



NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Fairfield (City) has completed a Negative Declaration for the proposed Housing Element Update (HEU) for the planning period of 2023-2031 in accordance with the California Environmental Quality Act (CEQA).

Project Name: 2023-2031 Housing Element **Project Location: City of Fairfield**

Project Description: 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). 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.

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. 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. The remainder of sites utilize Fairfield's existing land use and zoning classifications.

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, downtown, and infill sites where there are no infrastructure deficiencies. These sites will allow residential development with expected densities of up to 44 dwelling units per acre. Affordable housing

development in these target areas will be enhanced through the City's streamlined review of affordable housing pursuant to the requirements of Senate Bill (SB) 35. Such procedures to expedite review and approval may include the development of an application process and SB 35 eligibility checklist that allows completely affordable housing projects to be reviewed through an administrative process.

Findings: It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

Public Review: Copies of the Draft Negative Declaration and Initial Study are available for public review at City Hall and online at www.fairfieldforward2050.com. Written comments will be accepted from December 22– January 27, 2023. Any person wishing to comment on the adequacy of these documents can submit comments by January 27, 2023 electronically to dfeinstein@fairfield.ca.gov or hardcopy to:

City of Fairfield City Hall – Community Development Department
c/o Dave Feinstein, Community Development Director
1000 Webster St, 2nd Floor, Fairfield, CA 94533

Signature:  Date: 12/22/2022 (revised 1/11/2023)