draw for holding an event in Suisun Valley is the ambience and bucolic nature of an agricultural setting. Wedding ceremonies will undoubtedly be held outdoors accompanied by music and PA. Although the source of amplified music for dancing etc. may be situated within the event barn, the structure will not suppress fugitive sound unless stringent measures are employed to contain it. Such measures would include vestibule entries and staff to ensure that doors remain closed. The Use Permit Application makes no mention of any proposed steps to mitigate fugitive sound.

The operators of Monroe Ranch / Suisun Valley Inn were granted an administrative permit to operate as a bed-and-breakfast. Such permit does not authorize special events yet the operation has held several outdoor weddings and social events including raucous parties, all with amplified music and PA that often continued at significant volume well after 10 PM.

In Conclusion, the IS/ND analysis for Section 2.12, Noise, must conclude that there is a strong potential for a noise impact on sensitive receptors arising from the proposed periodic social events. The determination for the Section 2.12(d), Periodic Noise Impacts, must be changed to "Less Than Significant with Mitigation." This would ensure that any Conditional Use Permit would contain appropriate and enforceable requirements for the suppression and control of fugitive noise arising from social events held at the proposed events center.

Wilberg, Eric J.

From: Mary Browning <mbrowning@valleyinternet.com>
Sent: Wednesday, July 17, 2019 10:21 AM
To: Wilberg, Eric J.
Subject: Morgan Ranch Use Permit U-18-03

Hello Eric,

We spoke a few weeks ago about the Public Notice for the Morgan Ranch planned event barn. It is the same site and ownership as the Suisun Valley Inn, 4400 Suisun Valley Road. Public Notice stated that the property owner Gary Bacon had an existing parking contract with Solano Community College. I found out from Robert Diamond, the Risk Manager for SCC, that Gary Bacon had been mailed an application, but it was not signed and had never been used in the 3 years that he had it. Therefore, it was not a contract. When you and I spoke on the phone last month, you told me you had taken Gary Bacon's word for it, rather than personally verifying there was an actual contract or approved parking agreement.

Based upon this information, and the fact that Mr. Diamond told me he would deny any requests for parking for any alcohol related events, made me think this public notice was invalid, and Mr. Bacon's event barn proposal will have to be greatly revised to accommodate sufficient on-site parking. And that would result in the undesirable loss of more prime farmland.

Additionally, the 1 acre site proposed to be used for the event barn, is in fact the same quality of prime farmland as what exists all around it. Just because that one acre has not been tilled or planted, does not degrade the quality of that acre. Farmland in the Suisun Valley is supposed to be protected from development, if the County is serious about farmland protection.

Solano County should not act as the Lead Agency in determining if a proposed project impacts the environment. All event centers, no matter where they are located, have a negative impact on the environment because they draw hundreds of people per event, thus greatly impacts traffic, which impacts mobility and air quality, and events create man-made noise. The Morgan Ranch borders LedgeWood Creek. All creeks and their associated riparian areas, serve as wildlife corridors. This also includes Mankas Corner. Suisun Valley is rich in wildlife, and the majority of it is never seen. LedgeWood Creek is a direct link to the Suisun Marsh. Which is how a river otter came to Mankas Corner Road last Thursday evening at 6:30 pm, July 12th. I witnessed an adult river otter make its way from one vineyard to another, and nearly got struck by a pickup truck two car lengths in front of me. A river otter is capable of traveling up to 26 miles in one day. They are a native predator that has come back from the brink of extinction due to trapping for the fur trade, and now river otters are being spotted around the Bay Area, because habitat restoration projects are working. Any reasonable person would conclude without a doubt, that the river otter traveled LedgeWood Creek right past the Morgan Ranch, and within sight of the proposed event barn site.

I have seen river otters before in Mendocino County, so I knew what it was. I just didn't know they existed here because of never seeing one before. So I searched online and read recent articles about otter sightings in Bay Area counties.

No good will come of developing the Suisun Valley into an urban commercial zone for tourists. I'm on the record for opposing the Airbnb use of the Suisun Valley Inn already. I have opposed event centers in Suisun Valley, as one of the "allowed uses" completely devoid of regulations (vague and unenforceable). It is obvious that Solano County is in violation of CEQA on numerous projects, not just this one. Never once has the County fully analyzed the negative impacts of the Suisun Valley Strategic Plan. It would serve you well to read the Draft Suisun Valley Plan, and then look at what has actually happened in Suisun Valley. Everything about the intent has changed, and the Plan basically became

obsolete upon arrival in 2008-2009. I have given interested people personal tours of the valley, and it is easy to recognize the obvious discrepancies.

I've provided information that you were not aware of. The information alters the facts for the public notice, and should alter your decisions that are based on false narrative and inaccurate Declaration of Negative Environmental Impact.

Although I missed the July 12th deadline for sending this email in opposition to the use permit, I had previously discussed my concerns with you.

Respectfully,

Mary Browning
5118 Clayton Rd.
Suisun Valley
(707)372-6262

Here is a clip from one online story: "This spring, the California Department of Fish and Wildlife released an updated map showing where river otters live in the Bay Area. The new map incorporates sightings from the Marin-based River Otter Ecology Project (ROEP). The otters' expansion here reflects the headway we've made in cleaning up waterways and restoring wetlands.

River otters are big eaters, and the fish, crayfish, and other prey they depend on need unpolluted water to thrive. "If there's enough food for river otters, there's a healthy environment too," said Sarah Allen, science program lead for the National Park Service Pacific West Region who is also on the ROEP advisory board. Another factor in the otters' recovery is restoration of their aquatic habitats, from freshwater streams and ponds to brackish lagoons and estuaries."



MEMORANDUM

To: Mr. Eric Wilberg
Solano County
Department of Resource Mgmt.
675 Texas Street, Suite 5500
Fairfield, CA 94533

Date: August 27, 2019

Project: Proposed Event Building/Barn
Monroe Ranch - Suisun Valley Inn
4400 Suisun Valley Road

cc: Mr. Gary Bacon
Suisun Valley Inn

Subject: Response to Comments

From: GHD
2300 Clayton Road, Suite 920
Concord, CA 94520
Mr. Kamesh Vedula, Principal
Mr. Robert Tuma

Report: C2616MEM003

Response to Comments (RAZ Comments U-18-03 Monroe Ranch) Regarding “Focused Traffic Impact Analysis for Proposed Monroe Ranch Event Facility” Report, dated March 29, 2019.

Dear Mr. Wilberg,

Provided herein are responses to the traffic-related comments submitted to the County regarding the traffic impact analysis report prepared for the proposed Monroe Ranch Wedding/Event Building. The comment letter (RAZ Comments U-18-03 Monroe Ranch) containing the full text of the comments is attached.

Comments on IS/ND Section 2.16 Transportation and Traffic

Comment T-1: The [traffic count] data was collected during January, the quietest traffic month of the year on Suisun Valley Road.... The study attempts to rectify a faulty data set by extrapolating the relative seasonal change in traffic volume from Caltrans Annual Volume Data for the intersection of Highway 121 and Wooden Valley Road...

Response T-1: To establish Existing conditions, traffic volume counts were conducted in January 2019 and were adjusted using industry-standard methodology to reflect potentially higher volume months. Monthly volume data is not available for Suisun Valley Road, therefore data provided by the California Department of Transportation (Caltrans), which quantifies peak month volumes on State Highways, was utilized. For this study, volumes from two highways within proximity of the project site were evaluated. These included Interstate-80 near Suisun Valley Road south of the site and State Route 121 near Wooden Valley Road north of the site. For I-80, the Caltrans data showed peak month volumes are 10% higher than average month. For SR 121, peak month volumes are 22% higher. The higher percentage of 22% was added to the count volumes. For comparison, a recent policy established by Napa County for counts conducted during winter is to increase the volumes by 15% to reflect peak month activity.

It is noted that considerable volume capacity remains for conditions to remain acceptable under the County's Level-of-Service threshold. The threshold for acceptable conditions is LOS C with up to 25 seconds of delay. The intersection delays using the seasonally increased volumes are approximately 11 seconds for existing+project volumes and 13 seconds for cumulative+project volumes. The existing peak hour through volumes on Suisun Valley Road utilized for the analysis could double and LOS operations would continue to function acceptably.

Several additional factors contribute to the conservative aspect of the volumes utilized in the study.

Due to the time length of the events, approximately one-half of the total project trips would occur in a given hour (half before the event and half after the event). As a result, only half of the project trips have the potential to occur during the "peak hour" of the day when background traffic volumes are highest. The other half would occur outside of the peak hour of the day, when volumes on the street network are lower. However, the study evaluated operating conditions with the project for both scenarios (before and after an event) using the peak hour background volumes.

The traffic study assumed all of the project trips before and after an event occur in a single hour. In actuality, not all project trips would occur in one hour, as some guests would arrive/depart earlier or later, resulting in lower peak hour trips.

The application states that weekend wedding events would vary in attendance, with most events consisting of approximately 150 persons and several up to 250 persons. Weekday events would typically have low attendance: up to 50 people, although 61 vehicles could be accommodated in the onsite parking lot (source: Mr. Gary Bacon, project applicant.) The traffic study evaluated operating conditions for both weekend and weekday events based on maximum attendance, reflecting higher project trips than would be generated for a number of the events.

Comment T-2: The Applicant's traffic study does not adequately address the cumulative impact of event uses on traffic dynamics within Suisun Valley including existing uses, currently approved but not yet operating uses, and the likely expansion of existing and new events uses. The report's analysis of future traffic demand is based on projections from the Napa-Solano Regional Travel Demand Model for the Year 2040.

Response T-2: Cumulative conditions, reflecting traffic generated for existing and future forecast volumes to a horizon year, were evaluated in the traffic report. The Monroe Ranch project trips were added to, and evaluated relative to, cumulative traffic volumes. The cumulative volumes were derived from the Napa-Solano traffic model, which is an industry-standard methodology for forecasting traffic volumes. The cumulative traffic growth projections to the Horizon Year 2040 equate to an annual increase of 2.15% per year. The cumulative volumes represent a 45% increase to the existing volumes. The proposed Monroe Ranch project trips were added to the cumulative volumes and operating conditions were evaluated. As noted, the calculated intersection delay indicates additional volume capacity would remain for LOS conditions to remain acceptable.

The same factors that contribute to the conservative aspect of the analysis are applicable to the cumulative analysis. The cumulative analysis assumed all of the project trips (before and after events) occur during the peak hour of background traffic and assumed vehicle trip generation based on maximum attendance volumes.

We trust this provides the requested information. Please contact us if you have additional comments or questions.