

# **CITY OF FAIRFIELD –DRAFT**

## **Initial Study Questionnaire / Negative Declaration**

### **PROJECT DESCRIPTION AND BACKGROUND**

<b>Project title:</b>	SANTA MONICA STREET GENERAL PLAN AMENDMENT AND ZONE CHANGE AND 2019 ZONING ORDINANCE CLEANUP PROGRAM
<b>Contact Person:</b>	Brian Miller, Associate Planner (707) 428-7446 bkmiller@fairfield.ca.gov
<b>Project Sponsor's Name and Address:</b>	City of Fairfield 1000 Webster Street, Fairfield, CA 94520
<b>Current General Plan:</b>	Santa Monica Street: Open Space and Conservation, Residential Low Medium; Citywide
<b>Current Zoning:</b>	Santa Monica Street: RLM (Residential Low Medium); Citywide
<b>Proposed General Plan and Zoning</b>	Santa Monica Street: Residential High Density and RH (Residential High Density); Citywide
<b>Project Location:</b>	South End of Santa Monica Street (APNS: 0037-053-560 and 700; 0037-340-010 and 190): Citywide

## Location: Santa Monica Street and Citywide



**AVAILABILITY OF DOCUMENT:** This document is available for review at: 1000 Webster St, 2<sup>nd</sup> fl., Fairfield, CA; 8am-12pm, 1-5:30pm; Monday-Thursday, and the second, fourth, and fifth Fridays of each month.

**PROJECT OVERVIEW:** The project is comprised of two components: (1) the Santa Monica Street General Plan and Zone Change, which amends the Fairfield General Plan Land Use Element and the zoning designation with respect to four parcels on Santa Monica Street; and (2) the 2019 Zoning Ordinance Cleanup Program, which makes minor amendments to the Zoning Ordinance.

The Project amends the General Plan Land Use Designation and Zoning for four parcels totaling 3.5 acres located at the south end of Santa Monica Street in the City. These parcels are currently vacant and are owned by the Fairfield Housing Authority. The parcels are currently designated in the City of Fairfield General Plan as Residential-Low Medium and Open Space Conservation, and are zoned for Low-Medium Density (RLM) residential use. The proposed General Plan Amendment and Zone Change will assign designate the parcels as Residential High-Density in the General Plan and revise the zoning to High Density (RH) residential use. These changes will retain existing primarily residential use while potentially permitting higher density development at a future date.

In addition to the General Plan Amendment and Zone Change, planning staff periodically reviews and recommends revisions to the Fairfield Zoning Ordinance to keep the City's Zoning Ordinance up-to-date with current planning practice, State law, and to correct errors and omissions that have come to light during the preceding months.

Based on this review, staff is recommending several minor amendments to the text of the Zoning Ordinance:

**1. Update Land Use Regulations.**

- Delete "Ministorage" from list of permitted uses in CN, CT, and CC Zoning Districts.
- Require a Conditional Use Permit for Vehicle Storage or Impound Yards in the CS Zoning District.
- Clarify the definition of "Market, Specialty Food and Beverage," such that Specialty Food and Beverage Markets may only sell non-specialty foods and beverages as an ancillary activity.

**2. Update Development Regulations**

- Mixed-Use Residential Development Regulations. This amendment clarifies that first-floor parking is *not* included in the floor area ratio FAR limited by zoning.
- Definition of Property Lines. This amendment clarifies the definition of property lines for flag and through lots.
- Effective Date of Permits. This amendment clarifies that permits become effective 14 business days following approval, rather than on the 11th day, to conform to the appeal periods provided under Section 25.44 of the Zoning Ordinance.

**3. Update the Non-Conforming Uses section in the Train Station Specific Plan Zoning.**

These amendments replace the existing text defining the process for legalizing existing industrial and heavy service commercial uses in the Peabody Road corridor which were annexed by the City in 2011. The existing text is now out of date, and the City needs to codify the process for addressing the still extant older industrial and service commercial uses permitted under Solano County jurisdiction pre-annexation.

The General Plan Amendment, Zone Change, and Zoning Ordinance Amendments that comprise the Project will not in themselves entitle any development, and no new

development is proposed or permitted at this time. This Initial Studies analyzes the environmental impacts associated with land uses and development intensities permitted by the new General Plan and Zoning designations.

**LOCATION:** The four vacant parcels totaling approximately 3.5 acres that are the subject of the General Plan Amendment and Zone Change are located on Santa Monica Street in eastern Fairfield, south of East Tabor Avenue and east of Sunset Avenue. The surrounding area is a developed residential neighborhood dominated by vacant land, single family homes and multifamily apartment complexes.

The 2019 Zoning Ordinance Cleanup Program will apply to appropriate zoning districts Citywide and, in the case of Nonconforming Uses Section (#4.), will affect multiple properties in the Train Station Specific Plan Area

**SITE CHARACTERISTICS:** The site of the Santa Monica Street General Plan Amendment and Zone Change is a relatively flat, undeveloped property. Currently, the only direct street access is from Santa Monica Street to the north, which connects to East Tabor Avenue. However, there are vacant narrow parcels under private ownership which could potentially provide access to Sunset Avenue

A cutoff section of the former channel of Laurel Creek bisected the site from northeast to southwest. In 2008, the U.S. Army Corps of Engineers authorized through Nationwide Permit 29543N the filling of 0.14 acres of former channel. The site has been tilled/mowed on a regular basis by both the City/Housing Authority and previous owners (Mercy Housing). Vegetation on the project site is thus predominately ruderal annual grasses and forbs. Other plants typical of disturbed urban and transitional sites can also be found on the property, including coyote brush, introduced palm and ornamental trees, and other weedy or volunteer species.

Site characteristics for the 2019 Zoning Ordinance Cleanup Program will vary, as these changes apply city-wide or to multiple parcels in northeastern Fairfield.

**PROJECT DESCRIPTION:** The project includes two sets of actions:

1. The Santa Monica Street General Plan Amendment and Zone Change
2. 2019 Zoning Cleanup Program

1. The Santa Monica Street General Plan Amendment and Zone Change amends the land use designations for four parcels located at the south end of Santa Monica Street in the City. These parcels are currently vacant and are owned by the Fairfield Housing Authority. The parcels are currently designated in the General Plan as Residential-Low Medium and Open Space Conservation and are zoned for low-medium density residential use (RLM).

The existing General Plan and Zoning reflects the past history of the site, which has been owned by the Redevelopment Agency (now Housing Agency) since the turn of the century.

In 2007, Mercy Housing, a regional developer of affordable housing, proposed 18 single family homes to be built under a “sweat equity” self-help housing project. This affordable housing program was consistent with both the Residential Low Medium General Plan Designation and the current RLM zoning.

The property was originally transected by a former section of Laurel Creek. During the late 1980s, the Army Corps of Engineers, as part of the Fairfield Streams Project flood control program, relocated the primary creek corridor to its current culverted location to the west. The former creek channel retained its “Open Space Conservation” General Plan Land Use Designation. However, in 2008, Mercy Housing received a fill permit from the Army Corps of Engineers, and the creek channel is no longer in existence.

The proposed new General Plan and Zoning designations will retain the residential use designation, while permitting higher density development at a future date. No new development is proposed or permitted at this time. The Program clarifies anticipated land uses on these sites. Any new development will be reviewed, and all issues considered at the time of development review.

Under the current zoning, the maximum number of residential units that could be permitted would be up to 28 units (at 8 dwelling units per acre). The proposed RH zoning would increase the potential number of units to 77 units (at 22 dwelling units per acre), for a potential increase of 49 units. These numbers assume full developability of the site and represent a maximum. Site planning issues and project design will potentially decrease the number of actual units, and project-level density bonus requests could potentially increase the number of units. Anticipated land uses in the new Zoning would be very similar to those permitted under the current RLM zoning, with a primary focus on residential land uses and limited institutional or public uses.

2. The 2019 Zoning Ordinance Cleanup Program addresses the following general topics:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan

**SURROUNDING LAND USES AND SETTING:** The proposed site for the General Plan Amendment and Zone Change is located at the southern end of Santa Monica Street, in a diverse urban residential neighborhood in eastern Fairfield which saw significant development beginning in the 1970s. Land uses in the vicinity include:

- Single family residences to the north and northwest.

- Multifamily residential to the east and south
- Dover Park, a City of Fairfield park, to the west and southwest
- A church to the east

Major arterials abutting the project area include East Tabor Avenue, East Travis Blvd., Dover Avenue, and Sunset Avenue. These arterials provide access to employment centers, Air Base Parkway, Travis Air Force Base, and Interstate 80.

Site characteristics for the 2019 Zoning Ordinance Cleanup Program will vary, as these changes apply city-wide or to multiple parcels in northeastern Fairfield.

#### **OTHER PUBLIC AGENCY APPROVALS:**

**None**

#### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below could be potentially affected by this project, involving at least one impact that is a “Less than Significant with Mitigation” as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <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"/> 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 / Traffic | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

#### **DETERMINATION**

On the basis of 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 revisions in the project have been made by or agreed to by the project proponent. 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, nothing further is required.

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BRIAN MILLER, Associate Planner

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Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) A “Mitigated Negative Declaration” (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CCR, Guidelines for the Implementation of CEQA § 15063(c)(3)(D)]. References to an earlier analysis should:
  - a) Identify the earlier analysis and state where it is available for review.
  - b) Identify which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
  - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached and other sources used or individuals contacted should be cited in the discussion.



- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

# **POTENTIAL ENVIRONMENTAL IMPACTS**

I. <b><u>AESTHETICS</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

**Discussion:** For the Santa Monica Street General Plan Amendment and Zone Change, the project site is located within a developed urban neighborhood characterized by varied residential and institutional uses and Dover Park. The vacant lot has no existing scenic character and adjoining streets have not been identified as a designated City of Fairfield Scenic Vista Area. From the project site, two City of Fairfield identified scenic vista areas can be viewed, namely the Vaca Mountains and the Cement Hill Range. These views are heavily filtered by existing urban development, including street trees, walls, and landscaping. The site is visually unremarkable in that it has been disturbed by past grading and periodic disking and is not a visually intact rural landscape. There are no significant trees or other scenic resources that would be damaged nor are there significant historical resources. This amendment would permit the possibility of higher density development and increased building heights. The intensification of development in itself is not a significant aesthetic impact under CEQA. The potential increase in permitted building heights (45 feet versus 35 feet under current zoning) will not in itself significantly obstruct views of scenic vista areas from scenic roadways, scenic vista points or parks. Specific development proposals will be reviewed for scenic impacts at the time of review. Finally, the proposed increase in development intensity will not in itself create a new source of substantial light or glare that would adversely affect views in the area. Any new development will meet all City of Fairfield standards for off-site impacts of site lighting. Therefore, the General Plan Amendment and Zone change will have no impact on aesthetic resources.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield will have no negative aesthetic impacts because the amendment will largely impact uses in existing buildings and the amendment requires additional levels of review for certain uses to ensure better compatibility with the surrounding land uses.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will have no negative impacts.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing land uses and development and will facilitate no new development that could have negative aesthetic impacts.

(Sources: 1, 2, 3, 6, 7, 8)

**II. AGRICULTURE AND FOREST 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

**II. AGRICULTURE AND FOREST 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

**Discussion:** For the Santa Monica Street General Plan Amendment and Zone Change, the subject parcels have been zoned for residential development for several decades. The site is surrounded by developed urban uses and is fully served by utilities. The site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the State Department of Conservation, and there are no applicable Williamson Act contracts. As a graded vacant urban lot, the site has not been used for agricultural purposes for many years, and the subject site does not contain any forest land. Therefore, the General Plan Amendment and Zone change will have no impact on agricultural and forest resources.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield address primarily existing commercial and industrial properties and will thus have no impact on agricultural or forest land resources.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will have no impacts on agricultural and forest resources.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus have no impacts on agricultural or forest resources.

(Sources: 3, 4, 5, 6, 7, 8)

**III. AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

**Discussion:** The Santa Monica Street General Plan Amendment and Zone Change Program potentially permits up to approximately 77 residential units on an infill site in Central Fairfield.

The applicable Air Quality Plan is the 2017 Bay Area Clear Air Plan (CAP), which recommends that the agency approving a project where an air quality plan consistency determination is required analyze the project with respect to the following questions. If all the questions are concluded in the affirmative, and those conclusions are supported

by substantial evidence, the Air District considers the project consistent with air quality plans prepared for the Bay Area.

1. Does the project support the primary goals of the Air Quality Plan (AQP)?

The primary goals of the 2010 Bay Area Clean Air Plan (CAP), the current AQP include helping the State attain air quality standards, reducing exposure and protecting public health in the Bay Area, and reducing greenhouse gas emissions and protect the climate.

The proposed General Plan and Zoning amendments in themselves do not entitle any development. However, any new development facilitated by the General Plan Amendment and Zone Change would support these State goals through the following:

- Location near public transit on East Tabor Avenue, reducing VMT
- Proximity to major employment centers, including Travis Air Force Base, also reducing VMT.
- Compliance with modern energy standards in the California Building Code

2. Does the project include applicable control measures from the AQP?

The General Plan Amendment and Zone Change in themselves do not entitle any development. However, all new development would be required to comply with applicable control measures in the AQP such as energy efficiency through the development review process and the building code.

3. Does the project disrupt or hinder implementation of any CAP control measures?

The General Plan Amendment and Zone Change in themselves do not entitle any development. However, new multifamily development permitted under the Zoning would not interfere with control measures in the CAP. The site does not interfere with a transit line or bike path, and multifamily housing will meet the City's standard requirements for parking and thus will not propose excessive parking beyond parking requirements.

According to the Bay Area Air Quality Management District (BAAQMD) criteria and The California Emissions Estimator Model (CALEEMOD), this development does not cross the screening threshold (79 units) for potentially significant impacts. As such, the impacts under CEQA are "less than significant". The General Plan Amendment and Zone Change will likewise have no impacts on exposure of populations to pollutants or create objectionable odors that could impact a substantial number of people.

The 2019 Zoning Ordinance Cleanup consists of minor changes to permitted land uses and development standards. No new development is entitled by these changes and there is no scenario under which these minor amendments could create a significant air

quality environmental impact under CEQA or conflict with implementation of the Clean Air Plan.

(Source: 10, 11, 21)

IV. <b><u>BIOLOGICAL RESOURCE</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

**Discussion:** A portion of the site of the Santa Monica Street General Plan Amendment and Zone Change was originally crossed by a remnant channel of Laurel Creek, which



has been filled pursuant to a 2008 United States Army Corps of Engineers Permit (File Number 29543N).

The remainder of the site is typical of urban disturbed vacant properties with limited ruderal vegetation and exotic tree species. The site is not identified in the Draft (not adopted) Solano County Habitat Conservation Plan (HCP) as potential habitat or an Area of Special Status Species Concern.

The site is not within designated critical habitat for any federally listed species. Given the history of grading and disking of the site, the likelihood of the occurrence of listed, candidate, and other special-status species on this disturbed site is extremely low. The project does not conflict with any habitat plans or any local policies or ordinances protecting biological resources.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing commercial and industrial properties in the City and do not impact any identified biological resources.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will have no impacts on biological resources.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial properties and thus will have no impacts on biological resources.

(Sources: 6, 7, 8, 9)

V. <b><u>CULTURAL RESOURCES</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5 of the State CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of the State CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

V. <b><u>CULTURAL RESOURCES</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
e) Cause a substantial adverse change in the significance of a tribal cultural resource?				X

**Discussion:** No cultural resources have been identified on the Santa Monica Street site, and the site is not located in an area likely to contain a concentration of such resources. While the Santa Monica Street General Plan Amendment and Zone Change changes the potential intensity of development, it does not in itself entitle any specific development project. Note that when a specific project is proposed, existing mitigation measures in the General Plan Environmental Impact Report requires any such development to implement State laws regulating the discovery of human remains or other archaeological or cultural resources during construction. Therefore, General Plan Amendment and Zone Change will not have an impact on cultural resources.

For the 2019 Zoning Ordinance Update:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing commercial and industrial properties in the City and will not impact any cultural resources.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will have no impacts on cultural resources.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus have no impacts on cultural resources.

(Sources: 7, 8)

VI. <b><u>GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Expose people or structures to 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				X

VI. <b><u>GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

**Discussion:** Santa Monica Street, like all northern California, is considered to be a seismically active area. The site is not located within a currently designated Alquist-Priolo Earthquake fault zone and no known surface expression of active faults is believed to exist within the site. Fault rupture through the site, therefore, is not anticipated, with the nearest active fault being the Green Valley Connect (mapped approximately 6 miles southwest of the site).

Earthquakes are a common occurrence in Fairfield, and damage to people and structures during earthquakes can be caused by actual surface rupture along an active fault or by ground shaking from a nearby or distant fault. Strong ground shaking is expected to occur within the design life of planned structures on the site.

These effects would also impact the development of single-family homes under the existing General Plan and Zoning designations. Therefore, the amendment of the General Plan land use designation and the zoning in itself will not change the likelihood of occurrence of seismic events or increase the exposure of people or structures to potential substantial

adverse effects from such events. Building codes and requirements for multifamily construction, as with single family dwellings, will mitigate to the extent possible impacts from such events if the site is developed in the future.

The City of Fairfield has adopted a grading and erosion control ordinance, which guarantees public oversight of all grading, leveling and excavation activities and contains a variety of erosion control measures. The measures include design principles and standards that serve as minimum guidelines to control erosion and reduce sedimentation, and to thereby to protect critical habitat areas and prevent the loss of topsoil. An erosion and sedimentation control plan will be required with any grading plan package. This plan will be prepared by any actual development project's Civil Engineer for approval by the City Engineer. The plan will include protection measures such as: sedimentation basins, check dams, straw wattles and hydroseeding details and the applicant will be required to incorporate the use of Low Impact Development (LID) Best Management Practices (BMP's). The project site will be finished with landscaping to prevent erosion of topsoil.

The site topography is generally level, and landslides are not a threat. A geotechnical report will be prepared for any specific development project. The main geotechnical considerations for any planned development include the presence of expansive near surface soils, compressible soils, local deposit of existing undocumented fills crossing areas of proposed site improvements, and presence of shallow groundwater. Any future building will connect to sewer utilities and therefore no septic tanks or alternative waste water disposal systems will be constructed or required.

For the 2019 Zoning Ordinance Update:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing developed commercial and industrial properties in the City and will not have any impacts associated with geology or soil resources.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will have no impacts on geology or soil resources.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus have no impacts on geology or soil resources.

(Source: 3, 6, 7, 8)

**VII. GREENHOUSE GAS EMISSIONS – Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion:** No construction is entitled by this General Plan Amendment and Zone Change. When a future project is submitted for entitlements, specific impacts on air quality and greenhouse gasses from construction activities will be addressed through the City of Fairfield standard Conditions of Approval.

The existing zoning permits construction of 28 units on the site. The Zone Change will enable the development of an additional 49 dwelling units, for a total potential maximum development of 77 units. Using the CALEEMOD model, the impact of these residential units are below the threshold of significance for greenhouse gasses (79 Units). Accordingly, the impact is not considered significant under CEQA.

The project is consistent with the State of California Assembly Bill 32 Scoping Plan and Greenhouse Emission Reduction Strategies with a focus on emission reductions from several key sectors including: energy sector, transportation sector, water sector and waste management sector. This conclusion is based on the location of the potential development on an infill site near transit, employment, recreation (Dover Park), and local schools and services, all reducing VMT and facilitating the potential for alternative transportation. Alternative transportation by residents of any future project is further encouraged by recent City of Fairfield projects, including the East Tabor Avenue Safe Routes to Schools improvements and the planned completion of improvements to the Fairfield Linear Park. In addition, any new housing developed on the site will meet all current standards in the California Building Code and the Fairfield Municipal Code that mandate high energy efficiency, construction waste recycling, and water efficiency. As such, the project is consistent with the State's Executive Orders S-3-05 and B-30-15, which are orders from the State's Executive Branch that set forth goals for the state to achieve further GHG emissions reduction by 2030 and 2050. Given the reasonably anticipated decline in project emissions once fully constructed and operational, the project is consistent with the Executive Order's horizon year goal. As such, the project's post-2020 emissions trajectory is expected to follow a declining trend, consistent with the 2030 and 2050 targets and Executive Order S-3-05 and B-30-15. As the project is consistent with applicable policies and plans aimed at reducing GHG emissions, the project would not have a significant impact on the environment.

For the 2019 Zoning Ordinance Update:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing developed commercial and industrial properties in the City and will not generate significant greenhouse gasses.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will not result in the generation of significant greenhouse gasses.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus will not generate significant new greenhouse gasses.

(Sources: 10, 11)

#### **VIII. HAZARDS AND HAZARDOUS MATERIALS –**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?				X
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?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a				X

# VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
safety hazard for people residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Discussion:** The Santa Monica Street project site is vacant urban residential land with no history of land use that would use hazardous materials. Similarly, future residential development would not include any on-site use of hazardous materials other than small amounts of cleaning supplies. The proper storage and use of these materials would not create a significant hazard to the public or emit hazardous materials.

The site is within five miles of Travis Air Force Base. However, per the Travis Airport Land Use Plan, the site is not within an Accident Potential Zone, and residential development enabled by the General Plan Amendment and Zone Change, as under the existing Zoning, would be compatible. While there may be overflight of aircraft, the risk of development under the flight path will not be increased by this project.

The site is not located in a wildfire hazard zone and is more than three miles from any such areas. The site is accessible from an existing roadway, and additional emergency access points may be identified during the review of specific development projects enabled by this General Plan amendment and Zone Change. This General Plan Amendment and Zone Change in itself will not expose people or structures to additional risk from wildland fires.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing commercial and industrial properties in the City and will not generate hazardous materials or hazardous waste.

- Updated Development Regulations, which involve minor administrative changes in certain regulations and clarify definitions, will be minor and ministerial in character. The changes will not generate hazardous materials or hazardous waste.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses, and thus not create new exposures to hazards or hazardous materials.

(Sources: 6, 7, 8, 14)

IX. <u><b>HYDROLOGY AND WATER QUALITY</b></u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater able level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X



IX. <b><u>HYDROLOGY AND WATER QUALITY</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** The Santa Monica Street project site is subject to the typical climate and hydrological conditions of inland Northern California, with warm, dry summers and cool, wet winters.

Although future development projects potentially permitted by this project (the General Plan Amendment and Zone Change) will substantially increase the site's impervious surfaces, this is also true under for development permitted under the existing Zoning. The volumes will not be permitted to be beyond the capacity of the existing storm drain system. Any future such project will be required to meet all City standards and requirements through the submittal of submit a Stormwater Improvement Plan (SWP) that documents how off-site impacts will be addressed, including bio-retention basins and swales on site. Storm water will be treated on site pursuant to the Regional Water Quality Control Board C.3 standards for new development. Approval of any development proposal will require approval by the City Engineer and the Fairfield-Suisun Sewer District.

The proposed General Plan Amendment and Zone Change will not newly permit the creation of housing within a FEMA identified 100-year flood hazard area. The site is located within Zone X, which means it is outside of the 100-year (1%) Special Flood Hazard Area, but within the 500-year (0.2%) flood zone.

The project site is not identified by the California Department of Conservation as having the potential for inundation by seiche, tsunami or mudflow.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing commercial and industrial properties in the City and will not be impacted by any hydrology or flooding hazards.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will not be impacted by any hydrology or flooding hazards.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus not create new exposures to hydrology or flooding issues.

(Sources: 6, 7, 8, 13, 18)

X. <b><u>LAND USE AND PLANNING</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Discussion:** The project is a vacant infill site long zoned for residential uses and surrounded by a variety of other residential, institutional, and public uses, including high density residential uses similar to those which could be developed under the new Zoning. The site location also means that any development enabled by the Zone Change would not divide an established community, as the project site is located at the end of an existing street.

The General Plan Amendment and Zone Change are also consistent with the City of Fairfield General Plan Housing Element, which commits the City to meeting the housing need established in the Regional Housing Need Allocation for 2014-2022. The “high density” zoning districts have been identified in the Housing Element as the most suitable locations for affordable housing. During this cycle, the City of Fairfield has not produced a substantial number of housing units affordable to moderate, low, and very low income households. This General Plan Amendment and Zone Change will supplement the list of suitable sites identified in that Housing Element and will facilitate the policy of the City to encourage affordable housing.

The 2019 Zoning Ordinance Cleanup includes minor amendments to permitted land uses, development standards, and procedures. As such, there will be no impacts on Land Use and Planning.

(Sources: 3, 6, 7, 8)

XI. <b><u>MINERAL RESOURCES</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource of value to the region and the residents of the state?				X
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?				X

**Discussion:** There are no known mineral resources on the Santa Monica Street site. Accordingly, the General Plan Amendment and Zone Change will have no impact on mineral resources.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing commercial and industrial properties in the City with no mineral resources.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will not impact mineral resources.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and with no mineral resources

(Source: 7, 8)

XII. <b><u>NOISE</u></b> – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the			X	

XII. <b><u>NOISE</u></b> – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** The Santa Monica Street General Plan Amendment and Zone Change will does not entitle any specific development projects. Existing Zoning already permits residential development, and the proposed amendments merely increase the potential density and number of units. Any development, whether single family or multi-family, could create short-term noise impacts on adjacent noise-sensitive land uses (public park, residential neighborhoods) higher than existing ambient noise levels in the project area. These construction noise impacts are temporary and would no longer occur once construction of the project is completed. Any such noise impacts would be addressed and mitigated during review of a specific development project, which would be required to comply with the City of Fairfield Noise Ordinance and the standard City of Fairfield Conditions of Approval.

For the 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing developed commercial and industrial properties in the City. Said uses will not generate significant new

noise levels or expose sensitive receptors to noise levels in violation of the Fairfield Noise Ordinance.

- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will not result in any additional noise or exposure.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus will not generate significant new noise levels or exposure.

(Sources: 6, 7, 8,15)

XIII. <b><u>POPULATION AND HOUSING</u></b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** As there is no existing housing on the site of the Santa Monica Street General Plan Amendment and Zone Change, no housing will be displaced by any development permitted by either existing zoning or the higher density development that would be enabled by this General Plan Amendment and Zone Change.

The new General Plan land use designation and Zoning would allow the construction of more units than is permitted under the existing Zoning. However, the 49 additional units are not significantly above that assumed in the current General Plan, and in the context of over 3,000 residential lots potentially available in the City of Fairfield is less than significant.

Infrastructure needed to support any development on this site will be identified and analyzed when a specific project is proposed. As with development permitted under the existing zoning, water, sewer, and infrastructure would be extended to the site but will be sized only to serve the project. Therefore, the project will not significantly induce population growth.

## The 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing developed commercial and industrial properties in the City and will thus not generate significant population growth, impact existing housing or displace persons.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will thus not generate significant population growth, impact existing housing or displace persons.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and will thus not generate significant population growth, impact existing housing or displace persons.

(Sources: 3, 6, 7, 8)

## **XIV. PUBLIC SERVICES**

- a) Would the project 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:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

**Discussion:** The proposed General Plan Amendment and Zone Change will potentially allow an increased number of residential units to be developed on site. However, any future development will pay AB1600 fees (or equivalent) and will join the 2012-2 Mello Roos District to fund police and fire services. Future specific development projects will be

reviewed by Building, Fire, Police, and Public Works to identify any specific adverse impacts upon public services potentially created by project design.

The 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing developed commercial and industrial properties in the City. Minor changes in the limitations on land uses on these existing properties are unlikely to significantly increase public service demands.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will thus not generate significant demands for public services.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses. No significant new demands on public services will be created by these procedural changes.

(Source: 3, 6, 7, 8, 16)

## **XV. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

**Discussion:** The Santa Monica Street General Plan Amendment and Zone Change could increase the potential number of residential units on the site. Dover Park abuts the project site on the southwest, and residents of any new development permitted by either the existing zoning or the proposed zoning could use the park. However, Dover Park was recently updated, is in good condition, and is not over-used. The relatively small number of additional users potentially permitted by the new Zoning will not itself significantly increase deterioration of the park.

In addition, while no specific development proposals are entitled by this project, multifamily developments in the City of Fairfield are required to include minor on-site

amenities which will meet some social or recreational needs of the new development. As these facilities would be developed within the project site itself, specific environmental impacts would be assessed at the project review level. Environmental impacts of such minor facilities are likely to be less than significant given the size, location, and nature of such recreational facilities.

#### The 2019 Zoning Ordinance Cleanup:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing developed commercial and industrial properties in the City. Minor changes in the limitations on land uses on these existing properties will not significantly increase recreational demands or result in the development of recreational facilities with environmental impacts.
- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses. Recreational facility demand will not be impacted by the continuation of these land uses.

(Sources: 3, 6, 7, 8, 16, 19)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<b>XVI. <u>TRANSPORTATION/TRAFFIC</u> – Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a				X



XVI. <u>TRANSPORTATION/TRAFFIC</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
change in location that results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

**Discussion:** The site of the General Plan Amendment and Zone Change is currently accessed from an existing public street, Santa Monica Street, which terminates at the northern boundary of the site. It is likely that any development project permitted by either the existing Zoning or the Zoning proposed under this project would involve extending Santa Monica Street into the site. There may also be opportunities for other access points to Sunset Avenue, and these alternatives would be evaluated when a specific (future) project is submitted for review. Project residents would also be able to utilize public transportation on East Tabor Avenue as well as the bicycle/active transportation/“safe routes to schools” improvements installed by the City on East Tabor Avenue.

Any development enabled by either the existing or new Zoning will be reviewed by the Planning, Public Works, Police and Fire Departments. Standard requirements of the City of Fairfield would ensure adequate emergency access to the property and adjacent properties. Any future development will be required to provide both on-site and on-street parking spaces to serve project residents and their guests. Any future development project will thus be required to meet all standards in the City Code.

The General Plan and Zoning for the Santa Monica Street site currently permits up to 28 potential dwelling units on the site. The proposed General Plan Amendment and Zone Change potentially increases the number of units to 77 (49 more units than current Zoning).

Per the Institute of Traffic Engineers (ITE), apartment projects generate 0.62 trips per unit during peak traffic periods (P.M. Peak). Given this standard, current zoning that allows 28 dwelling units would generate less than 18 trips per hour during the peak commute period. The proposed zoning (up to 77 dwelling units) could generate 48 trips per hour, an increase of 30 trips per hour, or one trip for every two minutes. Thus, both the existing

and proposed zoning would permit projects that generate a forecasted increase of less than one car trip per minute during the peak commute hour.

In addition, the existing street pattern in the vicinity of the Santa Monica Street site will further reduce any potential impacts on Santa Monica Street itself. If Santa Monica Street is the only potential access to the site, cars would travel only two blocks to San Remo Street before the driver can choose to use cross streets to access nearby collectors and arterials. This short segment of Santa Monica Street serves 15 homes currently, and the existing street segment can adequately serve these existing homes along with any additional cars per hour. From the intersection with San Remo Street, the existing grid pattern provides additional alternative routes to further disperse the relatively small number of additional cars generated by any new development under the existing or proposed zoning.

As noted above, there is also a potential to acquire land from adjoining property owners to provide an additional primary access point from Sunset Avenue. If this access point is acquired, the potential exists to eliminate Santa Monica Street as a primary access point and/or to further disperse traffic flow during peak periods. This option will be further evaluated when a specific project is submitted for review.

The proposed General Plan Amendment and Zone Change will also have no impacts on existing air traffic patterns. The site is outside the hazard zones identified in the Airport Land Use Plan for Travis Air Force Base, and development will be compatible with standards in the Plan.

The proposed General Plan Amendment and Zone Change will in itself create no traffic hazards. Residential development is compatible with surrounding residential, recreational, and institutional uses from a traffic standpoint. Specific projects allowed under the new Zoning will be reviewed by the City to ensure project-specific circulation systems meet all safety standards.

In conclusion, it can be determined that transportation impacts associated with the Santa Monica Street General Plan Amendment and Zone Change will be less than significant or result in no impact under CEQA.

The 2019 Zoning Ordinance Cleanup includes minor amendments to permitted land uses, development standards, and procedures, primarily impacting developed commercial areas. There will be no significant traffic or transportation impacts associated with these amendments.

(Sources: 3, 6, 7, 8, 11, 14, 20)

**XVII. TRIBAL CULTURAL RESOURCES** – Would the project 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:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) 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), or				X
b) 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 (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

**Discussion:** No tribal cultural resources have been identified on the Santa Monica Street site, and the site is not located in an area likely to contain a concentration of such resources. While the Santa Monica Street General Plan Amendment and Zone Change changes the potential intensity of development, it does not in itself entitle any specific development project. Note that when a specific project is proposed, formal tribal consultation will occur. In addition, existing mitigation measures in the General Plan Environmental Impact Report requires any such development to implement State laws regulating the discovery of human remains or other archaeological or cultural resources during construction.

For the 2019 Zoning Ordinance Update:

- Updated Land Use Regulations for specific land uses in various zoning districts in the City of Fairfield impact primarily existing commercial and industrial properties in the City and will not impact any tribal cultural resources.

- Updated Development Regulations which involve minor administrative changes in certain regulations and clarify definitions will be minor and ministerial in character and will have no negative impacts on tribal cultural resources.
- Updated Procedures for Nonconforming Uses in the Train Station Specific Plan address existing nonconforming industrial and service commercial land uses and thus have no impacts on tribal cultural resources.

(Sources: 6, 7, 8)

<b>XVIII. UTILITIES AND SERVICE SYSTEMS</b> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** The proposed General Plan Amendment and Zone Change permits the development of up to 77 dwelling units on the site, an increase of 49 units over the existing zoning. This represents a minor fraction of growth anticipated in the General Plan and the

capital improvements programs of the City and Sewer District. The City and Sewer District has more than adequate water and sewer capacity for this small increase.

Any specific project will be reviewed by the Public Works Department and Sewer District to confirm the ability to serve. A storm drainage system to serve any development on the site will meet all requirements of the City of Fairfield and the Fairfield Suisun Sewer District. In addition, all new development potentially permitted by this Zone Change must meet all current requirements for on-site detention capacity.

Solid waste service, including landfill disposal, is provided by Republic Services, which has a franchise agreement with the City that can serve anticipated growth. As this number of units is a fraction of growth anticipated in the General Plan, the impacts are less than significant. All development in the City of Fairfield must meet requirements and regulations pertaining to construction waste, solid waste, recycling, and source reduction.

(Sources: 6, 7, 8, 17).

#### **XIX.MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion:** The project does not have the potential to degrade the quality of the environment; would not have individual impacts that are cumulatively considerable; or environmental effects that will cause substantial adverse effects on human beings.

**Sources:**

1. City of Fairfield: *Scenic Vistas and Roadways Plan*, June 1999.
2. State of California, Department of Transportation, Officially Designated Scenic Highways List, 2017.
3. City of Fairfield: Chapter 25: Zoning Ordinance, December 2018.
4. State of California, Department of Conservation, Solano County Williamson Act Map, FY 2013/2014.
5. State of California, Department of Conservation, Solano County Important Farmland Map, 2016.
6. City of Fairfield: General Plan Policy Document, September 2017.
7. City of Fairfield: Draft Program Environmental Impact Report for the Comprehensive Amendment to the City of Fairfield General Plan, August 2001.
8. City of Fairfield: Final Program Environmental Impact Report for the Comprehensive Amendment to the City of Fairfield General Plan, May 2002.
9. Solano Water Agency, Solano Multispecies Habitat Conservation Plan, Final Administrative Draft, 2017.
10. Bay Area Air Quality Management District, California Environmental Quality, *Air Quality Guidelines*, May 2017.
11. Initial Study and Negative Declaration, 1500 Oliver Application. City of Fairfield, 2017.
12. Fairfield-Suisun Sewer District: *Stormwater C.3 Guidebook*, October 2012.
13. Federal Emergency Management Administration, *Flood Insurance Rate Map, Panel Number 269 (Map # 06095C0269E)*, dated May 4, 2009.
14. Solano County, Department of Resource Management, Travis Air Force Base Land Use Compatibility Plan, 2017.
15. City of Fairfield: Chapter 25, Article X, Noise Ordinance.
16. City of Fairfield: AB1600 and Mello Roos Fee Program.
17. Felix Riesenberger, City of Fairfield Public Works, December 2018.
18. James Paluck, City of Fairfield Public Works, December 2018.
19. Fred Beiner, City of Fairfield Public Works, December 2018.
20. Institute of Transportation Engineers, Trip Generation Manual, 10<sup>th</sup> Edition.
21. Bay Area Quality Management District 2017 Bay Area Clean Air Plan