# 2.0 SUMMARY

This chapter provides an overview of the proposed project and its environmental impacts based on the analysis included in this EIR, including a discussion of alternatives and cumulative project impacts. As required under CEQA, this chapter also includes potential areas of public controversy known to the City of Fairfield, the lead agency for the proposed project.

## 2.1 PROJECT UNDER REVIEW

This EIR has been prepared to evaluate the potential environmental consequences of implementation (i.e., construction and operation) of the proposed Green Valley 3 Apartments Project (project) proposed by Spanos Corporation (the project applicant). The approximately 5.78-acre project site is located at 4840 Business Center Drive in the City of Fairfield, Solano County. The project site is currently vacant and is bounded to the north by a single-family residential neighborhood, to the east by the Fairfield Business Center and associated surface parking lot, to the south by a four-story, 83,526-square-foot hotel that is under construction, and to the west by a constructed drainage ditch and associated riparian corridor and Green Valley Road.

The proposed project includes the development of a single four-story, approximately 204,144-square-foot apartment building with 185 rental units situated around a central clubhouse area. The four-story building would consist of three wings and would be up to 49 feet tall. The proposed apartment building would include 36 studio/1 bath units (482 to 582 square feet), 66 one-bedroom/1 bath units (approximately 670 to 696 square feet), 77 two-bedroom/2 bath units (approximately 1,006 to 1,199 square feet), and 6 three-bedroom/2 bath units (approximately 1,416 square feet). The average unit size would be approximately 864 square feet. The building would contain a central lobby area with two elevators.

The proposed project would include approximately 23,338 square feet of open space[1] associated with the riparian area of the drainage ditch in the western portion of the site. The proposed project would provide approximately 78,817 gross square feet of common open space[2] and approximately 32,548 gross square feet of usable open space.[3] The proposed project would also include approximately 16,236 square feet of private open space consisting of balcony and patio areas attached to individual apartments. The apartment building would be centered around an approximately 16,965-square-foot clubhouse for private resident use. Recreational amenities associated with the proposed project would include a pool/spa area with outdoor showers, picnic and barbeque areas, an outdoor kitchen, outdoor fireplace and fire table lounging areas, table tennis and corn hole game areas, an outdoor yoga area, a hammock lounge area, and lawn areas for passive play. An approximately 3,471-square-foot dog run would be located in the western portion of the project site adjacent to the open space area along the drainage ditch.

1 No development associated with the proposed project would occur in this open space area.
2 Consists of landscape planting areas around the foundation of the building or in the parking areas.
3 Consists of areas providing useable passive or active leisure recreational space (with or without a hard surface), including the clubhouse, pool area, amenity courtyard, and dog run.

The project site would be accessed from an existing drive aisle that connects the Fairfield Business Center to Business Center Drive. From this drive aisle, the project would be connected via two access points ("driveways"). The internal circulation of the project site would consist of a drive aisle that would loop around the perimeter of the apartment building and the two-story parking structure. This looped internal circulation system would provide visitors and residents access to the surface parking areas along the perimeter of the apartment building as well as access to the parking structure in the northeastern portion of the project site. The internal circulation system is designed to accommodate emergency access as the internal loop road would not require emergency vehicles (i.e., fire engines and fire hook and ladder trucks) to turn around in order to access different areas of the site. The two "driveways" connecting the internal circulation system of the project site to the Fairfield Business Center drive aisle would also be designed to appropriate widths to allow for adequate access of emergency vehicles.

The proposed project would include the development of an approximately 54,845-square-foot two-story parking structure (up to 18 feet tall) with additional surface parking areas surrounding the apartment building and clubhouse that would accommodate residents and visitors. Parking would also be provided in private garages and carports as well as surface parking spaces along the perimeter of the project site. Overall, the proposed project, in compliance with the City of Fairfield parking requirements, would include a total of 332 parking spaces. Of the 332 parking spaces, 9 spaces would be ADA[4]-compliant. As the 2022 CALGreen Code will go into effect in January 2023, the proposed project would meet 2022 CALGreen's mandatory electrical vehicle (EV) parking requirements for electric vehicle supply equipment (EVSE),[5] EV ready,[6] and EV capable[7] spaces. The project would also include additional EV capable spaces with the necessary conduits so that they may be converted in the future into additional charging stations and/or EV ready spaces.

The *City of Fairfield General Plan* designates the project site as Business and Industrial Park (IBP), and per the Zoning Ordinance, the project site is zoned Industrial Business Park-North Cordelia Overlay (IBP-NC). As the proposed project includes residential uses which are not permitted under the current General Plan designation and zoning of this site, the project applicant is requesting a General Plan Amendment (GPA) and rezone to redesignate the site as Residential Very High Density (RVH) and rezone as RVH-NC. Additional approvals required from the City include Development Review.

Refer to **Chapter 3.0: Project Description,** for a complete description of the project's location, context, background, objectives, details of the proposed project itself, and a summary of required approvals and entitlements.

4 American with Disabilities Act of 1990.

5 Electric vehicle supply equipment (EVSE) space refers to a space where an EV charging station/dock is installed.

6 "EV ready" refers to a space which is ready for EV charging and equipped with a receptacle or charger.

7 "EV capable" refers to a space which has capability or infrastructure to facilitate future EV charging.

## 2.2 POTENTIAL AREAS OF CONTROVERSY

A total of four agencies and 31 commenters submitted written responses to the Notice of Preparation (NOP), in addition to verbal comments received at the public scoping session held on April 13, 2022. Comments in response to the NOP generally identified the following areas of potential concern:

- Aesthetics (building height, mass, etc.) of the proposed project.
- Potential impacts to nesting birds and special-status plant and wildlife species, including loss or modification of habitat.
- Loss of on-site wetlands and potential impacts to riparian habitat or other sensitive natural communities.
- Tribal consultation requirements and the potential for the project to affect tribal cultural resources.
- The project site's location in close proximity to an active fault.
- Potential for release of hazardous wastes/substances on the project site or encountering contaminated soils during construction.
- Emergency access to the project site.
- Land use compatibility and the proposed general plan amendment and rezone.
- Capacity of local schools.
- Law enforcement service capacity and potential effects of the project.
- Vehicle miles traveled (VMT) analysis and mitigation.
- Traffic generated by the proposed project and potential effects on the local circulation system.
- Primary and secondary effects of the project on pedestrians, bicycles, travelers with disabilities and transit.
- Ability of sewer and water infrastructure to provide adequate service with the addition of the proposed project.
- Emergency evacuation of the project site in the event of a wildfire.
- Suggested off-site alternative locations zoned for residential use.

The analyses included in the EIR are based on current regulatory requirements, including the current *State CEQA Guidelines*. Comments related to building height, mass, and aesthetics were considered and addressed in **Section 4.1: Aesthetics**. Comments related to nesting birds, special-status plant and wildlife species, loss of habitat, and riparian and wetland impacts were considered and addressed in **Section 4.3: Biological Resources**. Comments pertaining to tribal cultural resources

were considered and addressed in **Section 4.4: Cultural and Tribal Cultural Resources**. The project site's proximity to an active fault was considered and addressed in **Section 4.6: Geology and Soils**. The potential for release of hazardous wastes/substances and emergency access to the project site were considered and addressed in **Chapter 5.0: Other CEQA Considerations** under the Hazards and Hazardous Materials resource topic. Comments related to land use compatibility and general plan amendment and zoning change were considered and addressed in **Section 4.9: Land Use and Planning**. Comments related to school capacity and law enforcement service were considered and addressed in **Section 4.11: Public Services and Recreation**. Comments related to VMT, local circulation effects, and primary and secondary on pedestrians, bicycles, transit and travelers with disabilities were considered and addressed in **Section 4.12: Transportation**. Comments pertaining to adequate sewer and water infrastructure to serve the proposed project were considered and addressed in **Section 4.13: Utilities and Service Systems**. Emergency evacuation of the project site and surrounding area during a wildfire event was considered and addressed in **Section 4.14: Wildfire**. Finally, comments related to alternatives to the project (off-site locations zoned for residential use) were considered and addressed in **Chapter 6.0: Alternatives**.

## 2.3 SUMMARY OF IMPACTS AND MITIGATION MEASURES

This summary provides an overview of the analysis contained **Chapter 4.0: Environmental Setting, Impacts, and Mitigation Measures** and **Chapter 5.0: Other CEQA Considerations,** of this EIR. In determining that an EIR was the appropriate environmental document, the City also determined that the following environmental resource topics would be analyzed in detail for the proposed project: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Transportation, and Utilities and Service Systems. After the NOP review period and upon receipt of both agency and public comments on the NOP, the City determined that three additional environmental resource topics would also be analyzed in detail in the EIR: Geology and Soils, Public Services and Recreation, and Wildfire. Other environmental resource topics not included in **Chapter 4.0** of the EIR are analyzed in **Chapter 5.0**. The environmental resource topics discussed in **Chapter 5.0** include: Agriculture and Forestry Resources, Hazards and Hazardous Materials, Mineral Resources, and Population and Housing.

### 2.3.1 Significant Impacts

CEQA defines a significant impact on the environment as "…a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." As discussed in more detail in **Chapters 4.0 and 5.0** of this EIR, impacts in the following areas would be potentially significant without the implementation of mitigation measures but would be reduced to a less than significant level if the mitigation measures recommended in this report are implemented: **Section 4.2: Air Quality; Section 4.3: Biological Resources; Section 4.4: Cultural and Tribal Cultural Resources; Section 4.6: Geology and Soils; Section 4.10: Noise; and Section 4.12: Transportation**.

### 2.3.2 Significant Unavoidable Impacts

The project would not result in any significant and unavoidable impacts.

### 2.3.3 Cumulative Impacts

CEQA defines cumulative impacts as "two or more individual effects which, when considered together, are considerable, or which can compound or increase other environmental impacts." Section 15130 of the *State CEQA Guidelines* requires that an EIR evaluate potential environmental impacts that are individually limited, but cumulatively significant. These impacts can result from the proposed project when combined with other past, present, or reasonably foreseeable future projects. As described in **Chapter 4.0** of this EIR, the cumulative impacts analysis in this EIR is based on information provided by the City on currently planned, approved, or proposed projects and regional projections for the project area. All cumulative impacts of the proposed project would be individually limited and would not make a cumulatively considerable contribution to cumulative impacts.

### 2.3.4 Alternatives to the Project

In accordance with CEQA and the *State CEQA Guidelines* (Section 15126.6), an EIR must describe a reasonable range of alternatives to the project, or to the project's location, that could attain most of the project's basic objectives while avoiding or substantially lessening any of the significant adverse environmental effects of the project. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives that are feasible and necessary to permit a reasoned choice. *State CEQA Guidelines* state that an EIR should not consider alternatives "whose effect cannot be ascertained and whose implementation is remote and speculative."

The three alternatives to the proposed project that are discussed and analyzed in **Chapter 6.0: Alternatives** of this EIR are:

- **Alternative 1 No Project/No Development Alternative**: Section 15126.6(e)(1) of the *State CEQA Guidelines* states that "the purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project." Under the No Project/No Development alternative, no grading or new construction would occur on the project site and the site would remain vacant.

- **Alternative 2 No Project/Development Consistent with Existing Zoning:** The *State CEQA Guidelines* state that "the 'no project' analysis shall discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved, based on current plans and consistency with available infrastructure and community services." Should the proposed project not be approved by the City, it would be reasonable to expect that the project site would be developed by another entity consistent with the site's existing General Plan land use and zoning designations and available infrastructure.

The *City of Fairfield General Plan* designates the project site as Business and Industrial Park (IBP)[8] while the City's Zoning Ordinance designates the project site as Industrial Business Park – North Cordelia Overlay (IBP-NC). The IBP designation is intended for administrative and professional offices, research and development parks, limited distribution, light manufacturing, and assembly operations. A floor to area ratio (FAR) of 1.0 is permitted under this zoning designation. While the existing zoning allows for light industrial and office uses, this alternative assumes that office uses would be developed on the project site similar to the adjacent office park use on Business Center Drive. Based on a FAR of 1.0 for this zoning designation, a maximum of about 250,000 square feet[9] of office space could be constructed on the project site. Allowing for the required setbacks and parking needed to serve the office space, one large four-story building, or two smaller buildings between three and four stories in height would be developed on the site under this alternative.

- **Alternative 3 Reduced Project:** The Reduced Project alternative would involve reducing the size of the proposed project by eliminating the fourth level of the proposed apartment building. This would reduce the proposed apartment building height by approximately 12 feet, and the overall building area by approximately 56,000 square feet (i.e., an approximately 27 percent reduction compared to the proposed project). Under this alternative, a three-story, approximately 147,200-square foot apartment building would be constructed with a total of 130 residential units.

Each alternative is compared to the proposed project and discussed in terms of its various mitigating or adverse effects on the environment. Analysis of the alternatives focuses on those topics for which significant adverse impacts would result from the proposed project.

Based on the alternatives analyzed in **Chapter 6.0**, the No Project/No Development alternative would have the fewest impacts and would be the environmentally superior alternative. Under CEQA, if the No Project alternative is the environmentally superior alternative, the EIR must identify an environmentally superior alternative from among the other alternatives (*CEQA Guidelines* Section 15126.6(e)(2)). Of the other two alternatives that are analyzed, the No Project/Development Consistent with Existing Zoning alternative would have significant impacts in most resource topics that would be comparable to the proposed project. The alternative would have potentially greater transportation, construction noise, and air quality impacts than the proposed project due to its larger size. The Reduced Project alternative would also have significant impacts in all resource topics that would be comparable to those of the proposed project. However, due to the reduced size of the apartment building and the reduced number of housing units, this alternative would result in somewhat reduced construction-phase air quality and noise impacts and reduced operational-phase transportation and air quality impacts. Therefore, the Reduced Project alternative is considered the environmentally superior alternative.

---

8 City of Fairfield Community Development Department. 2015 General Plan Land Use Map. Website: https://www.fairfield.ca.gov/home/showpublisheddocument/3170/637732653282470000 (accessed March 10, 2022).

9 The project site is 5.78 acres or approximately 251,777 square feet in size.

## 2.4 SUMMARY OF IMPACTS AND MITIGATION MEASURES

**Table 2.A: Summary of Impacts and Mitigation Measures** summarizes the potential impacts associated with project implementation and lists recommended mitigation measures to reduce significant impacts. Information in **Table 2.A** has been organized to correspond with environmental issues discussed in **Chapters 4.0 and 5.0** are arranged in four columns: (1) Environmental Impacts; (2) Level of Significance without Mitigation; (3) Mitigation Measures; and (4) Level of Significance with Mitigation. Based on the levels of significance, impacts are categorized as follows:

| | |
|---|---|
| NI | No Impact |
| LTS | Less Than Significant |
| PS | Potentially Significant |

For a complete description of potential impacts and recommended mitigation measures, please refer to the specific topical discussions in **Chapters 4.0 and 5.0** of this EIR.

**This page intentionally left blank**

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| **AESTHETICS (EIR Section 4.1)** | | | |
| **Impact AES-1:** The proposed project would not have a substantial adverse effect on a scenic vista. | NI | No mitigation measures are required. | N/A |
| **Impact AES-2:** The proposed project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway. | NI | No mitigation measures are required. | N/A |
| **Impact AES-3:** The proposed project, which is located in an urbanized area, would not conflict with applicable zoning and other regulations governing scenic quality. | LTS | No mitigation measures are required. | N/A |
| **Impact AES-4:** The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-AES-1**: The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts related to aesthetics. | LTS | No mitigation measures are required. | N/A |
| **AIR QUALITY (EIR Section 4.2)** | | | |
| **Impact AQ-1:** The project would conflict with or obstruct implementation of the applicable air quality plan. | PS | Implement **Mitigation Measures TRA-1 and BIO-8.** | LTS |
| **Impact AQ-2:** Construction of the proposed project would result in a cumulatively considerable net increase in criteria pollutants for which the project region is non-attainment under an applicable federal or State ambient air quality standard. | PS | **MM AQ-1** Consistent with Bay Area Air Quality Management District (BAAQMD) Basic Construction Mitigation Measures, the following controls are required to be included as specifications for the proposed project and implemented at the construction site:<br>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.<br>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.<br>• All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.<br>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.<br>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.<br>• Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.<br>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.<br>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.<br>• A publicly visible sign shall be posted with the telephone number and person to contact at the City of Fairfield regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. | LTS |
| **Impact AQ-3:** Operation of the proposed project would not result in a cumulatively considerable net increase in any criteria pollutants for which the project region is non-attainment under an applicable federal or State ambient air quality standard. | LTS | No mitigation measures are required. | N/A |
| **Impact AQ-4:** Project operation would not expose sensitive receptors to substantial pollutant concentrations; however, emissions from project construction activities would exceed applicable thresholds. | PS | **MM AQ-2** During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for project construction at a minimum meets the California Air Resources Board Tier 2 emissions standards and is equipped with Level 3 diesel particulate filters or the equivalent. | LTS |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| **Impact AQ-5:** The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-AQ-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in a significant cumulative impact on air quality. | LTS | No mitigation measures are required. | N/A |
| **BIOLOGICAL RESOURCES (EIR Section 4.3)** | | | |
| **Impact BIO-1:** The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on Swainson's hawks. | PS | **MM BIO-1** If project construction activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to commencement of construction, a qualified biologist shall conduct surveys according to the recommended timing and methodology for Swainson's Hawk Nesting Surveys in California's Central Valley, as defined by the Swainson's Hawk Technical Advisory Committee. Survey methods should be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest. Surveys shall be conducted: (1) within a minimum 0.25-mile radius of the project site or a larger area if needed to identify potentially impacted active nests, and (2) for at least the two survey periods immediately prior to initiating project-related construction activities. Consistent with the Technical Advisory Committee Guidance, the recommended survey periods are March 20 to April 5, April 5 to April 20, and June 10 to July 30 (post-fledging). Surveys shall occur annually for the duration of the project. The qualified biologist shall have a minimum of 2 years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the project shall implement a 0.25-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. If take of Swainson's hawk cannot be avoided, the project applicant shall consult with the California Department of Fish and Wildlife (CDFW) pursuant to the California Endangered Species Act (CESA) and obtain an Incidental Take Permit (ITP).<br><br>**MM BIO-2** To mitigate for the loss of Swainson's hawk and burrowing owl foraging habitat, the project applicant shall: (1) acquire suitable habitat land and permanently preserve foraging habitat through recording a conservation easement and implementing and funding a long-term management plan in perpetuity, or (2) acquire Swainson's hawk and burrowing owl foraging habitat mitigation credits from a mitigation bank approved by the CDFW prior to building permit issuance. Either mitigation option shall be consistent with CDFW's 1994 Staff Report Regarding Mitigation for Impacts to Swainson's Hawk in the Central Valley of California, which specifies that projects within 5 miles of an active nest tree but greater than 1 mile from the nest tree shall provide 0.75 acre of foraging habitat for each acre of urban development authorized (i.e., 0.75:1 ratio). | LTS |
| **Impact BIO-2:** The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on burrowing owls. | PS | **MM BIO-3** Prior to project activities, a habitat assessment shall be performed following 'Habitat Assessment and Reporting Details' of the CDFW Staff Report on Burrowing Owl Mitigation. The habitat assessment shall extend at least 492 feet from the project site boundary or more where direct or indirect effects could potentially extend off site (up to 1,640 feet) and include burrows and burrow surrogates. If the habitat assessment identifies potentially suitable burrowing owl habitat, then a qualified biologist shall conduct surveys following the CDFW 2012 Staff Report survey methodology. Surveys shall encompass the project site and a sufficient buffer zone to detect owls nearby that may be impacted commensurate with the type of disturbance anticipated, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. Time lapses between surveys or project activities shall trigger subsequent surveys, as determined by a qualified biologist, including but not limited to a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the CDFW 2012 Staff Report survey methodology resulting in detections. Detected nesting burrowing owls shall be avoided pursuant to the buffer zone | LTS |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| | | prescribed in the CDFW 2012 Staff Report and any passive relocation plan for non-nesting owls shall be subject to CDFW review. | |
| **Impact BIO-3:** The proposed project could have a substantial effect, either directly or through habitat modifications, on raptors, nesting birds, or other birds protected under the California Fish and Game Code and MBTA. | PS | Implement **Mitigation Measures BIO-1 through BIO-3.**<br><br>**MM BIO-4** To the extent feasible, initial grading and vegetation removal activities shall occur during the non-nesting season (September 1 to January 31). For any construction activities conducted during the nesting season, a qualified biologist (i.e., experienced in searching for passerine and raptor nests) shall conduct a preconstruction nest survey of all trees or other suitable nesting habitat in and within 250 feet of the limits of construction activities. The survey shall be conducted no more than 7 days prior to the start of work. If the survey indicates the presence of nesting birds, the biologist shall determine an appropriately sized buffer around the nest in which no work shall occur until the young have successfully fledged. The size of the nest buffer shall be determined by the biologist and shall be based on the nesting species and its sensitivity to disturbance. In general, buffer sizes of up to 250 feet for raptors and 50 feet for other birds should suffice to prevent substantial disturbance to nesting birds, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest. | LTS |
| **Impact BIO-4:** The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on monarch butterfly. | PS | **MM BIO-5** If project site ground clearing or vegetation removal activities for the proposed project are planned to occur between March 16 and October 31 (monarch breeding season), a preconstruction survey shall be conducted by a qualified biologist no more than 7 days prior to ground clearing or vegetation removal activities to determine if milkweed is present on the site and is being used for monarch breeding. The biologist will search for evidence of monarch eggs, caterpillars, chrysalises, and adults. If active monarch breeding is identified, the milkweed stand shall be avoided until the project applicant develops and implements a salvage and relocation plan that has been reviewed and approved by the City and the United States Fish and Wildlife Service (USFWS).<br><br>**MM BIO-6** If monarch butterflies are found actively feeding on the project site nectar plants during the preconstruction survey in **Mitigation Measure BIO-5** or during site grading or vegetation clearing conducted between March 16 through October 31, work shall be halted in the areas of feeding activity and an appropriate buffer established, as determined by a qualified biologist, until the monarchs leave the site on their own. | LTS |
| **Impact BIO-5:** The project could result in a substantial adverse effect on riparian habitat from inadvertent disturbance during project construction. | PS | **MM BIO-7** The riparian habitat shall be fully avoided. Prior to initial ground disturbance, Environmentally Sensitive Area (ESA) fencing shall be placed along the limits of riparian vegetation to exclude construction activities from the avoided area. ESA fencing shall be maintained until construction is complete. No vegetation removal or ground-disturbing activities shall be permitted beyond the fencing. Vehicles and equipment shall not be operated or parked beyond the fencing. Materials shall not be stored or staged beyond or within 25 feet of the fencing. | LTS |
| **Impact BIO-6:** The project would have a substantial adverse effect on state or federally protected wetlands through direct removal and filling. | PS | **MM BIO-8** Prior to the issuance of a grading permit, a formal wetland delineation shall be completed for the project site by the project applicant and submitted to the United States Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB). The project applicant shall obtain the necessary permits or approvals from the USACE and RWQCB for any fill of jurisdictional areas. All terms of the permits shall be implemented as a condition of the project, including compensatory mitigation as required by the USACE and RWQCB under their "no net loss" policies. At a minimum, compensatory mitigation shall occur at a 1:1 mitigation ratio, taking into account function and value, distance, and seasonal wetland type. | LTS |
| **Impact BIO-7:** The proposed project would not 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. | LTS | No mitigation measures are required. | N/A |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| **Impact BIO-8:** The proposed project could conflict with local policies or ordinances adopted for the protection of biological resources, such as a tree preservation policy or ordinance. | PS | **MM BIO-9** The following tree protection measures shall be implemented during construction in the vicinity of the willow tree:<br>• All construction activity (grading, filling, paving, landscaping etc.) shall respect the root protection zone (RPZ) around the protected tree. The RPZ shall be a distance of 1.0 times the dripline radius measured from the trunk of the tree.<br>• Temporary protective fencing shall be installed around the dripline of the tree prior to commencement of any construction activity conducted within 25 feet of the tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.<br>• Drainage shall not be allowed to pond around the base of the tree.<br>• An International Society of Arboriculture (ISA)-Certified Arborist or tree specialist shall be retained to perform any necessary pruning of the tree during construction activity.<br>• Roots exposed as a result of construction activities shall be covered with wet burlap to avoid desiccation and shall be buried as soon as practicable.<br>• Construction materials or heavy equipment shall not be stored within the RPZ.<br>• Only an ISA-Certified Arborist or tree specialist should make specific recommendations as to where the tree can safely tolerate some level of fill within the drip line.<br>• Trenches which are required within the RPZ of the protected tree shall be bored (tunneled) under the root(s) using an auger or drill, rather than trenched, to minimize root disturbance.<br>• Construction materials shall be properly stored away from the tree to avoid spillage or damage to the tree. | LTS |
| **Impact BIO-9:** The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community plan, or other approved local, regional, or state habitat conservation plan. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-BIO-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the region, would not result in significant cumulative impacts to biological resources. | LTS | No mitigation measures are required. | N/A |
| **CULTURAL AND TRIBAL CULTURAL RESOURCES (EIR Section 4.4)** | | | |
| **Impact CUL-1:** The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section15064.5. | NI | No mitigation measures are required. | N/A |
| **Impact CUL-2:** The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. | PS | **MM CUL-1** Prior to issuance of a grading permit for the project, a qualified archaeologist (one who meets the Secretary of the Interior's standards) shall be retained by the project applicant to provide professional archaeological services. The qualified archaeologist (or an archaeologist supervised by the qualified archaeologist) shall be present at the pre-grade conference to establish procedures for archaeological resource monitoring. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the archaeologist to potentially be historical resources or unique archaeological resources under the California Environmental Quality Act. The qualified archaeologist (or an archaeologist supervised by the qualified archaeologist) also shall conduct on-site archaeological monitoring during all ground-disturbing work within native sediments associated with the project. Ground-disturbing work requiring archaeological monitoring shall include clearing and grubbing (vegetation removal), initial rough grading, and any trenching that occurs below the depth of initial rough grading. After material has been initially disturbed on the project site, no additional monitoring for that material shall be required (i.e., if utility | LTS |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| | | trenching occurs within rough graded sediments that were previously monitored, this utility trenching shall not be subject to archaeological monitoring). The qualified archaeologist shall be available on an on-call basis for the duration of the project construction. Should archaeological resources be discovered during the ground-disturbing work, ground-disturbing construction activities shall be halted in the immediate vicinity of the find and redirected unaffected areas on site to allow for the proper evaluation for significance and treatment of the resources. Additional cultural resources work, if determined necessary, may include, but is not limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation (DPR) Series 523 forms, or subsurface testing. Upon completion of any cultural resources work for the project, the archaeologist shall prepare a report to document the methods and results of the work. This report shall be submitted to any descendant community involved in the investigation(s) and the Northwest Information Center (NWIC). | |
| **Impact CUL-3:** The proposed project could disturb any human remains, including those interred outside of formal cemeteries. | PS | **MM CUL-2** In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected to unaffected areas on site and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the project applicant, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of being granted access to the project site. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. | LTS |
| **Impact TCR-1:** The project would not 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 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). | NI | No mitigation measures are required. | N/A |
| **Impact TCR-2:** The project would not 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 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. | PS | **MM TCR-1** Prior to commencement of ground-disturbing activities for the project (as described in **Mitigation Measure CUL-1**), the project applicant shall contact Yocha Dehe Wintun Nation to provide a Native American tribal monitor during ground-disturbing activities. The project applicant shall provide 72-hours advance written notice of commencement of ground-disturbing activities to Yocha Dehe Wintun Nation so that the Nation can have a Native American tribal monitor present at the project site. The tribal monitor shall be provided an estimated construction schedule and invited to attend the pre-construction conference.<br><br>In the event that tribal cultural resources are encountered during ground-disturbing activities on the project site, appropriate treatment of tribal cultural resources that are also archaeological resources shall be determined in consultation with a qualified archaeologist and with Yocha Dehe Wintun Nation, and as reviewed and approved by the City of Fairfield in accordance with **Mitigation Measure CUL-1**. This could include, but would not be limited to, recordation of the resource on California Department of Parks and Recreation (DPR) Series 523 forms. Appropriate treatment of tribal cultural resources that are not also archaeological resources shall be determined in consultation with a qualified cultural resources specialist and with Yocha Dehe Wintun Nation, and as reviewed and approved by the City of Fairfield. This could include, but would not be limited to, recordation of the resource on DPR Series 523 forms. | LTS |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| | | In the event that human remains are encountered on the project site, **Mitigation Measure CUL-2** shall be implemented. If any human remains are identified as Native American and Yocha Dehe Wintun Nation is determined to be the Most Likely Descendant by the Native American Heritage Commission, treatment protocols consistent with *Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with Yocha Dehe Wintun Nation* (Appendix E) shall be finalized in consultation with a qualified archaeologist and with Yocha Dehe Wintun Nation, and as reviewed and approved by the City of Fairfield. These treatment protocols may include avoidance of the human remains, reburial on the project site, or reburial on tribal or other lands that will not be disturbed in the future. | |
| **Cumulative Impact C-CUL-1:** Cumulative development, including the proposed project, would not cause a substantial change in the significance of a historical resource or unique archaeological resource pursuant to Section 15064.5 or impact human remains or tribal cultural resources. | LTS | No mitigation measures are required. | N/A |
| **ENERGY (EIR Section 4.5)** | | | |
| **Impact ENR-1:** The proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. | LTS | No mitigation measures are required. | N/A |
| **Impact ENR-2:** The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-ENR-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in cumulative impacts related to energy. | LTS | No mitigation measures are required. | N/A |
| **GEOLOGY AND SOILS (EIR Section 4.6)** | | | |
| **Impact GEO-1:** The proposed project would not, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides. | LTS | No mitigation measures are required. | N/A |
| **Impact GEO-2:** The proposed project would not result in substantial soil erosion or the loss of topsoil. | LTS | No mitigation measures are required. | N/A |
| **Impact GEO-3:** The project could 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. | PS | **MM GEO-1** Prior to the issuance of any site-specific grading or building permits, the City's Building Division shall confirm that project plans have incorporated geotechnical recommendations included in the February 16, 2022 (or most current version) Geotechnical Engineering Report prepared by Wallace Kuhl & Associates and the project's geotechnical engineer has reviewed and approved project plans. Prior to the issuance of building occupancy permits, the City's Building Division shall ensure that implementation of all the geotechnical recommendations, including design criteria, specifications, and construction observations/inspection/testing, has been performed and documented in a construction completion report prepared by the project's geotechnical engineer. | LTS |
| **Impact GEO-4:** The proposed project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life and property. | PS | Implement **Mitigation Measure GEO-1**. | LTS |
| **Impact GEO-5:** The proposed project would not involve soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. | NI | No mitigation measures are required. | N/A |
| **Impact GEO-6:** The project would not directly or indirectly affect a unique geologic feature but could inadvertently destroy a unique paleontological resource or site. | PS | **MM GEO-2** In the event that fossils or fossil bearing deposits are discovered during ground- disturbing activities, excavations within a 50-foot radius of the find shall be temporarily halted or diverted. Ground disturbance work shall cease until a City-approved qualified paleontologist determines whether the resource requires further study. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the find under the criteria set forth in *State CEQA Guidelines* Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The excavation plan shall be submitted to the | LTS |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| | | City of Fairfield for review and approval prior to implementation, and all construction activity shall adhere to the recommendations in the excavation plan. | |
| **Cumulative Impact C-GEO-1:** The construction and operation of the proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts related to geology and soils. | LTS | No mitigation measures are required. | N/A |
| **GREENHOUSE GAS EMISSIONS (EIR Section 4.7)** | | | |
| **Impact GHG-1:** Operation of the project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | LTS | No mitigation measures are required. | N/A |
| **Impact GHG-2:** The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-GHG-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts related to greenhouse gases. | LTS | No mitigation measures are required. | N/A |
| **HYDROLOGY AND WATER QUALITY (EIR Section 4.8)** | | | |
| **Impact HYD-1:** The project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. | LTS | No mitigation measures are required. | N/A |
| **Impact HYD-2:** The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. | LTS | No mitigation measures are required. | N/A |
| **Impact HYD-3:** The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, iv) impede or redirect flood flows. | LTS | No mitigation measures are required. | N/A |
| **Impact HYD-4:** The project is not in a flood hazard, tsunami, or seiche zones, and would not result in the release of pollutants due to project inundation. | NI | No mitigation measures are required. | N/A |
| **Impact HYD-5:** The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-HYD-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts related to hydrology and water quality. | LTS | No mitigation measures are required. | N/A |
| **LAND USE AND PLANNING (EIR Section 4.9)** | | | |
| **Impact LU-1:** The proposed project would not physically divide an established community. | NI | No mitigation measures are required. | N/A |
| **Impact LU-2:** The proposed project would not cause a significant environmental impact due to a conflict with a plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-LU-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts related to land use and planning. | LTS | No mitigation measures are required. | N/A |
| **NOISE (EIR Section 4.10)** | | | |
| **Impact NOI-1:** Project construction activities would generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. | PS | **MM NOI-1** The construction contractor shall ensure that construction activities and equipment use, whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling), shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses. These activities shall be located in the southeast quadrant of the project site, as feasible. | LTS |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| | | **MM NOI-2** The construction contractor shall ensure that a minimum 12-foot-high barrier, such as plywood structures or flexible sound control curtains, shall be erected on the project site boundary adjacent to the sensitive receptors to minimize the amount of noise during construction. A 12-foot-high construction noise barrier would provide approximately 13 dBA reduction to the closest residential receptors to the north.<br><br>**MM NOI-3** The construction contractor shall ensure the use of power construction equipment with state-of-the-art noise shielding and muffling devices. This specification shall be included on all project plans.<br><br>**MM NOI-4** The construction staging area shall be as far as possible from sensitive receptors. Staging shall occur in the southeast quadrant of the project site, as feasible.<br><br>**MM NOI-5** The construction contractor shall ensure that no less than two weeks prior to commencement of construction, notification shall be provided to the off-site residential, hotel, school, and church uses within 500 feet of the project site that discloses the construction schedule, including the types of activities and equipment that would be used throughout the duration of the construction period. Contact information shall also be posted where readily visible to the public. | |
| **Impact NOI-2:** Project occupancy and operations would not generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. | LTS | No mitigation measures are required. | N/A |
| **Impact NOI-3:** The project would not generate excessive groundborne vibration or groundborne noise levels. | LTS | No mitigation measures are required. | N/A |
| **Impact NOI-4:** The project would not be located in the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport, and would not expose people residing or working in the project area to excessive noise levels. | NI | No mitigation measures are required. | N/A |
| **Cumulative Impact C-NOI-1:** Cumulative development in the project vicinity, including the proposed project, would not result in significant cumulative construction and operational noise impacts. | LTS | No mitigation measures are required. | N/A |
| **PUBLIC SERVICES AND RECREATION (EIR Section 4.11)** | | | |
| **Impact PS-1:** The proposed project would not require a new or altered fire protection facilities in order to maintain adequate response times, the construction of which could cause significant environmental impacts. | LTS | No mitigation measures are required. | N/A |
| **Impact PS-2:** The proposed project would not require new or physically altered police facilities, in order to maintain adequate response times, the construction of which could cause significant environmental impacts. | LTS | No mitigation measures are required. | N/A |
| **Impact PS-3:** The proposed project would not require new or physically altered school facilities, in order to maintain acceptable service ratios, the construction of which could cause significant environmental impacts. | LTS | No mitigation measures are required. | N/A |
| **Impact PS-4:** The proposed project would not require new or physically altered parks and recreation facilities, the construction of which could cause significant environmental impacts nor substantially increase the use of existing neighborhood parks or other recreational facilities, such that substantial physical deterioration of such facilities would occur. | LTS | No mitigation measures are required. | N/A |
| **Impact PS-5:** The proposed project would not require new or physically altered library facilities, the construction of which could cause significant environmental impacts. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-PS-1:** The construction and operation of the proposed project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not result in significant cumulative impacts on public services and recreational facilities. | LTS | No mitigation measures are required. | N/A |
| **TRANSPORTATION (EIR Section 4.12)** | | | |
| **Impact TRA-1:** The proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. | LTS | No mitigation measures are required. | N/A |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| **Impact TRA-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). | PS | **MM TRA-1** The project applicant shall prepare and implement a Transportation Demand Management (TDM) Program that includes measures to reduce the vehicle miles traveled (VMT) per multifamily dwelling unit by a minimum of 5 percent. At a minimum, the TDM Program shall include the following measures:<br>• **Unbundled Parking Program:** The project applicant shall separate the cost of renting parking spaces from the cost (rent) of the rental unit. Tenants shall be required to pay separately for every parking space that they would use (When the cost of parking is optional, rather than built into housing costs, those without cars aren't burdened with paying for unwanted parking, and people who would use a car often change their behaviors to avoid the extra cost).<br>• **Pedestrian-Network Improvements:** The project applicant shall improve pedestrian access to the nearest transit stops, as well as include pedestrian-oriented elements such as planters, benches, widened sidewalks, and improved lighting, in the site plan.<br>• **Carshare, Bikeshare, and Scootershare Program:** The project applicant shall establish a carshare, bikeshare, electric bikeshare, and scootershare program to provide tenants alternatives to the use of a personal vehicle. | LTS |
| **Impact TRA-3:** The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). | LTS | No mitigation measures are required. | N/A |
| **Impact TRA-4:** The proposed project would not result in inadequate emergency access. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-TRA-1:** Development of the proposed project would not conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities under cumulative conditions. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-TRA-2:** Development of the proposed project, in combination with past, present, and reasonably foreseeable future developments, would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). | PS | Implement **Mitigation Measure TRA-1**. | LTS |
| **Cumulative Impact C-TRA-3:** Development of the proposed project, in combination with reasonably foreseeable future developments, would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-TRA-4:** Development of the proposed project, in combination with reasonably foreseeable future developments, would not result in inadequate emergency access. | LTS | No mitigation measures are required. | N/A |
| **UTILITIES AND SERVICE SYSTEMS (EIR Section 4.13)** | | | |
| **Impact UTL-1:** The proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. | LTS | No mitigation measures are required. | N/A |
| **Impact UTL-2:** The proposed project and reasonably foreseeable development would be served by sufficient water supply during normal, dry and multiple dry years. | LTS | No mitigation measures are required. | N/A |
| **Impact UTL-3:** The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. | LTS | No mitigation measures are required. | N/A |
| **Impact UTL-4:** The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. | LTS | No mitigation measures are required. | N/A |
| **Impact UTL-5:** The proposed project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-UTL-1:** The proposed project, in conjunction with other past, present and reasonably foreseeable future development within a 1.5-mile radius of the proposed project, would not result in a significant cumulative impact on utilities and service systems. | LTS | No mitigation measures are required. | N/A |

## Table 2.A: Summary of Impacts and Mitigation Measures

| Environmental Impacts | Level of Significant prior to Mitigation | Mitigation Measures | Level of Significance after Mitigation |
|---|---|---|---|
| **WILDFIRE (EIR Section 4.14)** | | | |
| **Impact WFR-1:** The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. | LTS | No mitigation measures are required. | N/A |
| **Impact WFR-2:** The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, and thereby would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. | LTS | No mitigation measures are required. | N/A |
| **Impact WFR-3:** The proposed project would not involve installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. | LTS | No mitigation measures are required. | N/A |
| **Impact WFR-4:** The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage changes. | LTS | No mitigation measures are required. | N/A |
| **Cumulative Impact C-WLDFR-1:** The proposed project, in conjunction with other past, present, and reasonably foreseeable future development within a 1.5-mile radius of the proposed project, would not result in a significant cumulative impact pertaining to wildfires. | LTS | No mitigation measures are required. | N/A |
| **AGRICULTURAL RESOURCES (EIR Chapter 5.0)** | | | |
| **Impact AG-1:** The proposed project would not convert Farmland to non-agricultural use, nor conflict with existing zoning for agricultural use or Williamson Act contract, or conflict with existing zoning for, or cause rezoning of, forest land or timberland. In addition, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, or involve other changes in the existing environment that could result in conversion of Farmland to non-agricultural use. | NI | No mitigation measures are required. | N/A |
| **Hazards and Hazardous Materials (EIR Chapter 5.0)** | | | |
| **Impact HAZ-1:** The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Nor would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. | LTS | No mitigation measures are required. | N/A |
| **Impact HAZ-2:** The proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. It would also not be located within an airport plan area. | NI | No mitigation measures are required. | N/A |
| **Impact HAZ-3:** The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. | LTS | No mitigation measures are required. | N/A |
| **MINERAL RESOURCES (EIR Chapter 5.0)** | | | |
| **Impact MR-1:** The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or a locally important mineral resource recovery site. | NI | No mitigation measures are required. | N/A |
| **POPULATION AND HOUSING (EIR Chapter 5.0)** | | | |
| **Impact PH-1:** The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly. | LTS | No mitigation measures are required. | N/A |
| **Impact PH-2:** The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. | NI | No mitigation measures are required. | N/A |

Notes: LTS – Less than Significant; N/A = Not Applicable; NI = No Impact; PS = Potentially Significant