

INITIAL STUDY / ENVIRONMENTAL CHECKLIST AND
NEGATIVE DECLARATION FOR THE
2023-2031 Housing Element Update

City of Fairfield, California

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

4001 Howe Street
Oakland, CA 94611

December 22, 2022

Table of Contents

1.	PROJECT TITLE:	3
2.	LEAD AGENCY NAME AND ADDRESS:.....	3
3.	CONTACT PERSON AND PHONE NUMBER:.....	3
4.	PROJECT LOCATION:.....	3
5.	PROJECT SPONSOR'S NAME AND ADDRESS:.....	3
6.	GENERAL PLAN DESIGNATION:	3
7.	ZONING:.....	3
8.	DESCRIPTION OF PROJECT:.....	3
9.	SURROUNDING LAND USES AND SETTING:	5
10.	OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:	6
11.	NATIVE AMERICAN CONSULTATION:.....	6
12.	SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:.....	6
13.	ENVIRONMENTAL CHECKLIST:.....	10
	13.1 AESTHETICS	11
	13.2 AGRICULTURE AND FORESTRY RESOURCES.....	12
	13.3 AIR QUALITY.....	13
	13.4 BIOLOGICAL RESOURCES.....	14
	13.5 CULTURAL RESOURCES.....	15
	13.6 ENERGY.....	16
	13.7 GEOLOGY AND SOILS.....	17
	13.8 GREENHOUSE GAS EMISSIONS.....	19
	13.9 HAZARDS AND HAZARDOUS MATERIALS.....	20
	13.10 HYDROLOGY AND WATER QUALITY.....	21
	13.11 LAND USE AND PLANNING.....	23
	13.12 MINERAL RESOURCES.....	25
	13.13 NOISE.....	26
	13.14 POPULATION & HOUSING.....	27
	13.15 PUBLIC SERVICES.....	27
	13.16 RECREATION.....	29
	13.17 TRANSPORTATION.....	30
	13.18 TRIBAL CULTURAL RESOURCES.....	32
	13.19 UTILITIES AND SERVICE SYSTEMS.....	32
	13.20 WILDFIRE.....	34
	13.21 MANDATORY FINDINGS OF SIGNIFICANCE.....	35
14.	PREPARATION	36
15.	DETERMINATION	36
16.	DE MINIMIS FEE DETERMINATION	36
17.	ENVIRONMENTAL DETERMINATION	37
18.	REFERENCES	38

FIGURES

1.	Regional Setting.....	6
2.	Planning Boundaries.....	7

I. PROJECT TITLE:

2023-2031 Housing Element Update

2. LEAD AGENCY NAME AND ADDRESS:

City of Fairfield, 1000 Webster Street, Fairfield, CA 94533

3. CONTACT PERSON AND PHONE NUMBER:

Dave Feinstein, Community Development Director, (707) 428-7448

4. PROJECT LOCATION:

City of Fairfield

5. PROJECT SPONSOR'S NAME AND ADDRESS:

N/A

6. GENERAL PLAN DESIGNATION:

Varies

7. ZONING:

Varies

8. DESCRIPTION OF PROJECT:

California Government Code Section 65302(c) mandates that each city include a Housing Element in its General Plan. The Housing Element is required to identify and analyze existing and projected housing needs and include statements of the city's goals, policies, quantified objectives and scheduled programs for preservation, improvement, and development of housing. Each city, in adopting its Housing Element, must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et. seq.

General Planning Efforts

Fairfield's existing General Plan was adopted in 2002 and is now being reexamined to ensure that it reflects the City's goals and priorities for the next 30 years. Fairfield Forward 2050 is the name of the City's update of its General Plan. The update process is a collaborative effort between the City and the community to create a vision and a blueprint for development and investment over the next couple of decades. More information regarding the General Plan update can be found on the project's website at www.fairfieldforward.com.

In addition, the City has determined that the Fairfield Forward 2050 project requires the preparation of a Program Environmental Impact Report (Program EIR) in compliance with the California Environmental Quality Act (CEQA). The Program EIR will address all required topic areas including aesthetics, biological resources, transportation/traffic, natural hazards (including geological,

hydrological, and fire hazards), agricultural resources, tribal resources, mineral resources, public services/utilities, population/housing, air quality, and greenhouse gas emissions. The City released a Notice of Preparation (NOP) to solicit guidance from responsible, trustee, and federal agencies about the scope and content of the environmental information to be included in the Program EIR. The comment period for the scoping phase ran from August 16, 2021, to September 16, 2021.

This project is a General Plan Amendment to update the City of Fairfield (City) Housing Element for the planning period of 2023-2031 (hereafter, HEU). The proposed HEU is available at the city website, <https://www.fairfieldforward.com/housing-element>. This Initial Study evaluates the potential environmental impacts expected to result from adoption of the HEU.

Regional Housing Needs Allocation (RHNA)

Consistent with state law, the HEU provides a plan to accommodate the City's fair share of affordable housing known as the Regional Housing Needs Allocation, or RHNA. The RHNA is allocated to each region of the state by the California Department of Housing and Community Development in consultation with regional council of governments. Typically, a region's council of governments prepares the RHNA methodology for all its member jurisdictions, however, Government Code Section 65584.03 allows for "...at least two or more cities and a county, or counties, to form a subregional entity for the purpose of allocation of the subregion's existing and projected need for housing among its members..." For the 6th Cycle RHNA, all seven incorporated cities and unincorporated Solano County chose to form a subregional entity for which they designated the City County Coordinating Council (4Cs) to serve as the representative body. For the 2023-2031 housing cycle, Solano County has been assigned a RHNA of 10,992 housing units with Fairfield receiving an allocation of 3,069 units at five income levels (Extremely Low, Very Low, Low, Moderate, and Above Moderate).

HEU Programs

While current zoning within the City's specific plan areas permit higher densities (ranging from 8 to 80 dwelling units in the Heart of Fairfield Specific Plan area, and up to 50 dwelling units per acre in the Train Station Specific Plan area) and some commercial areas with Mixed Commercial zoning permit 32-50 dwelling units per acre, the HEU includes actions to spur infill on smaller lots in these areas and revise zoning in selected nonresidential zones to allow higher density housing and affirmatively further fair housing. To affirmatively further fair housing in more moderately-resourced areas, the City will rezone seven parcels in the Cordelia area and east of Oliver Road, as shown in Figure 3. Near Cordelia, there are two vacant sites adjacent to office commercial uses. A third vacant site on Campus lane is bounded by Solano College to the northeast, a vacant office building to the south, and medium-density residential neighborhoods on all other sides. Near Oliver Road, the rezonings are applied to three parcels in an underutilized existing commercial center with several retail vacancies. These sites currently allow housing conditionally, with the exception of the site near the college, and will be rezoned to allow housing by right in order to accommodate a realistic capacity of 343 housing units, just 11 percent of the overall RHNA allocation. The remainder of sites utilize Fairfield's existing land use and zoning classifications.

Through implementation of the housing programs, potential housing sites were identified in the Sites Inventory to show the City's ability to accommodate its RHNA allocation. Specifically, the HEU identifies that there are sufficient housing sites to accommodate its share of affordable housing through its inventory of potential housing sites located within vacant and underutilized non-vacant opportunity sites which promote infill development and are served by adequate

infrastructure. The housing sites have been identified as part of the City's coordinated planning actions underway for the comprehensive update of the City's General Plan, which envisions new development concentrated in the downtown core (the Heart of Fairfield Specific Plan Area), near the Fairfield Train Station (Train Station Specific Plan area), near the Fairfield Transportation Center, along key corridors such as North Texas Street, and other infill areas throughout the City. These areas will contain a mix of uses around major streets with good access to transit and will include housing, employment, and neighborhood commercial uses.

The HEU demonstrates that through implementation of the housing programs there will be sufficient housing sites to accommodate the City's fair share of affordable housing especially along commercial corridors, in specific plan areas, and infill sites where there are no infrastructure deficiencies. These sites will allow residential development with expected densities ranging from 15 to 64 dwelling units per acre. Affordable housing development in these target areas will be enhanced through the City's actions to create sustainable revenue streams for affordable housing; infill housing and small-lot development incentives; development of design standards for 'missing middle' housing; permitting of sites included in prior cycles to develop with affordable housing by right; and rezoning to allow higher densities on certain parcels in areas that are more moderately resourced.

9. SURROUNDING LAND USES AND SETTING:

The City of Fairfield is located in central Solano County in the Bay Area within the California Coastal Ranges at the southwestern edge of the Sacramento Valley, just north of the Suisun Bay and salt marsh. The Planning Area encompasses 278 square miles including the City of Fairfield (approximately 41 square miles) and its Sphere of Influence (SOI) (approximately 11 square miles) which is generally coterminous with City boundary but includes a handful of areas surrounding the city limits, with the largest section located in the northeast area of the city limits, adjacent to Travis Air Force Base. The Planning Area also includes the surrounding unincorporated areas in Green Valley and Suisun Valley, as in the current General Plan, and the Suisun Marsh Protection Plan area (225 square miles). Although Fairfield does not have jurisdiction in areas outside of its city limits, and all HEU sites are located within the city limits. The Planning Area is bounded by Napa County, the Vacaville mountains, and Cement Hill grazing lands to the north; the Travis Reserve and unincorporated Solano County to the east; the City of Suisun, the Union Pacific Railroad tracks, the Suisun Marsh, and I-680 in the southern portion; and unincorporated Solano County open space to the west.

Fairfield is located at strategic transportation crossroads at the convergence of interstates 680 and 80 (I-680 and I-80), two of the Bay Area's largest freeways, and at a mid-point between Sacramento and San Francisco (each 45 miles away). Fairfield also provides the eastern gateway to Napa Valley, which lies 15 miles to the west and is easily accessed via Highway 12. In addition, Fairfield is accessible via public transportation, including Fairfield and Suisun Transit (FAST) and Solano Express bus lines, and two Capital Corridor train stations that connect Fairfield to Auburn and San Jose via Sacramento and Oakland. The city is also home to Travis Air Force Base, which is located four miles east of downtown. Known as the "Gateway to the Pacific," Travis handles more cargo and passenger traffic through its airport than any other military air terminal in the United States.

The city is surrounded by undeveloped hills on its western and northern borders. To its east and northeast are grazing and prairie grasslands. To the south, beyond the neighboring city of Suisun City, is the largest remaining wetland around San Francisco Bay, the Suisun Marsh. Suisun Valley,

one of the county's most productive and intensive agricultural regions, adjoins Fairfield and separates the central city from the Cordelia planning area.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

No other agency is required to approve the Housing Element update, but it will be reviewed by the California Department of Housing and Community Development for the purpose of determining whether it complies with the requirements of the Housing Element Law.

11. NATIVE AMERICAN CONSULTATION:

In accordance with the requirements of Public Resources Code 21080.3.1, the City notified those Native American Tribes both traditionally and culturally affiliated with the project area. These tribes were notified via certified mail and email. As of this date, response and request for notifications has been received by the Yocha Dehe Wintun Nation.

12. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The project would have the following Potentially Significant Impacts to the resource areas listed below. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Figure 1: Regional Location

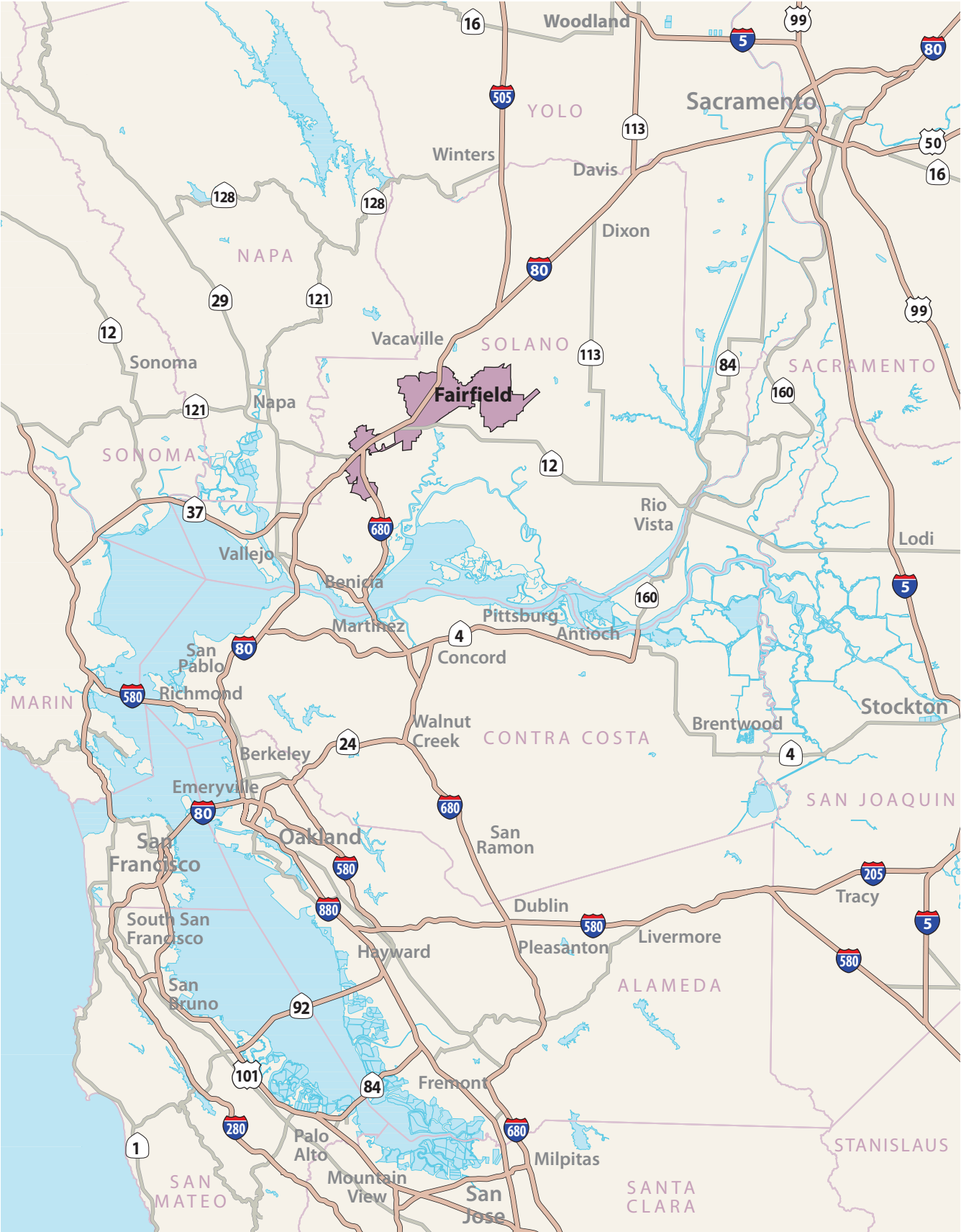


Figure 2: Planning Area

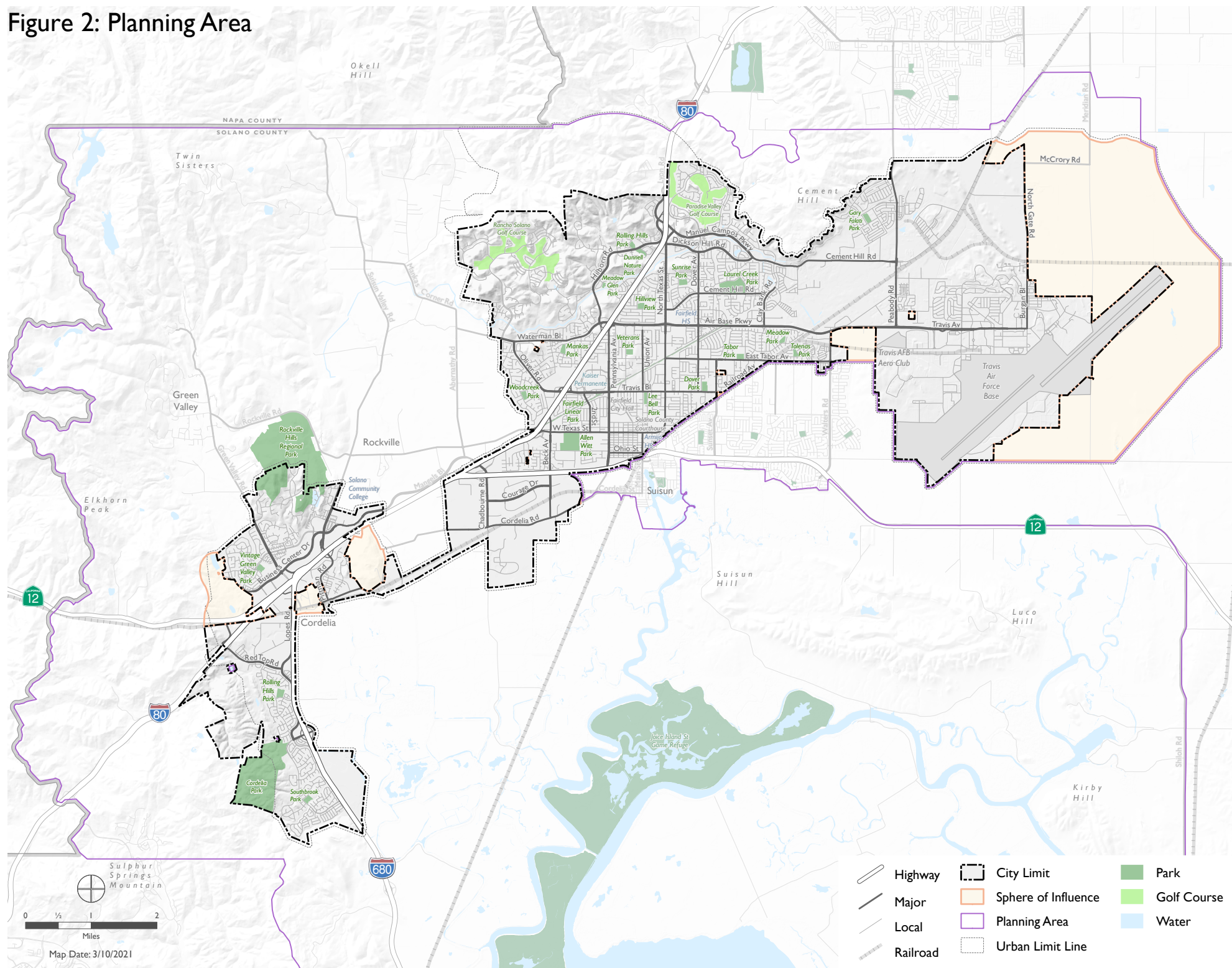
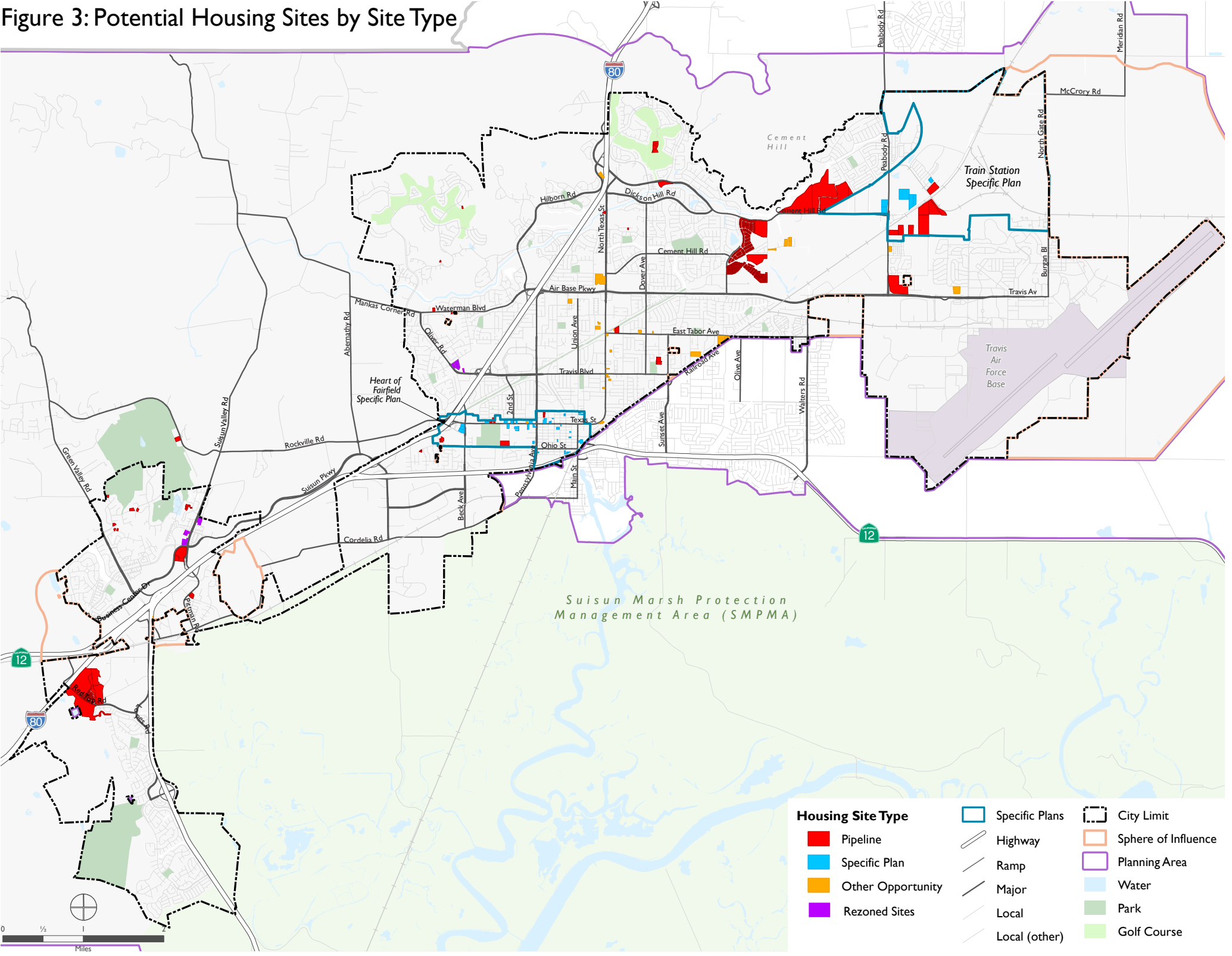


Figure 3: Potential Housing Sites by Site Type



I3. ENVIRONMENTAL CHECKLIST:

This section analyzes the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. No Impact. Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. Less than Significant Impact. The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. Potentially Significant Unless Mitigated. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. Potentially Significant Impact. Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.1 AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a–d. No Impact. The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. It consists of a housing program; no actual development is proposed as part of the HEU. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, which specifies a need for the production of 3,069 units. To accommodate this RHNA allocation, the HEU includes programs that would explore allowing mixed uses within vacant parcels and certain commercial areas in Cordelia and East of Oliver Road, in some cases allowing residential development densities to be increased to a minimum of 30 dwelling units per acre and up to a maximum of 50 dwelling units per acre. The variety of housing types in Fairfield will be increased through establishing supportive development densities and lot size requirements. Affordable housing development in these target areas will be enhanced through the City's expedited permit procedures for developments providing affordable to lower-income households.

There are no designated State scenic highways in the city and the closest eligible highway segment, State Route 29 from Vallejo to Napa, is not located in or near the City of Fairfield (Caltrans, 2022). Further, all future projects would be required to adhere to General Plan policies, the City's Municipal Code, and the City's adopted Design and Development Guidelines regarding scenic resources, visual character, and light and glare. General Plan policies require development to be restricted from significantly encroaching on public views of ridgelines, agricultural areas, the Cement Hill Range, and the Suisun Marsh. Potential impacts to aesthetics associated with future residential development projects would be assessed at the time when the specific development projects are proposed, and mitigation measures would be adopted, as necessary, in conformance with the California Environmental Quality Act (CEQA). However, adoption of the HEU would result in no impact to visual resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.2 AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a–e. No Impact. The HEU is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts. It consists of a housing program; no actual development is proposed as part of the HEU. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, such development would not impact agricultural resources.

The Farmland Mapping and Monitoring Program (FMMP) primarily designates the city as Urban and Built-Up Land. However, some areas within the city are designated as Grazing Land, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland (DOC, 2021). In addition, there are several parcels within the City zoned for agriculture or are under a Williamson Act contract. As development anticipated by the HEU would occur within urban infill sites and commercial corridors, this designated farmland would retain its existing use. While some HEU sites are located on Grazing Land, they do not occur on Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Further, CEQA defines Farmland as Prime, Unique, and Farmland of Statewide Importance only. As such, the conversion of Grazing Land to a non-agricultural use would not constitute conversion of Farmland.

Finally, the City does not contain land zoned as forest land or timber property zoned as Timberland Production. While wooded areas in Fairfield may support more than 10 percent native tree coverage, implementation of the HEU would involve developing on urban infill sites and would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland

to non- agricultural use or conversion of forest land to non-forest use. Adoption of the HEU would result in no impact to agriculture and forestry resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.3 AIR QUALITY. Where applicable, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
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. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a–c. No Impact. The HEU is a policy document, consisting of a housing program; no actual development is proposed as part of the HEU. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation.

The City of Fairfield is located within the San Francisco Bay Area Air Basin (Air Basin). The Bay Area Air Quality Management District (BAAQMD) is the air pollution control agency for the Air Basin and is responsible for air quality management plans (AQMP) to achieve air quality standards. The Air Basin is an area designated as non-attainment because it does not currently meet National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for certain pollutants regulated under the Clean Air Act and California Clean Air Act, respectively. Specifically, the Air Basin does not meet the NAAQS for ozone, PM10, and PM2.5.

The HEU would not conflict with or obstruct implementation of the State Implementation Plan or BAAQMD's 2017 Clean Air Plan (CAP) because the growth anticipated in the HEU (RHNA allocation) is consistent with the Association of Bay Area Governments' (ABAG's) Plan Bay Area growth projections. The CAP was informed by and developed in coordination with ABAG and Plan Bay Area. Because no development is currently proposed, the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard, nor would it expose sensitive receptors to substantial pollutant concentrations. Future residential projects would be required to show consistency with the CAP and potential project-specific long- and short-term impacts to air quality would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact to air quality because no development is proposed at this time.

d. No Impact. Residential development does not create substantial odors. According to the BAAQMD, land uses associated with odor complaints typically include wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. Potential odor emitters during construction include diesel exhaust and evaporative emissions generated by asphalt paving and the application of architectural coatings. Construction-related activities near existing receptors would be temporary in nature, and construction activities would not result in nuisance odors. Potential odor emitters during operations would include exhaust from vehicles and fumes from the reapplication of architectural coatings as part of ongoing building maintenance. However, odor impacts would be limited to circulation routes, parking areas, and areas immediately adjacent to recently painted structures. Although such brief exhaust- and paint-related odors may be considered adverse, they would not be atypical of developed urban areas and would not affect a substantial number of people or rise to the level of a significant impact under CEQA. Because no development is currently proposed, development anticipated by the HEU would not result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people, and its adoption would have no impact from odors.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.4 BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a–d. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation.

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered environmental factors which includes sensitive habitat. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, future development would not be anticipated to significantly impact biological resources. Residential projects completed to meet the RHNA allocation are located downtown, along commercial corridors, and on infill sites within urbanized areas or within nonvacant underutilized sites in developed areas. Infill sites are located within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat, a sensitive natural community, federally protected wetlands, wildlife corridors, or nursery sites. Development anticipated by the HEU would also be required to comply with federal and State regulations related to biological resources, including the Federal Endangered Species Act, Clean Water Act, California Endangered Species Act, California Fish and Game Code, and the California Native Plant Protection Act as well as General Plan policies and the City's Municipal Code. However, depending on the location, future development in the city may have the potential to affect important biological resources. The potential impacts to various biological resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact to biological resources because no development is proposed at this time.

e-f. No Impact. Development anticipated by the HEU would be required to adhere to the existing City of Fairfield Tree Conservation Ordinance (Municipal Code, Section 25.36). Due to the lack of biological resources and heavily developed nature of the city, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans adopted for the City. As a result, the HEU would not conflict with any local, regional, or state policies, plans, or ordinances protecting biological resources, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §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 §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. The HEU would primarily involve facilitation of urban infill housing in established neighborhoods on existing lots and not in areas known to contain cultural resources or human remains. However, depending on the location, future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in

CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. The HEU would not change or alter policies to protect cultural resources. The potential impacts to cultural resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact to cultural resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.6 ENERGY. Would the project:				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a and b. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. While energy resources would be consumed during construction of future residential development consistent with the HEU, potential impacts to energy resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. In addition, individual residential development projects would be required to comply with the California's Title 24 Building Energy Efficiency Standards, which are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. This includes the update to Title 24, effective January 1, 2020, which requires that all new homes under three stories install solar panels. Title 24 also applies to ADUs and requires them to include a solar energy system that can generate enough to offset the dwelling's annual electrical usage. Furthermore, individual residential development projects would also be subject to the California Green Building Standards Code (CALGreen), which addresses a variety of aspects of sustainable building practices involving water and energy conservation. However, adoption of the HEU would result in no impact to energy resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.7 GEOLOGY AND SOILS. Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-site or off-site landslide, lateral spreading, subsidence, 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 direct or indirect 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"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a (i-iv). No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, depending on the location, future development in the City has the potential to expose people or structures to potential substantial adverse effects from geologic hazards. This could include rupture of a known earthquake fault, strong seismic ground shaking, and seismicity-related ground failure, including liquefaction, and landslides.

Similar to most areas in the San Francisco Bay Area, the City lies within a region known to be seismically active and is subject to periodic seismic shaking due to earthquakes along remote or regional faults. Therefore, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. All future development consistent with the HEU would be conducted in accordance with the City's Grading and Erosion Control Ordinance (Municipal Code, Chapter 25, Article VI), the City's Hillside Development Overlay District guidelines (Municipal Code, Section 25.28.4), the current California Building Codes, and the specifications outlined in project-specific Geotechnical Investigations. Potential impacts related to seismic and geological hazards of future residential projects would be assessed at the time the specific development projects are proposed. Future

projects would be required to comply with all relevant building standards and project-specific geotechnical design measures ensuring that impacts associated with seismic and geological hazards would be less than significant. However, adoption of the HEU would result in no impact related to geological hazards because no development is proposed at this time.

b. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Future development consistent with the HEU would be required to comply with the provisions of the City's Municipal Code pertaining to grading and to stormwater controls. Specifically, these include the City's Grading and Erosion Control Ordinance (Municipal Code, Chapter 25, Article VI) and the Stormwater Management and Discharge Control Ordinance (Municipal Code, Chapter 22B). Appropriate project-specific conditions and/or mitigation measures to reduce potential impacts associated with soil erosion or the loss of topsoil would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to soil erosion because no development is proposed at this time.

c and d. No Impact. As described in the City General Plan Safety Element (2004), landslide and debris-flow hazards exist to various degrees in all of the hillside areas around Fairfield. A common cause of damaging landslides in the Bay Area is improper grading within hillside developments. Steeper slopes which contain many to very many landslides occur in Fairfield's rolling hills west of Interstate 680. Further, clay-rich topsoil with a high shrink-swell potential is common on the hillsides and valleys of the Fairfield Planning Area. Potential impacts from landslides, liquefaction, and/or expansive soils associated with future residential development projects would be assessed at the time when the specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Future projects would be required to comply with the provisions of the California Building Code and the Municipal Code's Grading and Erosion Control Ordinance to minimize exposure to potential geologic hazards. Recommendations of the project-specific Preliminary Geotechnical Investigation, which would ensure removal of unsuitable soils and proper fill and compaction, would occur during grading and construction activities to avoid assessed hazards. However, adoption of the HEU would result in no impact related to landslide, liquefaction and/or expansive soils because no development is proposed at this time.

e. No Impact. Fairfield is served by established wastewater conveyance and treatment services operated by the Fairfield-Suisun Sewer District. Given that future development consistent with the HEU would be in urban infill sites in established neighborhoods, future development would connect to existing sewer trunk lines or future expansion of sewer trunk lines; the use of septic tanks or alternative wastewater systems would not be required. As a result, no impact would occur.

f. No Impact. Paleontological resources are mineralized or fossilized remains of prehistoric plants and animals, as well as mineralized impressions or trace fossils that provide indirect evidence of the form and activity of ancient organisms. To identify known fossil locations in the county for its General Plan EIR, the County of Solano conducted an online fossil locality search on May 13, 2006, using the Berkeley Natural History Museums' online database, specifically data from the University of California Museum of Paleontology, Berkeley. Relevant paleontological and geological literature for Solano County and its vicinity was reviewed for a characterization of the county's geology and paleontological sensitivity. The locality search identified 238 fossil localities within or directly adjacent to the county. Of this total, 69 localities consist of

vertebrate specimens and 169 are invertebrate specimens. The localities occur in 12 distinguishable geologic formations, all of which are known to contain fossils. Most sedimentary geological units and some of the igneous geological units of Solano County are paleontologically sensitive.

Although not anticipated, sub-surface construction activities associated with the Project implementation, such as grading or trenching, could result in a significant impact to paleontological resources, if encountered. Public Resources Code Section 5097.5 specifies the procedures to be followed in the event of the unexpected discovery of human remains. Potential impacts to paleontological resources located within the housing sites would be assessed at the time the projects are proposed and minimized through compliance with existing regulations. Mitigation measures would then be adopted as necessary, in conformance with CEQA and existing regulations. However, adoption of the HEU would result in no impact to paleontological resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.8 GREENHOUSE GAS EMISSIONS. Would the project:				
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 type="checkbox"/>	<input checked="" 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"/>

a and b. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation, has caused the concentrations of heat-trapping greenhouse gasses (GHGs) to increase significantly in the earth's atmosphere (U.S. Environmental Protection Agency, 2017). The increase in GHGs results in global warming, as more heat is trapped in the atmosphere. The potential impacts related to GHG emissions and global warming associated with future residential projects would be assessed at the time specific development projects are proposed. The City is currently in the process of preparing a new Climate Action Plan that will contain a series of measures to reduce greenhouse gas emissions to the year 2050 consistent with established SB32 and EO B-55-18 targets. Future projects consistent with the HEU would be required to show consistency with the GHG reduction measures in the City of Fairfield CAP as applicable under CEQA. Specifically, future project's inclusion of GHG reduction measures would assist the City in meeting its GHG reduction goals. However, adoption of the HEU would result in no impact related to GHG emissions because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.9 HAZARDS AND HAZARDOUS MATERIALS. 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 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 safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a–c. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. Because no development would occur as a result of approval of the HEU, approval of the HEU would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous material, nor 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. Further, as a policy document, approval of the HEU would not result in the emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of existing or proposed schools. The potential impacts related to hazards and hazardous materials for future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. In addition, development anticipated by the HEU would be required to comply with all applicable federal, state, and local regulations related to the transportation, use, and storage of hazardous materials. However, adoption of the HEU would result in no impact related to hazards and hazardous materials because no development is proposed at this time.

d. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. At the time of individual development proposals, the sites of proposed future residential projects would be evaluated using appropriate databases including the California

Department of Toxic Substances Control's EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action site, and the State Water Resources Control Board's GeoTracker database, which tracks authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects would be assessed at the time the projects are proposed mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to hazardous material sites because no development is proposed at this time.

e. No Impact. The City of Fairfield is not located within a private airstrip or airport land use plan, or where such a plan has not been adopted, is not located within two miles of a public airport or public use airport. The Nut Tree Airport in Vacaville and Napa County Airport in Napa are located approximately 9.6 miles and 12.7 miles to the northeast and west of the city, respectively. However, the City of Fairfield is located within the vicinity of Travis Air Force Base (AFB), a United States Air Force base located three miles east of the central business district of Fairfield. Development anticipated by the HEU involves infill residential development on previously developed parcels within the existing neighborhoods of the city. Further, all development would comply with the Travis AFB Land Use Compatibility Plan (LUCP) criteria. Therefore, implementation of the HEU would result in no impact related to airport hazards.

f. No Impact. The HEU would be consistent with all related General Plan policies. This includes policies addressing the City's emergency response plans. Approval of the HEU would not result in the construction of any projects. All future development would be reviewed to ensure that they are consistent with and would not physically interfere with an adopted emergency response plan or emergency evacuation plan, including the Solano County Emergency Operation Plan (EOP). However, adoption of the HEU would result in no impact related to emergency or evacuation plans because no development is proposed at this time.

g. No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas in Solano County with significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), are classified by the CAL FIRE Director in accordance with Government Code Sections 51175-51189 to assist responsible local agencies identify measures to reduce the potential for losses of life, property, and resources from wildland fire. According to the map of Very Fire Hazard Severity Zones in Local Responsibility Areas (LRAs) for Solano County, the city is not within a VHFHSZ, nor is it in the vicinity of one. Approval of the HEU would not result in any specific development projects and would not, in itself, expose people to wildfire hazards. Future development would be also required to show fire safety measures consistent with the California Building Code and the City's regulations related to fire safety and ensure that it would not interfere with emergency response plans related to risk from fire (see also Section 13.20 of this study). Therefore, approval of the HEU would result in no impact relative to wildland fires.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.10 HYDROLOGY AND WATER QUALITY. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a and c (i-iv). No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Residential projects completed to meet the RHNA requirement are expected to be located on infill sites in urbanized areas, and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with water quality. Future development consistent with the HEU would be required to adhere to all applicable federal, State, and local regulations, including the City's Storm Water Management and Discharge Control Ordinance (Municipal Code, Chapter 22B) which requires projects to incorporate construction and post-construction BMPs to ensure storm water runoff is controlled in a manner that would minimize water quality degradation, ensure that drainage patterns were not altered, and substantial erosion would not occur. Construction activities must also comply with the NPDES Construction General Permit which requires standard erosion control measures and BMPs identified in a Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction to reduce sedimentation in waterways and any loss of topsoil. Development associated with the HEU would be required to comply with the City's MS4 requirements and prepare a stormwater control plan, which would require construction-site control and erosion control BMPs to reduce impacts related to stormwater runoff. Conformance with federal, State, and local regulations would also ensure that future projects would not result in increased rates or amounts of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Project-specific effects would be assessed at the time future development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to polluted run-off because no development is proposed at this time.

b. No Impact. The City of Fairfield falls within the Suisun-Fairfield Valley Groundwater Basin. Implementation of the HEU would primarily involve facilitation of housing on existing urban infill lots. All development associated with the HEU would be subject to the applicable provisions of Chapters 22A and 22B of the Municipal Code regarding water efficient landscaping and stormwater management and drainage plans. Compliance with these regulations would ensure that future development would not result in substantial increases of impervious surfaces such that groundwater recharge would be hindered. No impact to groundwater would occur.

d. No Impact. Each of the potential housing sites were reviewed on the City's land use and zoning maps. Potential development constraints were then identified, including Federal Emergency Management Agency flood panels. Sites with a high risk of flood hazard were excluded from the inventory. Development would also be required to comply with Chapter 8A of the Municipal Code, Flood Damage Prevention, and the City's Storm Water Management and Discharge Control Ordinance. Compliance with these regulations would limit the risk of loss and damage due to flooding to the maximum extent practicable. In addition, potential impacts related to flood hazard, tsunami, or seiche zones, and risk release of pollutants due to project inundation, would be assessed at the time future development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to flooding because no development is proposed at this time.

e. No Impact. As discussed above, future development consistent with the HEU would be required to adhere to all applicable federal, State and local regulations with respect to water quality. The Suisun-Fairfield Valley Groundwater Basin is not designated as a priority basin, thus is not required to prepare a sustainable groundwater management plan. As a result, no plan has been prepared for the basin. For these reasons, future development consistent with the HEU would not substantially degrade water quality or conflict with a sustainable groundwater management plan, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.11 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones in appropriate locations to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Although implementation of the programs contained in the document would encourage residential development required to meet the City's RHNA allocation, such residential projects are expected to be located on commercial corridors and infill sites within urbanized areas and existing neighborhoods. Because commercial corridors and infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community. Potential impacts would be evaluated at the time specific development projects are

proposed. However, adoption of the HEU would result in no impact related to physically dividing a community because no development is proposed at this time.

b. No Impact. The HEU would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The plan identifies strategies and programs to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's need, preserve at-risk affordable housing units, and strategically further fair housing opportunities. To accommodate the RHNA allocation, the plan includes programs that would explore amending the zoning ordinance and allowing mixed uses within certain commercial areas and corridors, in some cases allowing residential development densities to be increased to a minimum of 30 dwelling units per acre. The variety of housing types in Fairfield will be increased through establishing supportive development densities and lot size requirements. Affordable housing development in these target areas will be enhanced through the City's expedited permit procedures for developments providing affordable to lower-income households.

The land use designations associated with the plan are not under consideration at this time and the amendments will be processed as part of the proposed 2050 General Plan update. Related zoning amendments will be processed after adoption of the 2050 General Plan. Adopting the HEU would be inconsistent with the City's existing General Plan until land use and zoning amendments are adopted and implemented. Once the City has adopted the proposed 2050 General Plan update, a comprehensive update to the Zoning Code will follow to ensure that the Zoning Code is consistent with and effectively implements the 2050 General Plan. Future development that implements the plan could not occur until any necessary General Plan amendments and rezoning are adopted. However, adopting the plan does not specifically propose any development projects, meaning no physical environmental impacts would occur. While the proposed 2050 General Plan update is currently inconsistent with the adopted General Plan, no physical environmental impacts would occur from this inconsistency. When adopting the 2050 General Plan, the plan would be consistent with the updated Land Use Element and Land Use Map. Any potential environmental impacts associated with adopting the Land Use Plan would be evaluated and mitigated, as necessary, during the environmental review process for the proposed 2050 General Plan update. Therefore, no conflict would remain upon adopting the 2050 General Plan. Adopting the proposed 2050 General Plan update, and addressing the zoning code amendments within the required timeframe,¹ would result in consistency between the Land Use Element and HEU. Therefore, adopting the plan would not conflict with applicable land use plans, policies, or regulations, and no impact would occur.

¹ On September 28, 2021, Governor Newsom approved Assembly Bill (AB) 1398 to ensure that cities and counties are adequately rezoning to meet their housing needs. AB 1398 reduces the allowable timeframe for rezoning for jurisdictions that do not adopt a housing element that HCD finds to be in substantial compliance with state law within 120 days of the statutory deadline. Previously three years were allowed for the rezoning if the Housing Element was adopted within 120 days of the statutory deadline. AB 1398 requires a jurisdiction that does not adopt a housing element that HCD finds to be in substantial compliance with state law within 120 days of the statutory deadline to complete rezoning no later than one year from the statutory deadline for the adoption of the housing element. AB 1398 amends Government Code Sections 65583, 65583.2, and 65588.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.12 MINERAL RESOURCES. Would the project:				
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"/>

a and b. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet City's RHNA allocation. According to the 2008 Solano County General Plan, Solano County is rich in a number of nonfuel mineral resources. Mineral resources mined or produced within Solano County include mercury, sand and gravel, clay, stone products, calcium, and sulfur. There are numerous known mineral resource zones (MRZs) located in Fairfield and there are several HEU sites located in these zones. The State requires local jurisdictions to adopt policies that restrict designated mineral resource sites from premature development and protect surrounding communities from impacts associated with mineral extraction. The County's General Plan policies related to mineral resources facilitate the preservation of areas with important mineral resources by preventing residential, commercial, and industrial development that would be incompatible with mining practices to the extent feasible. Adherence to the County's General Plan policies would ensure that impacts to mineral resources would result in less than significant impacts in project areas. The potential impacts related to mineral resources from implementation of the HEU programs would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Therefore, adoption of the HEU would result in no impact related to mineral resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.13 NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a–b. No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would explore allowing mixed uses within certain commercial areas and corridors in Cordelia and east of Oliver Road, in some cases allowing residential development densities to be increased to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. The majority of development is expected on commercial corridors, infill sites within urbanized areas, or within vacant underutilized sites. During construction activities associated with future residential development, the potential would exist for temporary or periodic increases in noise levels and/or ground-borne noise and vibration levels on and adjacent to project sites. The degree of such increases would depend on the type and intensity of construction activity, equipment type used, duration of equipment used, and distance between the noise source and noise receiver. Residential development also has the potential to result in incremental increases in long-term noise levels generated by increased vehicular traffic as well as new stationary sources of noise. Adherence to the City's Municipal Code Chapter 25 Noise Regulations and compliance with General Plan Noise Element Policies would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas. The potential impacts related to noise for future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

c. No Impact. The City of Fairfield is not located within a private airstrip or airport land use plan, or where such a plan has not been adopted. The Nut Tree Airport in Vacaville and Napa County Airport in Napa are located approximately 9.6 miles and 12.7 miles to the northeast and west of the city, respectively. However, the City of Fairfield is located within the vicinity of Travis Air Force Base (AFB), a United States Air Force base located three miles east of the central business district of Fairfield. Travis AFB is home to three U.S. Air Force command units with two runways oriented from northeast to southwest. The noise contours for Travis AFB are included in the 2015 Travis Air Force Base Land Use Compatibility Plan. While the City is affected by the overflight of airplanes from the Travis AFB, development anticipated by the HEU involves infill residential development on previously developed parcels within the existing neighborhoods of the city. Further, all development would comply with the Travis AFB Compatibility Plan (LUCP) criteria. Therefore, future development consistent with the HEU would not expose people residing or working in the project area to excessive noise levels, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.14 POPULATION & HOUSING. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. It consists of a housing program; no actual development is proposed as part of the HEU. While implementation of the HEU would explore programs allowing mixed uses in commercial areas and corridors, thereby increasing minimum densities, to accommodate the RHNA allocation, rezones would not be approved as part of the current action. The City anticipates completing a comprehensive General Plan Update shortly after adoption of the Housing Element, where any impacts resulting from designation changes on sites will be evaluated; this will occur prior to any rezoning.

The HEU utilizes the 2023-2031 RHNA to plan for and accommodate population growth. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, which specifies a need for the production of 3,069 units. To accommodate this RHNA allocation, the HEU includes programs that would explore allowing mixed uses within certain commercial areas and corridors in Cordelia and east of Oliver Road. In some cases, allowing residential development densities to be increased to a minimum of 30 dwelling units per acre and up to a maximum of 50 dwelling units per acre. The variety of housing types in Fairfield will be increased through establishing supportive densities and lot size requirements. This type of development is designed to focus on redevelopment and revitalization of areas already served by infrastructure and would not require extensions of roads or other infrastructure. With the implementation of rezoning and additional programs in the HEU to increase housing capacity, there would be adequate land available to accommodate the City's RHNA allocation. Therefore, the HEU would result in no impact associated with population growth, either directly or indirectly.

b. No Impact. The HEU includes programs that would explore allowing mixed uses within certain commercial areas and corridors in Cordelia and east of Oliver Road, to accommodate the RHNA allocation, thereby increasing capacity for new housing. Additionally, the HEU requires adequate supply of housing at all income levels, including an update the Land Use Element and Zoning Code to facilitate the development of diverse housing options and replacement of any existing or protected units demolished during redevelopment. The HEU also protects the existing housing stock, especially affordable units, by supporting rehabilitation and protecting units at risk of conversion to market-rate housing. For these reasons, future development consistent with the HEU would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.15 PUBLIC SERVICES. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a (i-v). No Impact. The Fairfield Fire Department provides fire services within the City of Fairfield. The Fire Department is responsible for all aspects of fire service operations, including fire suppression, emergency medical services and fire prevention. The Fire Department currently has five fire stations covering all major portions of the city, with another station under construction at Business Center Drive in Cordelia.

The Fairfield Police Department provides police protection in the City. The Police Department is headquartered at 1000 Webster Street, in Fairfield. The Department is divided into two bureaus: Operations and Support Services. Operations consists of Patrol, Traffic, Investigations and the Special Operations Divisions, while Support Services consists of Administrative staff, Community Services, Records and Dispatch Divisions. FPD divides the city into five Public Service Areas. Currently, 62% of all calls for service occur in the Central and South Public Service Areas of Fairfield. Officers are deployed throughout the 40 square miles in order to maintain a reasonable response time to calls for service; however, officers spend significant time responding back to the South and Central PSAs. The Investigations unit is moving to Cordelia, which will increase staffing in this area by approximately 30 members.

Both Fairfield-Suisun and Travis Unified School Districts (USD) provide school services for the City of Fairfield. Fairfield-Suisun USD boundaries encompass most of Fairfield, with the exception of the Travis Air Base and surrounding neighborhoods. Travis USD operates five elementary schools and three secondary schools, while Fairfield-Suisun district operates 19 elementary schools, four middle schools, three high schools, five alternative schools, and one adult school. Based on its 2016 Facilities Master Plan, FSUSD enrollment is projected to decrease by 373 students from the 2015-2016 school year enrollment to the 2025-2026 school year. However, certain schools were projected to see moderate increases in enrollment, include Rolling Hills, Oakbrook, and Tolenas elementary schools; B. Gale Wilson and Matt Garcia middle schools; Armijo, Fairfield and Rodriguez high schools; and the Public Safety Academy. The State requires school districts to look at the overall capacity of the school district and send "overflow students" to other nearby schools until capacity becomes available.

The HEU is a policy document consisting of a housing program. Implementation of the programs contained in the HEU would accommodate development required to meet the City's RHNA allocation, which specifies a need for the production of 3,069 units. To accommodate this RHNA allocation, the HEU includes

programs that would explore allowing mixed uses within certain commercial areas and corridors in Cordelia and east of Oliver Road. Development anticipated by the HEU would primarily occur within existing service areas, and thus would be located close to existing fire and police stations. Residential development of this magnitude would be expected to increase the demand for public services, including schools. At this time, State and school district procedures redistribute students to nearby schools, so capacity demands are minimized and addressed. School districts do not have plans to construct new schools at this time. Additionally, future housing projects associated with implementation of the HEU and future development associated with the General Plan Update will continue to be reviewed to ensure the adequate provision of public services, specifically schools, through the adequate facilities policies already in place in the City.

As discussed below in Section 13.19, Recreation, development anticipated by the HEU would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Future housing projects will continue to be reviewed to ensure the adequate provision of public services through the adequate facilities policies already in place in the City, including providing new parkland as per City standards. Development anticipated by the HEU would also not have a significant impact due to inclusion of recreational facilities or required construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Finally, development anticipated by the HEU is not expected to place a substantial burden on other public facilities, such as administrative facilities and libraries. Should public service facilities need to be constructed in the future, construction of those facilities could result in environmental impacts. All new or expanded public service facilities would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. However, based on existing regulations, the construction of these public service facility projects would be required to implement measures to protect significant biological and cultural resources, reduce air and GHG emissions, and reduce noise, and thus environmental effects are expected to be minimal. As no development is proposed at this time, no impact associated with the provision of new or expanded public service facilities would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.16 RECREATION. Would the project:				
a. 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. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a and b. No Impact. The City of Fairfield Parks and Recreation Department provides parks and recreation services for the Fairfield community. Parks and Recreation operates and maintains 24 parks, facilities, and golf courses, two neighborhood centers, an adult recreation center, and a nature park and education center.

As discussed in Section 13.14, Population and Housing, the adoption of the HEU itself would not produce environmental impacts that would directly or indirectly result in population growth. The HEU is a policy

document, consisting of a housing program. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, which specifies a need for the production of 3,069 units. To accommodate this RHNA allocation, the HEU includes programs that would explore allowing mixed uses within certain commercial areas and corridors in Cordelia and east of Oliver Road. Additional residential development may result in the increased use of existing recreational facilities or the need for construction or expansion of recreational facilities to meet the needs of new residents. Should new or expanded recreational facilities be constructed in the future, construction of those facilities could result in environmental impacts. All new or expanded recreational facilities would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. However, based on existing regulations, the construction of these recreational projects would be required to implement measures to protect significant biological and cultural resources, reduce air and GHG emissions, and reduce noise, and thus environmental effects are expected to be minimal. As no development is proposed at this time, no impact associated with the provision of new or expanded recreational facilities would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.17 TRANSPORTATION. Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The City's General Plan Circulation Element identifies the existing transportation conditions in the city. Existing and future roadways are included in the City's General Plan Circulation Element. The city is served by the Fairfield and Suisun Transit (FAST), which consists of eight local routes serving the cities of Fairfield and Suisun City, including a stop at the Suisun/Fairfield Amtrak station which connects to the larger San Francisco Bay Area region. The City's current Circulation Element includes an inventory of existing bicycle and pedestrian trails.

As discussed in Section 13.14, Population and Housing, the adoption of the HEU itself would not produce impacts that would directly or indirectly result in population growth; thus, the HEU would also not result in a direct increase to the City's circulation system. The HEU is a policy document, consisting of a housing program. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, which specifies a need for the production of 3,069 units. To accommodate this RHNA allocation, the HEU includes programs that would explore allowing mixed uses within certain commercial areas and corridors in Cordelia and east of Oliver Road. In some cases, allowing residential development densities to be increased to a minimum of 30 dwelling units per acre and up to a maximum of 50 dwelling units per acre. New residential development would typically be expected to result in additional vehicular trips and the increased use of streets (for all modes of transportation); however, the

HEU identifies suitable sites for residential development that have capacity for demand. The development anticipated by the HEU would occur within commercial corridors, urban infill sites and nonvacant underutilized sites. Future development would be consistent with the City's Circulation Element, which includes considerations of how local traffic will circulate through the City under both existing and future conditions, as well as addressing the needs of bicyclists, pedestrians, and transit users. Therefore, future development consistent with the HEU would be expected to generate fewer vehicular trips and more multi-modal trips than conventional development. As a result, future development consistent with the HEU would not conflict with a program plan, ordinance or policy addressing the circulation system, including roadway, bicycle, and pedestrian facilities. Potential conflicts with transportation plans associated with future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to conflicts with transportation plans because no development is proposed at this time.

b. No Impact. Because it is a policy document, consisting of a housing program, implementation of the HEU would not result in impacts related to consistency with adopted transportation plans, transportation facilities, safety, and VMT. The HEU includes programs that would explore amending the zoning ordinance and allowing mixed uses within certain commercial area corridors, in some cases allowing residential development densities to be increased to a minimum of 30 dwelling units per acre and up to a maximum of 50 dwelling units per acre. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Potential traffic impacts related to increased Vehicle Miles Traveled (VMT) with future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to VMT because no development is proposed at this time.

c-d. No Impact. The HEU is a policy document, consisting of a housing program. Therefore, its adoption would not, in itself, produce environmental impacts. Implementation of the HEU would include programs that would explore amending the zoning ordinance and allowing mixed uses within certain commercial areas and corridors, in some cases allowing residential development densities to be increased to a minimum of 30 dwelling units per acre. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Access locations for future development consistent with the HEU development would be designed to the City's standards. Potential traffic impacts related to traffic hazards and emergency access with future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to traffic hazards and emergency access because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.18 TRIBAL CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision(c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a (i and ii). No Impact. The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA allocation, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Future development would be required to follow the protocol pursuant to Assembly Bill 52 and Senate Bill 18 regarding notification and consultation with Native American Tribes. As a result, tribal cultural resources would be properly identified, and mitigation measures would be proposed to reduce impacts on these resources. The potential impacts to tribal cultural resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact to tribal cultural resources because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.19 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
c. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The HEU is a policy document, consisting of a housing program. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would explore amending the zoning ordinance and allowing mixed uses within certain commercial areas and corridors; in some cases, allowing residential development densities to be increased to a minimum of 30 dwelling units per acre, to accommodate development required to meet the City's RHNA allocation. New residential development would be expected to increase the burden on existing utilities and service systems involving water, wastewater treatment storm water drainage, and solid waste disposal. Nonetheless, because the development anticipated by the HEU would occur primary on vacant or underutilized sites already served by well-established utilities service systems, there would not be a significant need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations. Surface water supplied to the City of Fairfield is treated at two treatment plants, Waterman Water Treatment Plant and North Bay Regional Water Treatment Plan, which are both located in Fairfield, while wastewater generated in the City is treated at Fairfield-Suisun Sewer District, also located in Fairfield. The Waterman Water Treatment Plant has a capacity of 16 to 30 millions gallons per day (MGD), while the North Bay Regional Water Treatment Plan treats up to 40 MGD. The typical flow for the Fairfield-Suisun Sewer District is between 10 to 15 MGD. As a result, these facilities have sufficient remaining capacity to treat the full increase in water demand and sewage attributable to future development consistent with the HEU. However, should upgrades to infrastructure be required as a result of new development, construction of those facilities could result in environmental impacts. All new or expanded infrastructure projects would be subject to CEQA requirements for environmental assessment, which would allow for the identification and consideration of potential impacts and mitigation, although compliance would not necessarily guarantee that significant impacts would be avoided or mitigated. However, based on existing regulations, the construction of these infrastructure projects would be required to implement measures to protect significant biological and cultural resources, reduce air and GHG emissions, and reduce noise, and thus environmental effects are expected to be minimal. As no development is proposed at this time, no impact associated with the provision of new or expanded infrastructure would occur.

b. No Impact. The City's potable water sources are supplied by the Solano County Water Agency (SCWA). SCWA obtains its water from the Solano Project, the State Water Project, Settlement Water, and recycled water. The SCWA currently considers the Solano Project a reliable water source subject to minor reductions during droughts. The City operates its own distribution systems, which contain more than 270 miles of water mains and provide water to more than 20,000 service connections within the city limits, filtered and disinfected by the two aforementioned treatment plants in Fairfield. As stated in the 2020 Urban Water Management Plan (UWMP) for the City of Fairfield, there are adequate supplies to meet demand under normal, single dry year, and five consecutive dry year conditions through the year 2045 (City of Fairfield

2021). Future development would be required to ensure that adequate water supplies would be available to serve the project's projected demand in addition to the provider's existing commitments. The potential impacts related to water supply for future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to water supply because no development is proposed at this time.

c. No Impact. As discussed above, the wastewater treatment facilities serving the City of Fairfield has sufficient remaining capacity to treat the full increase in sewage attributable to future development consistent with the HEU. The potential impacts related to wastewater treatment capacity for future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to wastewater treatment capacity because no development is proposed at this time.

d and e. No Impact. Republic Services is the City's exclusive franchised hauler for the City's solid waste, recyclables, and green waste. It is assumed their services have sufficient capacity to receive solid waste generated by future development consistent with the HEU. Additionally, future projects would be required to show that they would not generate solid waste in excess of state or local standards, or otherwise impair the attainment of solid waste reduction goals, and would comply with federal, state, and local management and reduction statutes and regulation related to solid waste. The potential impacts related to solid waste for future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impact related to solid waste because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated.	Less than Significant Impact	No Impact
13.20 WILDFIRE. If located in or near state responsibility areas or land classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. No Impact. The HEU is a policy document, consisting of a housing program. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the HEU would explore amending the zoning ordinance and allowing mixed uses within certain

commercial areas and corridors. In some cases, this would potentially allow residential development densities to be increased to a minimum of 30 dwelling units per acre. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation.

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas in Solano County with significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), are classified by the CAL FIRE Director in accordance with Government Code Sections 51175-51189 to assist responsible local agencies identify measures to reduce the potential for losses of life, property, and resources from wildland fire. The City is located within a Local Responsibility Area in a highly urbanized environment that is near areas of wildfire risk. The City of Fairfield is not located in a state responsibility area or land; however, parts of Fairfield are adjacent to areas classified as a high and moderate fire hazard severity zones (CALFIRE 2007). Future development consistent with the HEU would be reviewed for consistency with fire protection development standards and hazard abatement in accordance with state, regional, and local policies. Specifically, individual projects would be required to lower fire risk through best practices such as weed abatement, adequate emergency vehicle access, use of non-combustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for future residential projects would be assessed at the time specific development projects are proposed. However, adoption of the HEU would result in no impact related to wildfire because no development is proposed at this time.

	Potentially Significant Impact	Potentially Significant Unless Mitigated.	Less than Significant Impact	No Impact
13.2 I MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. 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, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c. No Impact. As discussed throughout the above portions of the Initial Study Checklist, the HEU is a policy document and its adoption would not, in itself, produce environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, the HEU does not identify, describe, promote, entitle, or permit any particular residential development project. The act of adopting the updated HEU does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered, or threatened species; historic resources; or human beings. Potential impacts

resulting from the development of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. However, adoption of the HEU would result in no impacts because no development is proposed at this time.

14. PREPARATION. THE INITIAL STUDY FOR THE SUBJECT PROJECT WAS PREPARED BY:

Dyett & Bhatia, Urban and Regional Planners, on behalf of the City of Fairfield.

15. DETERMINATION. (REDEVELOPMENT DEPARTMENT) BASED ON THIS INITIAL EVALUATION:

- ☒ I find that 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 mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required.

16. DE MINIMIS FEE DETERMINATION (CHAPTER 1706, STATUTES OF 1990-AB 3158)

- ☒ It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- ☐ It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

- 17. ENVIRONMENTAL DETERMINATION: THE INITIAL STUDY FOR THIS PROJECT HAS BEEN REVIEWED AND THE ENVIRONMENTAL DETERMINATION, CONTAINED IN SECTION V. PRECEDING, IS HEREBY APPROVED:**

Dave Feinstein, Community Development Director
City of Fairfield

18. REFERENCES

Bay Area Air Quality Management District (BAAQMD)

2017 Clean Air Plan. April.

California Air Resources Board (CARB)

2020 Ambient Air Quality Standards. October.

California Department of Conservation (DOC)

2021. California Important Farmland Finder. Available: <https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Department of Forestry and Fire Protection (CAL FIRE)

2007 Fire Hazard Severity Zones in SRA – Solano County. Available: https://osfm.fire.ca.gov/media/6817/fhszs_map48.pdf.

California Department of Transportation (Caltrans)

2022. California State Scenic Highways. Available: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

Fairfield, City of

2002 General Plan Environmental Impact Report

2004 General Plan Update

2017 Climate Action Plan

2021 Municipal Code

2021 Urban Water Management Plan

Solano, County of

2008 General Plan

2008 General Plan Environmental Impact Report

2015 Travis Air Force Base Land Use Compatibility Plan

2017 Emergency Operation Plan (EOP)

U.S. Environmental Protection Agency (U.S. EPA)

2017 Climate Change: Basic Information. Available at: <https://19january2017snapshot.epa.gov/climatechange/climate-change->

