DRAFT

ENVIRONMENTAL IMPACT REPORT ADDENDUM

FAIRFIELD TRAIN STATION SPECIFIC PLAN

CITY OF FAIRFIELD, CALIFORNIA

STATE CLEARINGHOUSE NO. 2010042093

Submitted to:

City of Fairfield
Community Development Department
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Project No. RUP2101

February 2023

TABLE OF CONTENTS

APPENDICES

FIGURES

1.0 PROJECT INFORMATION

Project Title:	Fairfield Train Station Specific Plan
Project Location:	Fairfield, Solano County
Lead Agency's Name and Address:	City of Fairfield Community Development Department 1000 Webster Street Fairfield, California 94533
Contact Person:	Dave Feinstein, Interim Community Development Director (707) 428-7448 dfeinstein@fairfield.ca.gov
Previously Certified Fairfield Train Station Specific Plan EIR:	This Addendum documents that none of the conditions described in Section 15162 of the California Environmental Quality Act (CEQA) Guidelines have occurred, and the proposed biological resources mitigation measure clarifications will not result in new or more severe significant effects that were not already evaluated and disclosed in the Environmental Impact Report (EIR) for the Fairfield Train Station Specific Plan (FTSSP) (State Clearinghouse No. 2010042093). The FTSSP is a development plan involving the development of a transit-oriented community within a 2,972-acre Specific Plan Area in northeastern Fairfield comprised of various land uses, including residential, industrial, commercial, parks, schools, public facilities, and open space uses. The FTSSP EIR was certified by the City of Fairfield on July 26, 2011, is incorporated by reference, and is available for review at the following locations: • City of Fairfield Community Development Department at 1000 Webster Street, Fairfield, California • Online at: https://www.fairfield.ca.gov/government/city-departments/community-development/planning-division/long-range-plans-programs/train-station-specific-plan

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2.0 INTRODUCTION

2.1 PROJECT DESCRIPTION AND BACKGROUND

The City of Fairfield (City) adopted the Fairfield Train Station Specific Plan (FTSSP) in July 2011 for a growth area in northeastern Fairfield consisting of almost 3,000 acres centered on the recently constructed Capital Corridor train station located at the southeast corner of Peabody Road and Vanden Road.[1] The Specific Plan Area is located in central Solano County, south of Vacaville, and partially within the city limits of Fairfield (Figure 1). As reflected in Figure 2, the Specific Plan Area is generally bound by Gate Road to the east, Travis Air Force Base to the south, and Peabody Road to the west.

The FTSSP is a development plan involving the development of a transit- and pedestrian-oriented community within a 2,972-acre Specific Plan Area comprised of various land uses, including residential, industrial, commercial, parks, schools, public facilities, and open space uses. The focal point of the FTSSP is the Capital Corridor Fairfield-Vacaville Train Station that was completed in 2017. The FTSSP designates a minimum of 3,000 dwelling units within a one-half mile radius of the station. Overall, the FTSSP provides for up to 6,800 dwelling units with a broad range of densities and housing types, including apartments, condominiums, townhouses, and single-family units. The FTSSP also includes approximately 5 million square feet of commercial and industrial development. Approximately 122 acres of land are dedicated for a variety of public uses, including an elementary school, a local branch library, a recreation center, and a fire training center. Approximately 60 percent of the Specific Plan Area is designated as parks and open space. Infrastructure to support the FTSSP includes streets, trails, sewer, drainage, water, and railroad related infrastructure. The FTSSP also includes policy language, land use and infrastructure plans, and implementation elements including zoning, design guidelines and phasing plans.

The Draft Environmental Impact Report (EIR) for the FTSSP was circulated for public review in December 2010 and evaluated the following environmental topics: aesthetics; agricultural resources; air quality; biological resources; cultural resources; geology, soils, and paleontological resources; greenhouse gas emissions and climate change; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population, employment, and housing; public services and recreation; transportation; and utilities and energy.[2] A recirculated Draft EIR was published in February 2011 with revised transportation, air quality, and noise analyses, and the Final

1 City of Fairfield. 2011. Fairfield Train Station Specific Plan. July.
2 AECOM. 2010. Environmental Impact Report for the Fairfield Train Station Specific Plan. State Clearinghouse #2010042093. Prepared for the City of Fairfield. December.

EIR for the FTSSP was certified by the City on July 26, 2011 in conjunction with the adoption of the FTSSP.[3] [4] Minor amendments to the FTTSP were adopted by the City on August 21, 2012.[5]

2.2 PURPOSE OF THIS ADDENDUM

California Environmental Quality Act (CEQA) Guidelines Section 15164 states that if, after certification of an EIR, minor technical changes or additions are necessary and none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of a subsequent/supplemental EIR have occurred, an addendum to the EIR may be prepared.

Public Resources Code Section 21166 and Sections 15162 through 15163 of the State CEQA Guidelines describe the conditions under which a subsequent document would be prepared. In summary, when an EIR has been certified or a mitigated negative declaration (MND) adopted for a project, no subsequent document shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- Substantial changes are proposed in the project that will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or MND was certified as complete was adopted, shows any of the following:

    - The project will have one or more significant effects not discussed in the previous EIR or MND;

    - Significant effects previously examined will be substantially more severe than shown in the previous EIR or MND;

    - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

[3] AECOM. 2011a. Recirculated Environmental Impact Report for the Fairfield Train Station Specific Plan. State Clearinghouse #2010042093. Prepared for the City of Fairfield. February.

[4] AECOM. 2011b. Final Environmental Impact Report for the Fairfield Train Station Specific Plan. State Clearinghouse #2010042093. Prepared for the City of Fairfield. July.

[5] City of Fairfield. 2012. Resolution No. 2012-196: A Resolution of the City Council Adopting an Amendment to the Fairfield Train Station Specific Plan. August 21.

- Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR or MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The City of Fairfield, acting as the lead agency for the project, has prepared this Addendum to clarify two mitigation measures pertaining to biological resources in the FTSSP EIR for consistency with the existing analysis in the EIR as well as the Draft Solano Habitat Conservation Plan (HCP),[6] [7] which is currently anticipated for adoption in late 2023 or early 2024. As specified in the FTSSP EIR, the City intends to address project impacts on biological resources through the participation in the Solano HCP and by implementing measures described for the respective species in the Solano HCP.

The Solano HCP is a multispecies regional conservation plan that encompasses approximately 585,000 acres and addresses the conservation of 36 covered species, 36 additional special management species, and five broad natural communities/geographic regions in Solano and Yolo Counties. The Solano HCP is designed to establish a framework for complying with state and federal endangered species regulations while accommodating future urban growth, development of infrastructure, and ongoing operations and maintenance activities associated with flood control, irrigation facilities, and other public infrastructure undertaken by or under the permitting authority/control of the Plan Participants within Solano County and a small portion of Yolo County over a 30-year permit term. The administrative draft was finalized in 2012, but the Solano HCP is currently in the final stages of completion and has not been adopted. However, some participating cities and agencies, including the City of Fairfield, are generally following the proposed mitigation guidelines set forth in the Draft HCP.

As lead agency, the City has determined that the mitigation measure clarifications included in this Addendum will not result in substantial changes to the circumstances under which the project will be undertaken, new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, as identified under Section 15162 of the CEQA Guidelines. Based on the following environmental evaluation, this Addendum constitutes substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required and provides the required documentation under CEQA.

2.3 CLARIFICATIONS AND REVISIONS

Pursuant to State CEQA Guidelines Section 15164, the purpose of this Addendum is to clarify two biological resources mitigation measures from the FTSSP EIR that would apply to future development projects within the Specific Plan Area. The City proposes the following minor revisions

[6] The FTSSP EIR refers to the Solano HCP as the Solano Multispecies Habitat Conservation Plan (SMHCP), which was the previous name of the HCP at the time the FTSSP EIR was prepared. While this EIR Addendum refers to the Solano HCP by its current name, the mitigation measures from the FTSSP EIR, as referenced herein, refer to the HCP as the "SMHCP."

[7] Solano County Water Agency. 2023. Unpublished Administrative Review Draft Solano HCP. Prepared by LSA.

to Mitigation Measures 4.4-2b and 4.4-2c for consistency with the existing analysis in the FTSSP EIR and the Draft Solano HCP.

Mitigation Measure 4.4-2b: Implement Mitigation Measure 4.4-2a; Secure Take Authorization for California Tiger Salamander and Implement All Permit Conditions; Preserve and Enhance Upland Habitat; Preserve and Create Breeding Habitat.

Mitigation Measure 4.4-2b addresses the impacts on California tiger salamander (*Ambystoma californiense*) resulting from the implementation of the FTSSP and describes requirements for take authorization for projects supporting suitable habitat and the required compensatory mitigation ratios for impacts to suitable breeding and upland habitat. Minor revisions to Mitigation Measure 4.4-2a are proposed to clarify what constitutes suitable habitat for California tiger salamander based on the existing analysis in the FTSSP EIR and the conservation analysis for this species in the Draft Solano HCP. Both the FTSSP EIR and the Solano HCP consider roads and development areas as significant obstacles to California tiger salamander dispersal from breeding locations that is not currently reflected in Mitigation Measure 4.4-2a. Movement barriers affect the suitability of upland dispersal habitat within proximity to breeding locations, as described below based on analysis in the FTSSP EIR and the Solano HCP.

As described in Section 4.4 of the FTSSP EIR (page 4.4-46), the fill of occupied and suitable wetland breeding habitat, as well as development of upland habitat within 1.3 miles of breeding habitat, could result in death (i.e., take) of California tiger salamander.[8] Mitigation Measure 4.4-2a was set forth to address impacts on California tiger salamander resulting from the implementation of the FTSSP and specifies that grassland areas located within 1.3 mile of California tiger salamander breeding locations are considered suitable upland dispersal habitat for this species. Exhibit 4.4-1 from the FTSSP EIR, as reflected in Figure 3 of this EIR Addendum, shows the annual grassland areas within the Specific Plan Area that would typically be considered suitable upland habitat for California tiger salamander. However, while the discussion in the FTSSP EIR includes a description of existing barriers to California tiger salamander movement from breeding locations—including roads (e.g., Canon Road), railroad lines, and existing and future development areas—as obstacles to upland, barrier free dispersal within 1.3 mile of breeding sites, Mitigation Measure 4.4-2a does not reflect that these barriers would preclude movement to and eliminate certain grassland areas within the Specific Plan Area as suitable upland habitat. While Canon Road was the only roadway specifically referenced in the FTSSP EIR, other roadways within the Specific Plan Area would prevent California tiger salamander dispersal from breeding locations, including Vanden Road, Peabody Road, and Cement Hill Road.

Within the Specific Plan Area, Vanden Road is a divided four-lane roadway extending north from Peabody Road to just south of Canon Road and is bordered by railroad tracks immediately to the east. Beyond Canon Road, Vanden Road transitions to a two-lane road bordered by railroad tracks before again transitioning into a four-lane divided road near its intersection with Leisure Town Road in Vacaville, located just north of the Specific Plan Area. Peabody Road is currently a two-lane roadway with a center turn lane just north of Vanden Road before transitioning to a two-lane road. Existing development immediately east of Peabody Road and the under-construction One Lake

[8] AECOM. 2010. op. cit.

development just beyond are existing barriers to California tiger salamander movement from breeding locations to the east (e.g., Noonan Ranch Conservation Bank). Cement Hill Road is located along the southern boundary of the Specific Plan Area. At its intersection with Peabody and Vanden roads, Cement Hill Road is a divided two-lane roadway with dedicated turn lanes. Past Noonan Lane, Cement Hill Road transitions to a two-lane road that is bordered by existing light industrial development to the north within the Specific Plan Area. The roadway and existing development would similarly prevent any California tiger salamander dispersal from potential habitat to the south outside of the Specific Plan Area.[9]

The FTSSP EIR's consideration of movement barriers is consistent with the analysis of suitable California tiger salamander habitat, as reflected in the Draft Solano HCP. As described in the HCP, California tiger salamander habitat is associated with the Valley Floor Grassland and Vernal Pool and Inner Coast Range Natural Communities. Section 4.3.2.2 of the Solano HCP, *Valley Floor Grassland and Vernal Pool Natural Community Key Conservation Elements*, further describes that the distribution and range of California tiger salamander within the HCP Plan Area is divided into two components: a known core breeding area and a potential range.[10] Figure 4 shows the known and potential ranges of California tiger salamander within the Specific Plan Area, which is based on *Figure 4-6: California Tiger Salamander Known and Potential Range* in the Solano HCP (Appendix A). The known core breeding area is defined in the HCP as all habitat within 1.3 mile of breeding records in the HCP Plan Area, except for northeast Fairfield. For northeast Fairfield, which coincides with the Specific Plan Area, "significant movement barriers such as Putah South Canal, Peabody Road, and existing development define the edge of the known core breeding area" in the Draft Solano HCP (Figure 4).[11]

Modeled habitat for California tiger salamander within the HCP Plan Area also includes areas where populations of salamanders may be present but have not been recorded or discovered. This may be due to absence or low population levels and/or lack of adequate surveys. In general, potential habitat areas represent an extension of the current known or likely historic known range in the HCP Plan Area.[12] Within the Specific Plan Area, this area is located west of the Putah South Canal between the cities of Fairfield and Vacaville (Figure 4).

As described in Appendix B of the Draft Solano HCP, *Natural Community and Covered Species Accounts*, barriers, such as roads and development, that significantly hinder wildlife movement and hydrology are classified as either major or minor barriers. Major barriers include high-volume roads

9 No California tiger salamander have been captured south of Cement Hill Road based on numerous surveys, as reported in the 2014 Hawthorne Mill recirculated EIR (SCH No. 2009032001). As reflected in the recirculated EIR, surveys were conducted within this area in 2000 (Vollmar; protocol-level), 2006 (Rana Resources; protocol-level), 2010 (WRA; dip-net larval surveys), and 2014 (herpetologist Mark Jennings, Ph.D.; winter assessment). Based on the surveys, the EIR concluded that California tiger salamander are unlikely to occur in the area due to existing unsuitable habitat conditions (e.g., lack of burrowing mammal population, predatory fish in potential breeding locations), negative results from the protocol-level surveys conducted in 2000 and 2006, and the encirclement of urbanization and creation of barriers to movement from the surrounding land uses.

10 Solano County Water Agency. 2023. op. cit.

11 Ibid.

12 Ibid.

such as Interstate 80 (I-80), I-680, and I-505, State Route (SR-12), and SR-113, and local roads such as Vanden Road and Peabody Road where traffic volumes are high and the ability for small animals to cross the road successfully is unlikely.[13] As described in the Solano HCP, Vanden Road and development along Peabody Road impede movement of California tiger salamanders from adjacent occupied areas to the east (i.e., Noonan Ranch Conservation Bank). Roads such as these with a projected night-time traffic volume of 20 cars per hour or greater act as significant barriers to migrating salamanders via direct mortality and by isolating adults from breeding sites.[14] [15]

Therefore, as the FTSSP EIR does discuss the presence of existing and future obstacles to California tiger salamander dispersal from breeding locations (i.e., roads, railroads, development areas) and the Solano HCP similarly models suitable habitat for this species taking into consideration roadway and development barriers, Mitigation Measure 4.4-2a is modified as follows for clarity:

No project construction shall proceed in areas supporting potential habitat for California tiger salamander (known or potential breeding pools/ponds ~~plus~~ and surrounding Specific Plan Area grasslands in the absence of significant barriers to California tiger salamander movement within 1.3 miles), until take authorization has been obtained from the USFWS and DFG, and the project applicant(s) of all project phases have abided by all conditions in the take authorization, including conservation and minimization measures, intended to be completed before on-site construction. Conservation and minimization measures are expected to include requirements for preparing supporting documentation describing methods to protect existing vernal pools during and after project construction, methods for determining impact ratios, a detailed monitoring plan, and reporting requirements. DFG may issue a Consistency Determination under Section 2080.1 of CESA if the applicant(s) obtains take authorization from USFWS and submits the federal opinion take statement to the Director of Fish and Game. DFG must determine that conditions specified in the Federal take authorization are consistent with CESA. If a Consistency Determination is not obtained, the applicants shall obtain a separate incidental take permit under Section 2081(b) of CESA.

1) *It is the City's desire that mitigation for project impacts on biological resources be mitigated through participation in the SMHCP, by implementing all measures described for the respective species in the SMHCP.*

2) *If the SMHCP is not adopted in time for project implementation, or if the City chooses to not seek coverage, the project applicant(s) shall secure take authorization prior to project construction through formal consultation with the USFWS pursuant to Section 7 of the ESA, and with DFG pursuant to Fish and Game Code Sections 2080.1 or 2081(b), and shall implement all measures included in the Biological Opinion (BO) issued by the USFWS and in the take authorization or consistency determination issued by DFG.*

3) *If the current draft SMHCP is adopted and available as an avenue for take authorization under CESA and ESA, in addition to the preservation and restoration specifications presented*

[13] Ibid.

[14] Twitty, V.C. 1941. Data on the life history of *Ambystoma tigrinum californiense* Gray. Copeia 1941(1):1–4.

[15] Barry, S.J., and H.B. Shaffer. 1994. The status of the California tiger salamander (*Ambystoma californiense*) at Lagunita: a 50-year update. J. Herpetol. 28:159–164.

under Mitigation Measure 4.4-2a, the following mitigation shall be implemented for impacts on known occupied and suitable breeding habitat for California tiger salamander (i.e., seasonal wetlands and ponds that remain inundated in most years for a minimum of 10 weeks), which are consistent with the mitigation requirements proposed in the draft SMHCP:

a) Preserve 3 acres of known breeding habitat for every acre of suitable breeding habitat removed.

b) Create suitable breeding habitat at a 2:1 ratio, or 0.35 acre, whichever is greater. Created breeding habitat must be within at least 300 contiguous acres of preserved upland habitat and within 2,100 feet of known breeding habitat.

4) The following measures shall be implemented to mitigate impacts on upland habitat and movement corridors (i.e., seasonal wetland swales, meadows) within the known or potential range of California tiger salamander:

a) For impacts within medium and high value conservation, preserve upland habitat at a 3:1 ratio, consistent with Mitigation Measure 4.4-2a, and create 0.01 acre of breeding habitat per each acre of upland habitat removed.

5) Known breeding habitat shall include all sites where California tiger salamander breeding has been documented at least once in the last 10 years. Multiple compensatory breeding sites can be created within 1,300 feet of each other, but shall be within 2,100 feet of known breeding habitat and within 300 acres of contiguous suitable upland habitat. Each wetland created as breeding habitat shall be a minimum of 0.02 acre (Solano County Water Agency 2009, pages 6- 19 through 6-20).

6) All California tiger salamander habitat mitigation lands shall be preserved in perpetuity and incompatible land uses shall be prohibited in habitat conservation areas.

Mitigation Measure 4.4-2c: Avoid Direct Loss of Swainson's Hawk and Other Raptors.

Mitigation Measure 4.4-2c addresses the impacts on Swainson's hawk (*Buteo swainsoni*) and other raptors, including burrowing owl (*Athene cunicularia*), resulting from the implementation of the FTSSP and describes requirements for preconstruction surveys for active nests or burrows, avoidance measures, and the required compensatory mitigation ratios for direct impacts to nests and the conversion of Swainson's hawk and burrowing owl habitat consistent with the Draft Solano HCP. Minor revisions to Mitigation Measure 4.4-2c are proposed to distinguish between the Solano HCP compensatory mitigation requirements for Swainson's hawk and burrowing owl based on the habitat type impacted. The mitigation measure, as currently worded, only addresses the compensatory mitigation requirements for impacts to valley floor grassland habitat and does not distinguish between the mitigation requirements for valley floor grassland and agricultural habitat types shown in Exhibit 4.4-1 from the FTSSP EIR (Figure 3).

Mitigation Measure 4.4-2c is thus modified as follows for consistency with the Draft Solano HCP to clarify the compensatory mitigation habitat requirements based on habitat type:

1) *To avoid, minimize, and mitigate potential impacts on Swainson's hawk and other raptors (not including burrowing owl), the project applicant(s) of each project shall retain a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the Specific Plan Area and off- site improvement areas. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction for all project phases. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation is required.*

2) *Impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined in coordination with DFG the young have fledged, the nest is no longer active, or until that reducing the buffer would not result in nest abandonment. DFG guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with DFG, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.*

3) *To mitigate impacts on Swainson's hawk foraging habitat consistent with the SMHCP, implement Mitigation Measure 4.4-2a, which requires that 3 acres of valley floor grassland habitat be preserved for every 1 acre lost to development. This mitigation can be concurrent with mitigation for California tiger salamander habitat provided the valley floor grassland habitat preserved is suitable for both species. Projects located outside the Specific Plan Area grasslands that provide California tiger salamander habitat shall preserve suitable habitat at a minimum 1:1 ratio, or as determined by the final adopted SMHCP. ~~, and retain~~ Active and suitable nest trees within and adjacent to foraging habitat shall be retained to the maximum extent practicable. ~~This mitigation can be concurrent with mitigation for California tiger salamander habitat provided the valley floor grassland habitat preserved is suitable for both species.~~*

4) *To avoid, minimize, and mitigate potential impacts on burrowing owl, the project applicant(s) of each project, including off-site improvements projects, shall retain a qualified biologist to conduct preconstruction surveys within 30 days prior to the start of construction activities to ensure that burrowing owls will not be affected by project activities.*

5) *If an active burrow is found during the non breeding season (September 1 through January 31), then western burrowing owls occupying burrows that cannot be avoided or adequately protected may be evicted from the area using passive relocation as described in DFG's Staff Report on Burrowing Owls (1995, or most current).*

6) *If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and shall be provided with a 250-foot protective*

buffer unless a qualified biologist verifies through noninvasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the owls can be evicted and the burrow can be destroyed.

7) *Project applicants shall mitigate for the permanent loss or conversion of burrowing owl habitat within Specific Plan Area grasslands that provide California tiger salamander habitat~~, valley floor or vernal pool grassland, grain and hay crops, pasture, irrigated agriculture, fallow fields)~~ by preserving suitable habitat at a 3:1 ratio. Implementing Mitigation Measure 4.4-2a, which requires that 3 acres of valley floor grassland habitat be preserved for every 1 acre lost to development, would provide adequate mitigation for loss of burrowing owl habitat. Projects located outside the Specific Plan Area grasslands that provide California tiger salamander habitat shall preserve suitable habitat at a minimum 1:1 ratio, or as determined by the final adopted SMHCP. As discussed previously, the Specific Plan Area is identified in the SMHCP as being within the Valley Floor Grassland Conservation Area.*

8) *If active burrowing owl nests are found on the Specific Plan Area during preconstruction surveys and these nest sites are lost as a result of implementing the project, then the project applicants for those project phases that would result in the loss of nest burrows shall mitigate the loss through preservation of other known nest sites at a ratio of 1:1, according to the guidelines outlined in the SMHCP.*

9) *All Swainson's hawk and burrowing owl habitat mitigation lands shall be preserved in perpetuity and incompatible land uses shall be prohibited in habitat conservation areas.*

Based on the following environmental evaluation, the clarifications to Mitigation Measures 4.4-2b and 4.4-2c, as described above, do not meet any of the conditions of CEQA Guidelines Section 15162, and an EIR Addendum is appropriate.

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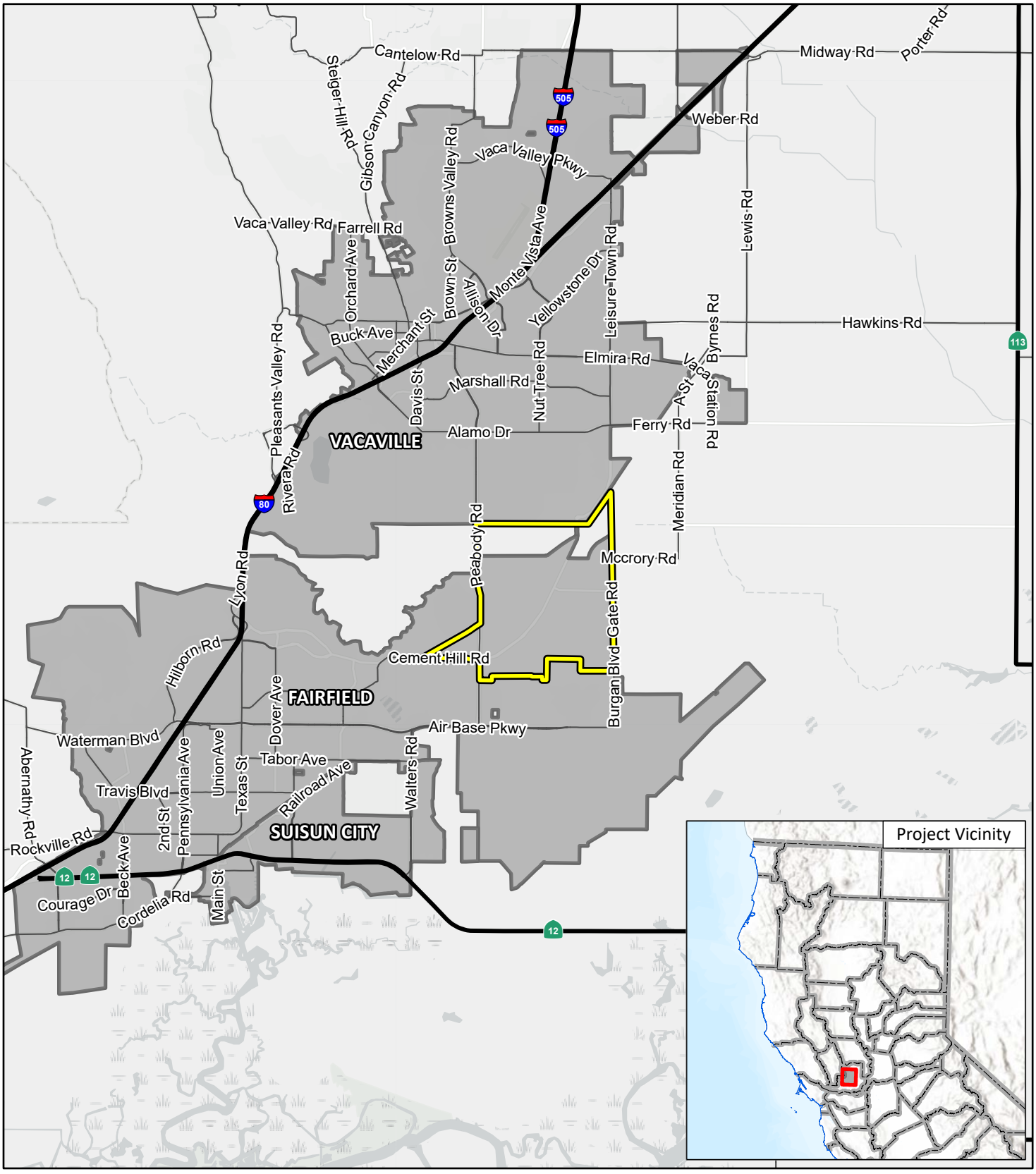

LSA

Project Location

City Boundaries

FIGURE 1

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MILES

SOURCE: Esri (2022)

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Fairfield Train Station Specific Plan EIR Addendum

Project Location

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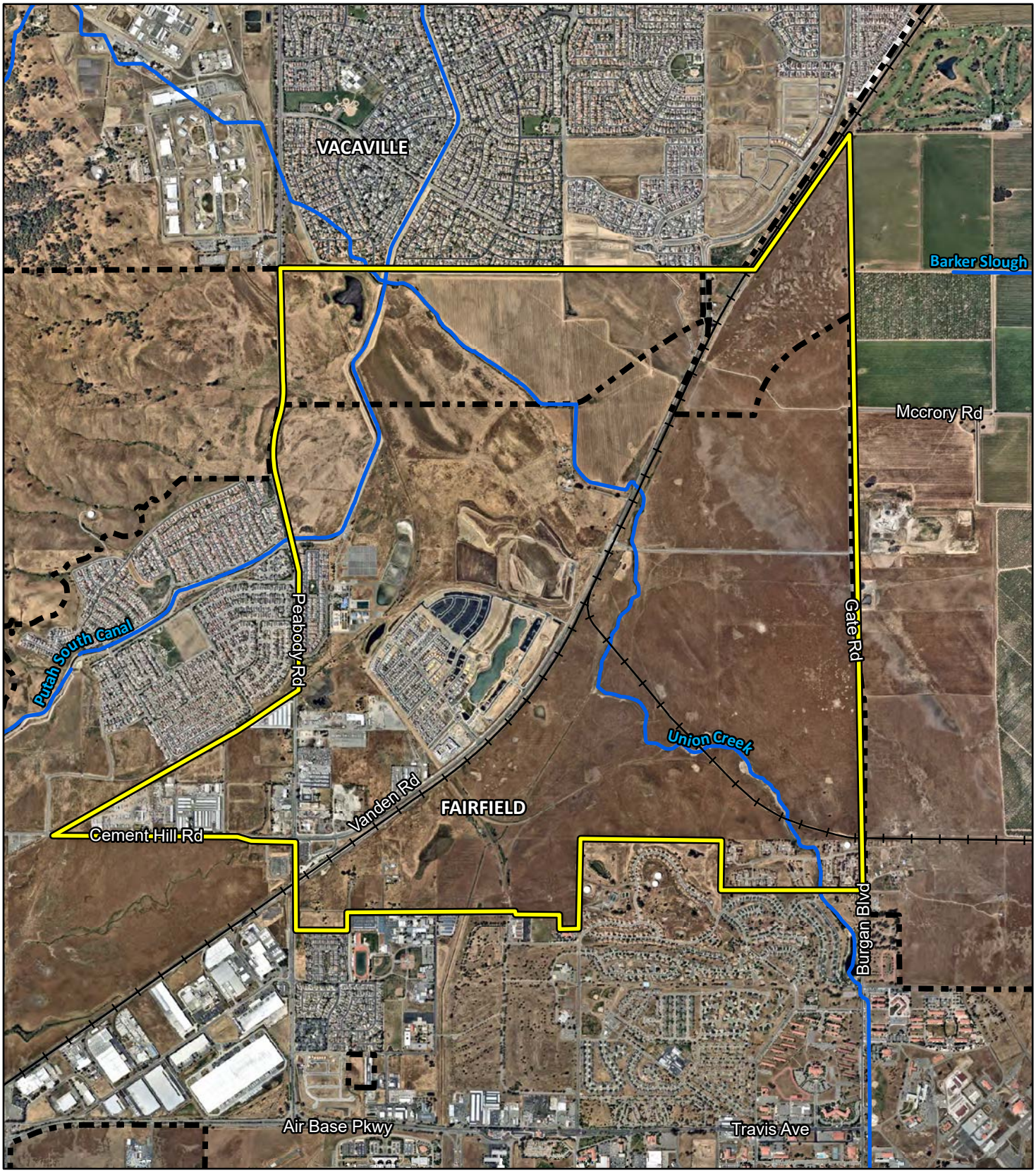

LSA

Project Location
City Boundaries
Railroad

FIGURE 2

N

0 1250 2500
FEET

SOURCE: Nearmap (2022)

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Fairfield Train Station Specific Plan EIR Addendum

Specific Plan Area

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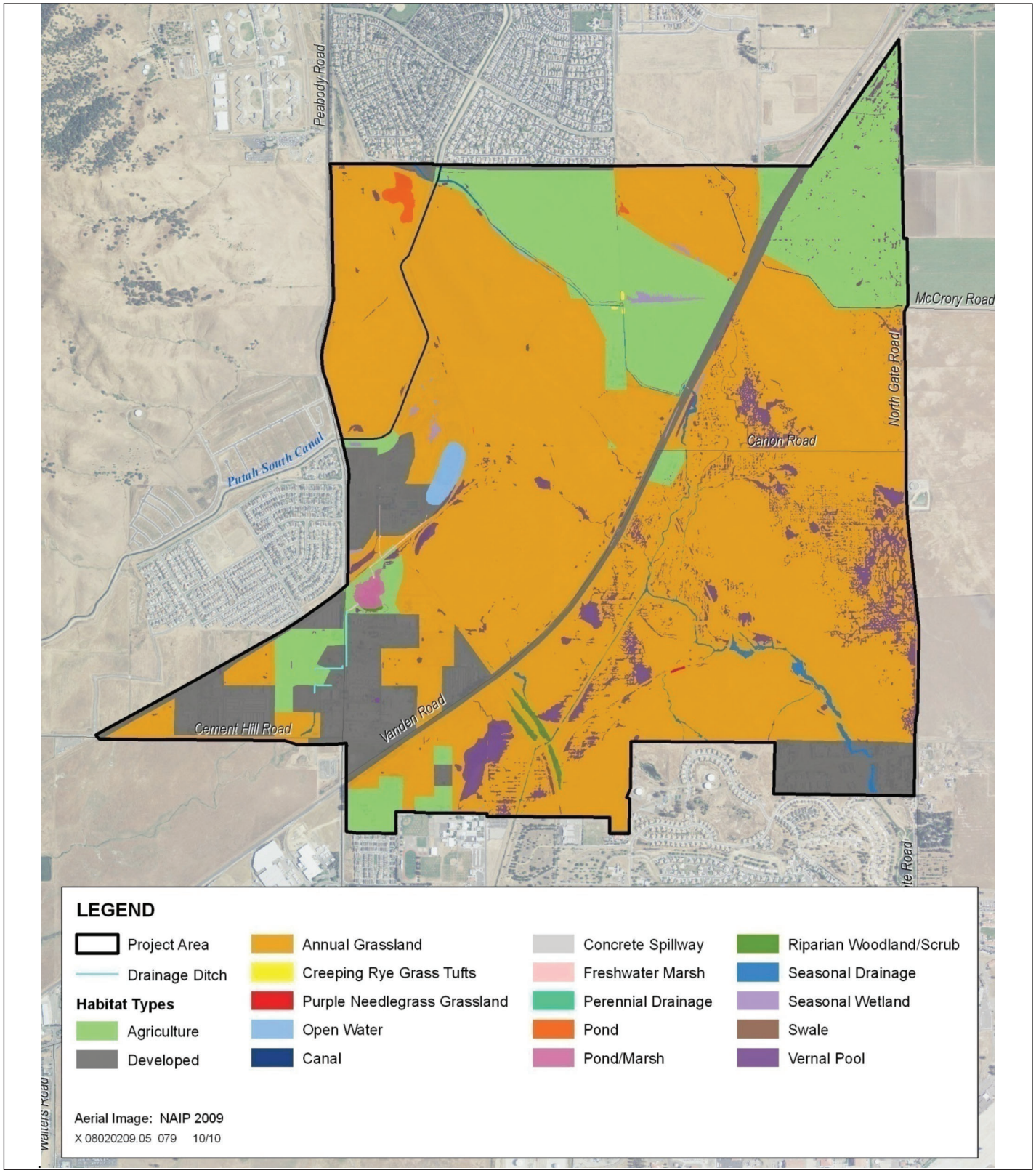

LSA

FIGURE 3

N

0 1250 2500

FEET

Fairfield Train Station Specific Plan EIR Addendum

Habitat (As Mapped in the 2010 FTSSP EIR)

SOURCE: AECOM, 2010

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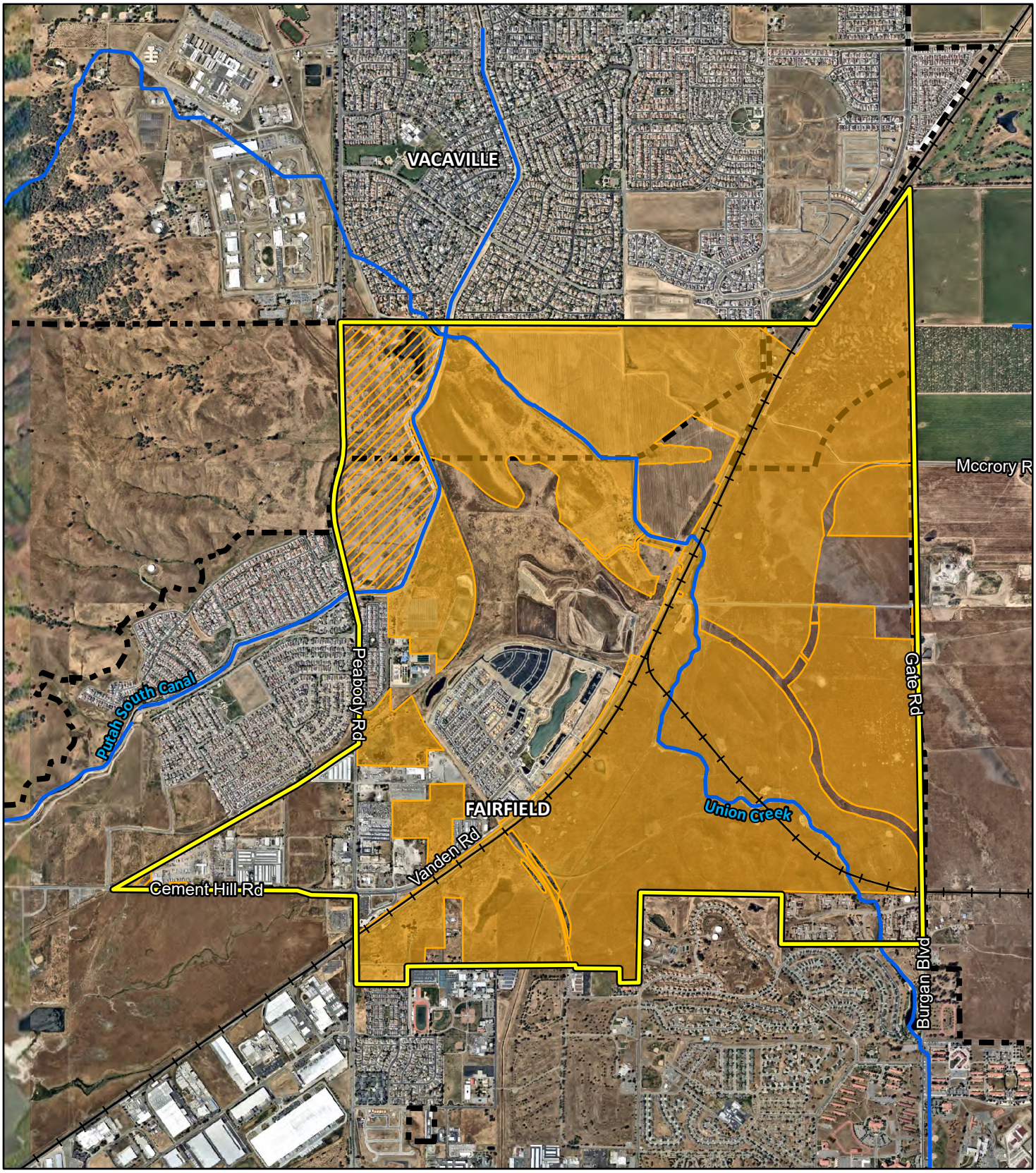

LSA

Project Location
Railroad
City Boundaries

California Tiger Salamander Range
Known Range
Potential Range

FIGURE 4

N

0 1250 2500
FEET

SOURCE: Nearmap (2022)

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Fairfield Train Station Specific Plan EIR Addendum

Solano HCP California Tiger Salamander Known and Potential Ranges

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3.0 ENVIRONMENTAL ANALYSIS

This section includes a discussion of the environmental topics evaluated in the FTSSP EIR and the potential effects associated with the minor clarifying revisions to Mitigation Measures 4.4-2b and 4.4-2c, as described in Section 2.3. As discussed below, the revisions would not change the conclusions of the FTSSP EIR or require the adoption of new mitigation measures.

3.1 AESTHETICS

Section 4.1 (pages 4.1-1 through 4.1-28) of the FTSSP EIR included an evaluation of the impacts to aesthetic resources associated with the implementation of the FTSSP, and mitigation measures were recommended, as needed, to reduce significant impacts. Impacts associated with the degradation of visual character and increase in nighttime lighting and daytime glare were determined to be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to aesthetics. No new mitigation measures pertaining to aesthetics would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to aesthetics.

3.2 AGRICULTURAL RESOURCES

Section 4.2 (pages 4.2-1 through 4.2-16) of the FTSSP EIR included an evaluation of the impacts to agricultural resources associated with the implementation of the FTSSP, and mitigation measures were recommended, as needed, to reduce significant impacts. Impacts associated with conflicts with Williamson Act contract lands were determined to be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to agricultural resources. No new mitigation measures pertaining to agricultural resources would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to agricultural resources.

3.3 AIR QUALITY

Section 4.3 (pages 4.3-1 through 4.3-38) of the Recirculated FTSSP EIR included an analysis of the potential short-term and long-term air quality impacts associated with implementation of the FTSSP. Mitigation measures were recommended to reduce significant air quality impacts associated with short-term construction emissions, long-term operational emissions, and toxic air contaminants. Impacts associated with long-term air contaminants and toxic air contaminants were determined to

be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to air quality. No new mitigation measures pertaining to air quality would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to air quality.

3.4 BIOLOGICAL RESOURCES

Section 4.4 of the FTSSP EIR (pages 4.4-1 through 4.4-54) included an analysis of the potential impacts on biological resources associated with implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with loss and degradation of jurisdictional wetlands and other waters of the United States and State, loss and degradation of habitat for special-status plant and wildlife species and potential direct take of individuals, loss and degradation of sensitive natural communities, and conflicts with local policies or ordinances protecting biological resources. As described in Section 2.3 above, the City proposes minor revisions to FTSSP EIR Mitigation Measures 4.4-2b and 4.4-2c to clarify what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors. The revisions to the mitigation measures are intended for consistency with the existing FTSSP EIR analysis and the Draft Solano HCP and do not change the conclusions or significance findings of the FTSSP EIR; require the adoption of new mitigation measures; or weaken the effectiveness of the mitigation measures pertaining to California tiger salamander, Swainson's hawk, or burrowing owl.

Thus, the proposed biological resources mitigation measure revisions described in this EIR Addendum would not involve new significant impacts or substantially more severe impacts related to biological resources. No new mitigation measures pertaining to biological resources would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to biological resources.

3.5 CULTURAL RESOURCES

Section 4.5 (pages 4.5-1 through 4.5-20) of the FTSSP EIR included an analysis of the impacts to cultural resources associated with the implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with construction-related impacts to documented cultural resources in the off-site improvement areas, undocumented cultural resources, and undocumented human remains. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to cultural resources. No new mitigation measures pertaining to cultural resources would be required as a result of these clarifications. Furthermore, no substantial changes have

occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to cultural resources.

3.6 GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES

Section 4.6 (pages 4.6-1 through 4.6-30) of the FTSSP EIR included an analysis of the impacts associated with geology, soils, and paleontological resources with the implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with surface fault rupture and seismic ground shaking, liquefaction, construction-related erosion, geologic hazards related to construction in rock outcrops and unstable soils, construction in expansive soils, construction in corrosive soils, and potential damage or destruction of undocumented paleontological resources. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to geology, soils, and paleontological resources. No new mitigation measures pertaining to geology, soils, and paleontological resources would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to geology, soils, and paleontological resources.

3.7 GREENHOUSE GASES AND CLIMATE CHANGE

Section 4.7 (pages 4.7-1 through 4.7-18) of the FTSSP EIR included an analysis of the impacts associated with greenhouse gas emissions and climate change with the implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with short-term construction-related greenhouse gas emissions. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to greenhouse gases and climate change. No new mitigation measures pertaining to greenhouse gases and climate change would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to greenhouse gases and climate change.

3.8 HAZARDS AND HAZARDOUS MATERIALS

Section 4.8 (pages 4.8-1 through 4.8-34) of the FTSSP EIR included an analysis of the impacts associated with hazards and hazardous materials with the implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with human exposure to existing on-site hazardous materials, public health hazards from mosquitoes associated with project water features, and exposure of project residents to electric and magnetic fields. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum,

which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to hazards and hazardous materials. No new mitigation measures pertaining to hazards and hazardous materials would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to hazards and hazardous materials.

3.9 HYDROLOGY AND WATER RESOURCES

Section 4.9 (pages 4.9-1 through 4.9-24) of the FTSSP EIR included an analysis of the impacts on hydrology and water resources associated with the implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with construction-related water quality impacts, potential increased risk of flooding from increased stormwater runoff, violation of water quality standards, and placement of road corridors in a Federal Emergency Management Agency 100-year flood zone. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to hydrology and water resources. No new mitigation measures pertaining to hydrology and water resources would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to hydrology and water resources.

3.10 LAND USE

Section 4.10 (pages 4.10-1 through 4.10-58) of the FTSSP EIR included an analysis of the land-use and planning-related impacts associated with the implementation of the FTSSP. Mitigation measures were recommended to reduce significant impacts associated with impacts related to greenbelt boundary modifications; however, this impact was determined to be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to land use. No new mitigation measures pertaining to land use would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to land use.

3.11 NOISE

Section 4.11 (pages 4.11-1 through 4.11-52) of the Recirculated FTSSP EIR included an analysis of the potential noise impacts associated with implementation of the FTSSP. Mitigation measures were recommended to reduce impacts associated with the exposure of noise sensitive receptors to construction noise, exposure of noise sensitive receptors to stationary source noise in excess of

applicable standards, compatibility of land uses with mobile source noise, and substantial increases in ambient noise levels in the Specific Plan Area. Impacts associated with the exposure of noise sensitive receptors to construction noise, compatibility of land uses with mobile source noise, and substantial increases in ambient noise levels in the Specific Plan Area were determined to be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to noise. No new mitigation measures pertaining to noise would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to noise.

3.12 POPULATION, HOUSING, AND EMPLOYMENT

Section 4.12 (pages 4.12-1 through 4.12-18) of the FTSSP EIR included an analysis of the impacts related to population, housing, and employment associated with the implementation of the FTSSP. The impact related to the potential for the FTSSP to induce population growth was determined to be significant and unavoidable and no feasible mitigation was identified. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to population, housing, and employment. No new mitigation measures pertaining to population, housing, and employment would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to population, housing, and employment.

3.13 PUBLIC SERVICES AND RECREATION

Section 4.13 (pages 4.13-1 through 4.13-26) of the FTSSP EIR included an analysis of the impacts on public services and recreation associated with the implementation of the FTSSP. Mitigation measures were recommended to reduce impacts associated with the construction and operation of fire protection facilities and services, increased demand for police protection facilities and services, and the increased demand for library services. Impacts associated with the construction and operation of fire protection facilities and services, increased demand for police protection facilities and services were determined to be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to public services and recreation. No new mitigation measures pertaining to public services and recreation would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified

that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to public services and recreation.

3.14 TRANSPORTATION

Section 4.14 (pages 4.14-1 through 4.14-127) of the Recirculated FTSSP EIR included an analysis of the potential transportation-related impacts associated with implementation of the FTSSP. Mitigation measures were recommended to reduce impacts associated with intersection level-of-service (LOS) impacts and roadway capacity requirements, freeway and state route traffic volumes, transit demand, and hazards due to design features or incompatible uses. Impacts associated with LOS impacts and roadway capacity requirements, freeway and state route traffic volumes, and transit demand were determined to be significant and unavoidable. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to transportation. No new mitigation measures pertaining to transportation would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to transportation.

3.15 UTILITIES AND ENERGY

Section 4.15 (pages 4.15-1 through 4.15-30) of the FTSSP EIR included an analysis of the impacts on utilities and energy associated with the implementation of the FTSSP. Mitigation measures were recommended to reduce impacts associated with the increased demand for water supply treatment and conveyance facilities; increased demand for wastewater treatment and conveyance facilities; increased generation of solid waste and compliance with solid waste regulations; and increased demand for electricity, natural gas, and telecommunications services and required extension of related infrastructure. The proposed biological resources mitigation measure revisions described in Section 2.3 of this EIR Addendum, which consist of clarifying what constitutes potential habitat for California tiger salamander and the compensatory mitigation requirements for raptors, would not involve new significant impacts or substantially more severe impacts related to utilities and energy. No new mitigation measures pertaining to utilities and energy would be required as a result of these clarifications. Furthermore, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken and no new information of substantial importance to the project has been identified that would affect the previous analysis or conclusions in the FTSSP EIR pertaining to utilities and energy.

3.16 CONCLUSION

The revisions to FTSSP EIR Mitigation Measures 4.4-2b and 4.4-2c would:

- Not result in any new significant environmental effects, and
- Not substantially increase the severity of previously identified significant effects.

In addition, no new information of substantial importance has arisen that shows that:

- The project would have new significant effects,
- The project would have substantially more severe effects,
- Mitigation measures or alternatives previously found to be infeasible would in fact be feasible, or
- Mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment.

On the basis of the evaluation above, the City of Fairfield finds that the minor revisions to Mitigation Measures 4.4-2b and 4.4-2c for consistency with the existing analysis in the FTSSP EIR and the Draft Solano HCP would not have new significant effects on the environment that have not already been addressed in the FTSSP EIR, no new mitigation measures or alternative are required beyond those identified and analyzed in the FTSSP EIR, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken, and no new information of substantial importance to the project has been identified. Therefore, the revisions constitute changes consistent with State CEQA Guidelines Section 15164 that may be addressed in this Addendum to the FTSSP EIR.

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APPENDIX A

SOLANO HABITAT CONSERVATION PLAN CALIFORNIA TIGER SALAMANDER KNOWN AND POTENTIAL RANGE

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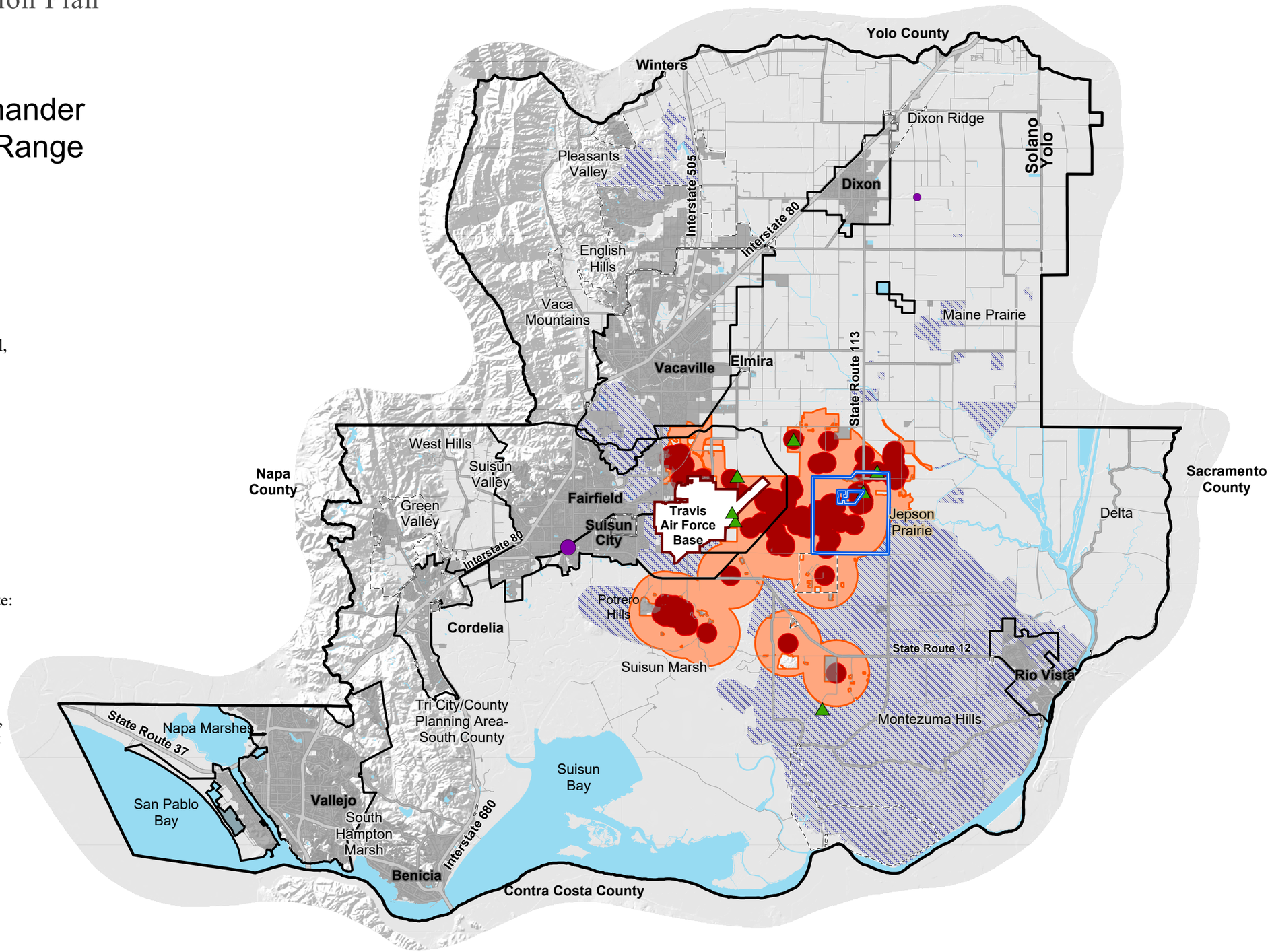
Solano Habitat Conservation Plan

Figure 4-6
California Tiger Salamander
Known and Potential Range

- Plan Area
- Interstate Highways
- State Routes/Major Roads
- Streets
- Urban Growth Boundaries (Zone 1)
- Solano County General Plan Residential, Commercial, and Industrial Land Use Designations - Not part of the HCP
- Developed
- Travis Air Force Base - Excluded
- Open Water

California Tiger Salamander

- Extant Occurrences (Non-Breeding)
- Extirpated Occurrences
- 2,067-Foot Radius Around Breeding Site: 95 Percent of the Predicted Range for the Breeding Population
- Final Critical Habitat (August 2005)
- Known Core Breeding Area: 1.3-Mile Radius Around Breeding Sites, Expected Normal Maximum Movement
- Potential Range



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