

DRAFT

ENVIRONMENTAL IMPACT REPORT

**GREEN VALLEY 3 APARTMENTS PROJECT
CITY OF FAIRFIELD, CALIFORNIA**



STATE CLEARINGHOUSE NO. 2022030480

January 2023

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CITY OF FAIRFIELD, CALIFORNIA**

STATE CLEARINGHOUSE NO. 2022030480

Submitted to:

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LIST OF ABBREVIATIONS AND ACRONYMS

°C	degrees Celsius
°F	degrees Fahrenheit
AAQS	ambient air quality standards
AB	Assembly Bill
ABAU	adjusted business as usual
ADT	average daily traffic
af	acre-feet
AFB	Travis Air Force Base
Air Basin	San Francisco Bay Area Air Basin
ALUC	Solano County Airport Land Use Commission
AP Act	California Alquist-Priolo Earthquake Fault Zoning Act
APA	Administrative Procedure Act
APN	Assessor's Parcel Number
Applicant	Spanos Corporation
ASD	Alternative Service Delivery
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
Basin	Water Quality Control Plan
BAU	business as usual
Bay Area	San Francisco Bay Area
bgs	below ground surface
BMPs	Best Management Practices
BTU	British Thermal Units
BTU/year	British thermal units per year
CAAQS	California ambient air quality standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emission Estimator Model version 2020.4.0
CalEPA	California Environmental Protection Agency

CalGreen Code	California Green Building Standards Code
California Register	California Register of Historical Resources
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CAQ	Quaternary alluvium and marine deposits
CARB	California Air Resources Board
CARE	Community Air Risk Evaluation
CAT	2006 California Climate Action Team
CBC	California Building Code
CBIA	California Building Industry Association
CBIA v. BAAQMD	<i>California Building Industry Association v. Bay Area Air Quality Management District</i>
CBSC	California Building Standards Commission
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEG	Certified Engineering Geologist
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	California Fire Code
CGS	California Geological Survey
CH ₄	methane
CHR	Highway and Regional Commercial
CHRIS	California Historical Resources Information System
City	City of Fairfield
Class I Bikeways	Bike Paths
Class II Bikeways	Bike Lanes
Class III Bikeways	Bicycle Routes/Bicycle Boulevards
Class IV Bikeways	cycle tracks or protected bike lanes

Clean Air Plan	Bay Area Air Quality Management District 2017 Clean Air Plan
CMP	Congestion Management Plan
CN	Neighborhood Commercial District
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
COAs	conditions of approval
COLD	Cold Freshwater Habitat
CPUC	California Public Utilities Commission
CR-NC	Commercial Regional – North Cordelia
CRPR	California Rare Plant Ranks
CTR	California Toxics Rule
CWA	Clean Water Act
dB	decibels
dba	A-weighted decibels
DDT	dichlorodiphenyltrichloroethane
DMAs	drainage management areas
DOF	Department of Finance
DPR	Department of Parks and Recreation
DPS	Central California Coast Distinct Population Segment
du	dwelling units
DWR	Department of Water Resources
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMFAC2021	Emission Factor Model
EO	Executive Order
EOP	(Solano County) Emergency Operations Plan
ESA	environmentally sensitive area

EV	electrical vehicle
EVSE	electrical vehicle supply equipment
Exit Number 40	Benicia 680/Green Valley Road exit
Exit Number 41	Suisun Valley Road/Green Valley Road exit
Fairfield-Suisun URMP	Fairfield-Suisun Urban Runoff Management Program
FAR	floor to area ratio
FAST	Fairfield and Suisun Transit
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FFD	City of Fairfield Fire Department
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIP	Federal Implementation Plan
FIRM	Flood Insurance Rate Map
FMU	Fairfield Municipal Utilities
FPD	City of Fairfield Police Department
FPRD	City of Fairfield Parks and Recreation Department
FRAP	Fire and Resources Assessment Program
FRSH	Freshwater Replenishment
FSSD	Fairfield Suisun Sewer District
FSUSD	Fairfield Suisun Unified School District
ft	foot/feet
FTA	Federal Transit Administration
FTA Manual	Federal Transit Administration's <i>Noise and Vibration Impact Assessment Manual</i>
GHG	greenhouse gas
GPA	General Plan Amendment
gpd	gallons per day
GSAAs	groundwater sustainability agencies
GSP	Gross State Product

GVSA	Green Valley Settlement Agreement
GW	gigawatt
GWh	gigawatt-hours
GWP	Global Warming Potential
HAS	California Health and Safety Code
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HOV	high-occupancy vehicle
HRA	health risk assessment
HRAs	high-resource areas
HS	Health and Safety Element
HVAC	heating, ventilation, and air conditioning
Hz	frequency
I-680	Interstate 680
I-80	Interstate 80
IBP	Business and Industrial Park
IBP-NC	Industrial Business Park-North Cordelia Overlay
ICC	International Code Council
in/sec	inches/second
IPCC	Intergovernmental Panel on Climate Change
ISA	International Society of Arboriculture
ITE	Institute of Transportation Engineers
ITP	Incidental Take Permit
ksf	thousand square feet
kWh	kilowatt-hours
L ₁₀	noise level represents the noise level exceeded 10 percent of the time during a stated period
L ₅₀	noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level
L ₉₀	noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period

L _{dn}	day/night noise level
LED	light-emitting diode
LEED	Leadership in Energy and Environmental Design
L _{eq}	equivalent continuous sound level
LID	Low Impact Development
L _{max}	maximum instantaneous noise level
L _{min}	minimum instantaneous noise level
LOS	levels of service
low VOC	reduced amounts of volatile organic compounds
Low-E	energy efficient low emissivity
LRA	Local Responsibility Area
LTS	less than significant -
LUCP	<i>Travis Air Force Base Land Use Compatibility Plan</i>
L _v	vibration velocity in decibels
MBTA	federal Migratory Bird Treaty Act
MEI	maximally exposed individual
MFDU	Multifamily dwelling unit
MG	Million gallons
mg/L	milligrams per liter
mg/m ³	milligrams per cubic meter
mgd	million gallons per day
MIGR	Fish Migration
mL	milliliter
MLD	Most Likely Descendant
MMs	mitigation measures
MMT CO ₂ e	million metric tons carbon dioxide equivalent
mpg	miles per gallon
MRP	Municipal Regional Stormwater Permit
MRZ-1	Mineral Resource Zone 1
MS4	Municipal Separate Storm Sewer System
msl	mean sea level

MTC	Metropolitan Transportation Commission
MU	Mixed Use
MW	megawatts
N/A	not applicable
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NALs	numeric action levels
National Register	National Register of Historic Resources
NBA	North Bay Aqueduct
ND	no data
NEHRP	National Earthquake Hazards Reduction Program
NFIP	National Flood Insurance Program
NFP	National Fire Plan
NHPA	National Historic Preservation Act of 1966
NHTSA	National Highway Traffic Safety Administration
NI	No Impact
NIMS	National Incident Management System
NO ₂	nitrogen dioxide
non-VHFHSZ	Urban Unzoned
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPPA	California Native Plant Protection Act
NTU	nephelometric turbidity units
NWIC	Northwest Information Center
O ₃	ozone
OPR	Governor's Office of Planning and Research
OS	Open Space Element
OSC	Open Space Conservation
OSC-NC	Open Space Corridor – North Cordelia

Pb	lead
PCBs	polychlorinated biphenyls
PDAs	priority development areas
PF	Public Facilities and Services Element
PFCs	perfluorocarbons
PG&E	Pacific Gas and Electric Company
Phase I ESA	<i>Phase I Environmental Site Assessment</i>
PL	Public Law
PM	particulate matter
PM ₁₀	particulate matter less than 10 microns in aerodynamic diameter
PM _{2.5}	particulate matter less than 2.5 microns in aerodynamic diameter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act of 1970
POTWs	publicly owned treatment works
PPAs	priority production areas
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
project	Green Valley 3 Apartments project
project applicant	Spanos Corporation
PS	Potentially Significant
psi	per square inch
PV	photovoltaic
QSD	Qualified Storm Water Pollution Prevention Plan Developer
RARE	Preservation of Rare and Endangered Species
RCNM	Roadway Construction Noise Model
REC1	Contact Water Recreation
REC2	Noncontact Water Recreation
RECs	Recognized Environmental Conditions
RG	Registered Geologist
RH	Residential High Density

RL	Residential Low Density
RM	Residential Medium Density
RM-NC	Residential Medium Density – North Cordelia
RMS	root-mean-square
ROG	reactive organic gases
RPS	California Renewable Portfolio Standards
RPZ	root protection zone
RVH	Residential Very High Density
RVH-NC	Residential Very High Density-North Cordelia
RWQCB	Regional Water Quality Control Board
S	significant
SAFE	Safer Affordable Fuel-Efficient
San Francisco Bay MRP	San Francisco Bay Regional Municipal Regional Stormwater National Pollution Discharge Elimination System Permit
SB	Senate Bill
SCWA	Solano County Water Agency
SEER	seasonal energy efficiency rating
SF ₆	sulfur hexafluoride
SFHA	special flood hazard area
SGMA	Sustainable Groundwater Management Act
SHMA	California Seismic Hazards Mapping Act
SHMP	State Hazard Mitigation Plan
SHPO	State Historic Preservation Officer
SID	Solano Irrigation District
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SOI	Sphere of Influence
Solano HCP	Solano Multispecies Habitat Conservation Plan
SolTrans	Solano County Transit
SPWN	Fish Spawning
sq ft	square foot/feet

SR-12	State Route 12
SRA	State Responsibility Area
SSC	species of special concern
STA	Solano Transportation Authority
SU	significant and unavoidable impact
SUVs	sports utility vehicle
SVA	Scenic Vista Areas
SWCP	Preliminary Stormwater Control Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TAZ	transportation analysis zone
TDM	Transportation Demand Management
Technical Advisory	<i>Technical Advisory on Evaluating Transportation Impacts in CEQA</i>
TMDL	Total Maximum Daily Load
TPO	Thermoplastic polyolefin
TRAs	transit-rich areas
U.S.	United States
UPRR	Union Pacific Railroad
USACE	United States Army Corps of Engineers
USBR	United States Bureau of Reclamation
USC	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VdB	vibration velocity in decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled

VMT Memo	<i>Green Valley III Residential Project – CEQA Assessment</i>
WARM	Warm Freshwater Habitat
WHA	Wildlife Hazards Assessment
WILD	Wildlife Habitat
Working Group	2014 Working Group on California Earthquakes Probabilities
WRA	WRA Environmental Consultants
WSA	Water Supply Assessment
WUI	wildland-urban interface
WWTP	regional wastewater treatment plant
ZEVs	zero emission vehicles
ZNE	zero net energy
ZORI	Zones of Required Investigation
µg/m ³	micrograms per cubic meter
µin/sec	microinches per second

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