

4.0 ENVIRONMENTAL IMPACT ANALYSIS

4.0.1 INTRODUCTION

This chapter presents an analysis of each resource topic that has been identified through preliminary environmental analysis and the public scoping process as likely to be affected by the proposed Green Valley II Mixed-use project (“proposed project”) and related entitlements. Each topical section that follows describes the environmental setting of the proposed project as it relates to that specific resource topic; the impacts that could result from implementation of the proposed project; and mitigation measures that would avoid, reduce, or compensate for the significant impacts of the proposed project.

4.0.2 LEVELS OF SIGNIFICANCE

Under the California Environmental Quality Act (CEQA), a variety of terms are used to describe the levels of significance of adverse impacts. The definitions of terms used in this Draft EIR are presented below.

- **Significant and Unavoidable Impact.** An impact that exceeds the defined standards of significance and cannot be avoided or reduced to a less than significant level through implementation of feasible mitigation measures.
- **Significant Impact.** An impact that exceeds the defined standards of significance but can be avoided or reduced to a less than significant level through implementation of feasible mitigation measures.
- **Potentially Significant Impact.** A significant impact that may ultimately be determined to be less than significant; the level of significance may be reduced through implementation of policies or guidelines (that are not required by statute or ordinance), or through further definition of the proposed project detail in the future. Potentially significant impacts may also be impacts for which there is not enough information to draw a firm conclusion; however, for the purpose of this Draft EIR, they are considered significant. Such impacts are equivalent to Significant Impacts and require the identification of feasible mitigation measures.
- **Less Than Significant Impact.** Impacts that are adverse but that do not exceed the specified standards of significance.
- **No Impact.** The proposed project would not create an impact.

4.0.3 FORMAT OF RESOURCE TOPIC SECTIONS

Each resource topic considered in this chapter of the Draft EIR is addressed under six primary subsections: Introduction, Environmental Setting, Regulatory Considerations, Project Impacts and Mitigation Measures, Cumulative Impacts and Mitigation Measures, and References. An overview of the information included in these sections is provided below.

4.0.3.1 Introduction

The introduction section describes the topic to be analyzed and the contents of the analysis. It also provides the sources used to evaluate the potential impacts of the proposed project.

4.0.3.2 Environmental Setting

The environmental setting section for each resource topic provides a description of the applicable physical setting of the project area and its surroundings (e.g., existing land uses, existing soil conditions, existing transportation network and operating conditions).

4.0.3.3 Regulatory Considerations

The overview of regulatory considerations for each resource topic is organized by agency, including applicable federal, state, regional, and local policies.

4.0.3.4 Project Impacts and Mitigation Measures

This subsection lists the significance criteria that are used to evaluate impacts, followed by a discussion of the project-level impacts that would result from implementation of the proposed project. Impacts are numbered and shown in bold type, and the mitigation measures are numbered to correspond to the impact. Impacts and mitigation measures are numbered consecutively within each topical section.

4.0.3.5 Cumulative Impacts and Mitigation Measures

The cumulative impact analysis focuses on the change in the environment that would result from the incremental impact of the proposed project when added to the impacts of other closely related reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant impacts taking place over a period of time.

The *State CEQA Guidelines* suggest that the analysis of cumulative impacts for each resource topic can employ one of two methods to establish the effects of other past, current, and probable future projects. A lead agency may use a list of projects, including those outside the control of the agency, or alternatively, a

summary of projections. These projections may be from an adopted general plan or related planning document, or from a prior environmental document that has been adopted or certified, and these documents may describe or evaluate regional or area-wide conditions contributing to the cumulative impact.

This Draft EIR evaluates cumulative impacts using a list of closely related past, present, and reasonably foreseeable future projects. The projects listed in **Table 4.0-1, Related Projects**, are included in the cumulative analysis for the proposed project. As the construction of some of these projects would overlap with that of the proposed project (2019 to 2021), the potential for the construction impacts of these projects to cumulate with the impacts of the proposed project are evaluated in this Draft EIR. These projects are also considered in the evaluation of cumulative operational impacts.

**Table 4.0-1
Related Projects**

Project	Characteristics	Status
Denny's Restaurant	5,000 square feet	Constructed
Montessori Preschool	6,000 square feet	Under Construction
Partnership Health Plan	101,000 square feet	Constructed
Eastridge	54 dwelling units	One Entitlement Application Under Review ¹
Garibaldi Ranch Unit	112 dwelling units	Under Construction
Goldhill Village 2	64 dwelling units	Under Construction
Harvest and Bloom	151 dwelling units	Under Construction
Koros (Village Oaks)	38 dwelling units	Under Construction
Bella Vita	13 dwelling units	Approved – Not Constructed
Enclave	148 dwelling units	Approved – Not Constructed ²
Fieldcrest	394 dwelling units	Approved – Not Constructed ²
Villas at Havenhill	324 dwelling units	Approved – Not Constructed ²
The Vines at 80	30 dwelling units	Constructed
Verdant at Green Valley	143 dwelling units	Constructed
Rockville Terrace	148 dwelling units	Constructed
The Cottages (Bradbury Park)	15 dwelling units	Under Construction

Source: City of Fairfield, 2018

¹ Eastridge is a subdivision comprised of custom homes. Remaining lots are unentitled until applications are received, reviewed, and approved.

² Entitlements are associated with a Development Agreement. Anticipated permit/construction unknown.

The cumulative impacts discussion describes the cumulative impacts of the proposed project and determines whether implementation of the proposed project in combination with other past, present, and

reasonably foreseeable development would result in a significant cumulative impact, and, if so, whether the project's contribution to the significant cumulative impact would be cumulatively considerable.

Section 15130 of the *State CEQA Guidelines* provides direction regarding cumulative impact analysis as follows:

- an EIR should not discuss cumulative impacts that do not result in part from the proposed project;
- a lead agency may determine that an identified cumulative impact is less than significant, and shall briefly identify facts and analysis in the EIR supporting its determination;
- a lead agency may determine a project's incremental effect is not cumulatively considerable, and therefore is not significant, and shall briefly describe in the EIR the basis of its determination; and
- a lead agency may determine a project's cumulatively considerable contribution to a significant cumulative impact may be rendered less than cumulatively considerable and therefore residually not significant, if the project implements or funds its fair share of mitigation measure or measures designed to alleviate the cumulative impact.

4.0.3.6 References Section

This subsection lists the references used to prepare the analysis contained in each resource section of the EIR.