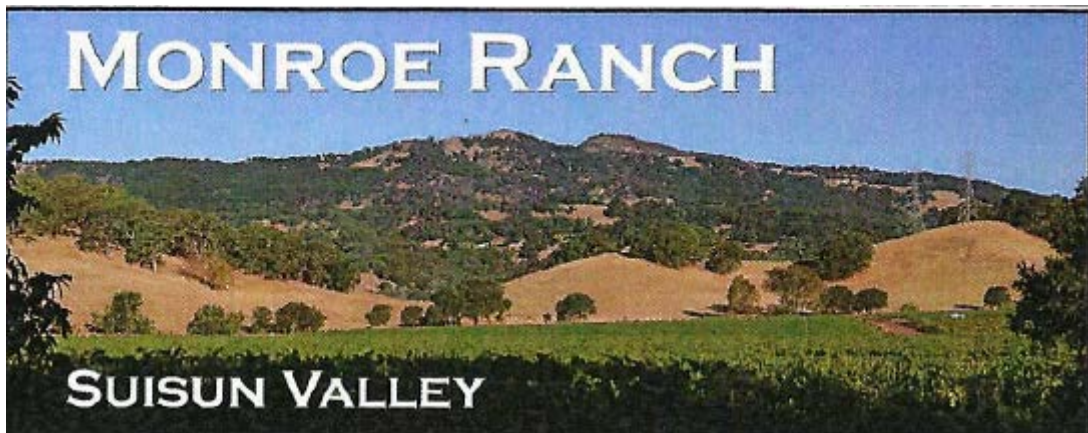


Monroe Ranch
Use Permit U-18-03
Initial Study and
Negative Declaration



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

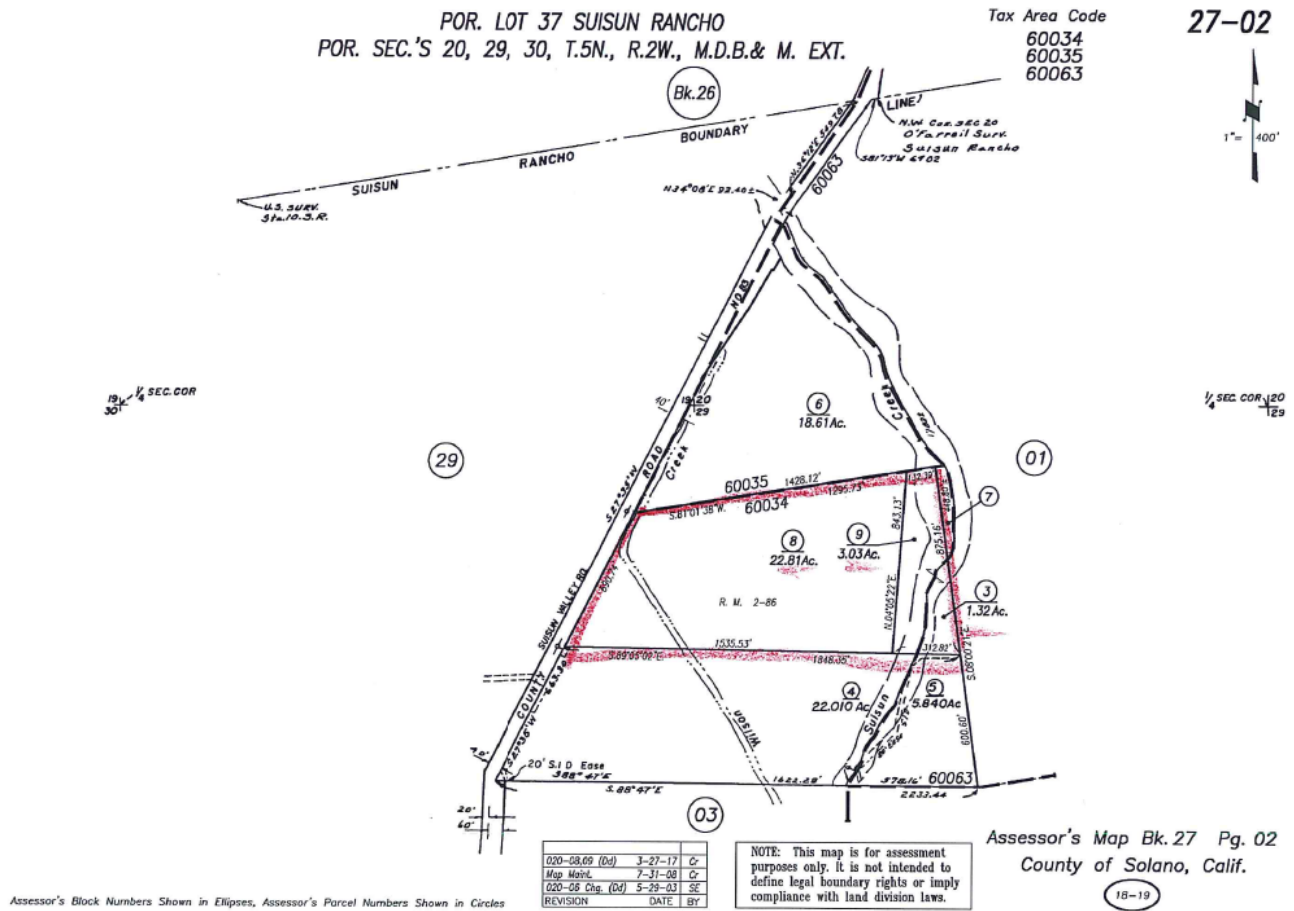


Figure 3: Aerial Photo Project Site – September 2018



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:

- | | |
|---|---|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions |
| ☐ Agriculture | ☐ Hydrology and Water |
| ☐ Air Quality | ☐ Noise |
| ☐ Biological Resources | ☐ Transportation and Traffic |
| ☐ Geology and Soils | ☐ Utilities and Service Systems |
| | ☐ 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:

- | | |
|--|---|
| ☐ Cultural Resources | ☐ Population and Housing |
| ☐ Hazards and Hazardous Materials | ☐ Public Services |
| ☐ Land Use and Planning | ☐ Recreation |
| ☐ 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?	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
e.	Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	☐	☐	☐	☒

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 $\frac{1}{4}$ 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

		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
Checklist Items: Would the project					
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?	☐	☐	☐	☒
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

- 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	☒
c.	Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

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.)	☐	☐	☒	☐
2) Strong seismic ground shaking?	☐	☐	☒	☐
3) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
4) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Environmental Setting

See discussion under 2.3 Air Quality.

Impacts Discussion

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

The 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

- 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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e.	Otherwise substantially degrade water quality?	☐	☐	☐	☒

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?	☐	☐	☐	☒
g.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
i.	Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

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

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☒	☐
b.	Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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)?	☐	☐	☐	☒
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c.	Displace substantial numbers of people,	☐	☐	☐	☒

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?	☐	☐	☐	☒
2)	Police Protection?	☐	☐	☐	☒
3)	Schools?	☐	☐	☐	☒
4)	Parks?	☐	☐	☐	☒
5)	Other Public Facilities?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c.	Physically degrade existing recreational resources?	☐	☐	☐	☒

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)?	☐	☐	☒	☐
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	☐	☐	☐	☒
e.	Result in inadequate emergency access?	☐	☐	☐	☒
f.	Result in inadequate parking capacity?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

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

Impacts Discussion

- a-c. No environmental impacts attributable to this proposal have been identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, eliminate important examples of the major periods of California history or prehistory, have impacts that are individually limited, but cumulatively considerable, or cause substantial adverse effects on human beings. **Less Than Significant Impact.**

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:

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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