CITY OF FAIRFIELD

Initial Study Questionnaire

PROJECT DESCRIPTION AND BACKGROUND

Project title: LionExt Warehouse

Contact Person: Yee-Lynn Wong
Associate Planner
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ywong@fairfield.ca.gov

Project Sponsor's Name and Address: LionExt Inc.
13021 Leffingwell Road
Santa Fe Springs, CA 90670

General Plan Designation: CS (Service Commercial)

Zoning: CS (Service Commercial)

Project Location: 501 Lopes Road, Fairfield, CA

Longitude/Latitude: 38°12'30.7" North 122°08'20.5" West
Assessor's Parcel Number: 0180-130-010

AVAILABILITY OF DOCUMENT: This document is available for review at:
1000 Webster St, 2nd fl., Fairfield, CA; 8am-12pm, 1-5:30pm; Monday-Thursday, and every other Friday (see calendar here https://www.fairfield.ca.gov/government/city-departments/city-manager-s-office/city-hall-office-hours)

PROJECT DESCRIPTION: Development of one industrial warehouse building with loading docks and attached office building and associated site improvements on a 1-acre site. The warehouse building has a building area of 14,085 sq. ft. and includes an attached two-story office building with an area of 1,386 square feet. The building has a maximum height of 30 feet. The site improvements include a new parking lot with 19 spaces, new curb and gutter, sidewalk, and 3,020 sq. ft. of landscape improvements with stormwater quality treatment areas. New electrical, sewer, and water utilities will be installed for the project. The project site is currently vacant, and the development of the building will be used for service commercial land use activities, including warehouse and office, consistent with the CS (Service Commercial) zoning district that is applicable to the project location. The specific tenant use is LionExt Inc, a shipping and distribution company.

SURROUNDING LAND USES AND SETTING: The project is located west of Lopes Road and south of W Cordelia Road in the City of Fairfield. The project site is bordered by a self-storage facility to the north, a medical plastic fabrication facility to the west, and a mixed retail and office building to the south, with Lopes Road bordering the eastern property line. The project site is currently vacant.

Exhibit 1: Regional Vicinity

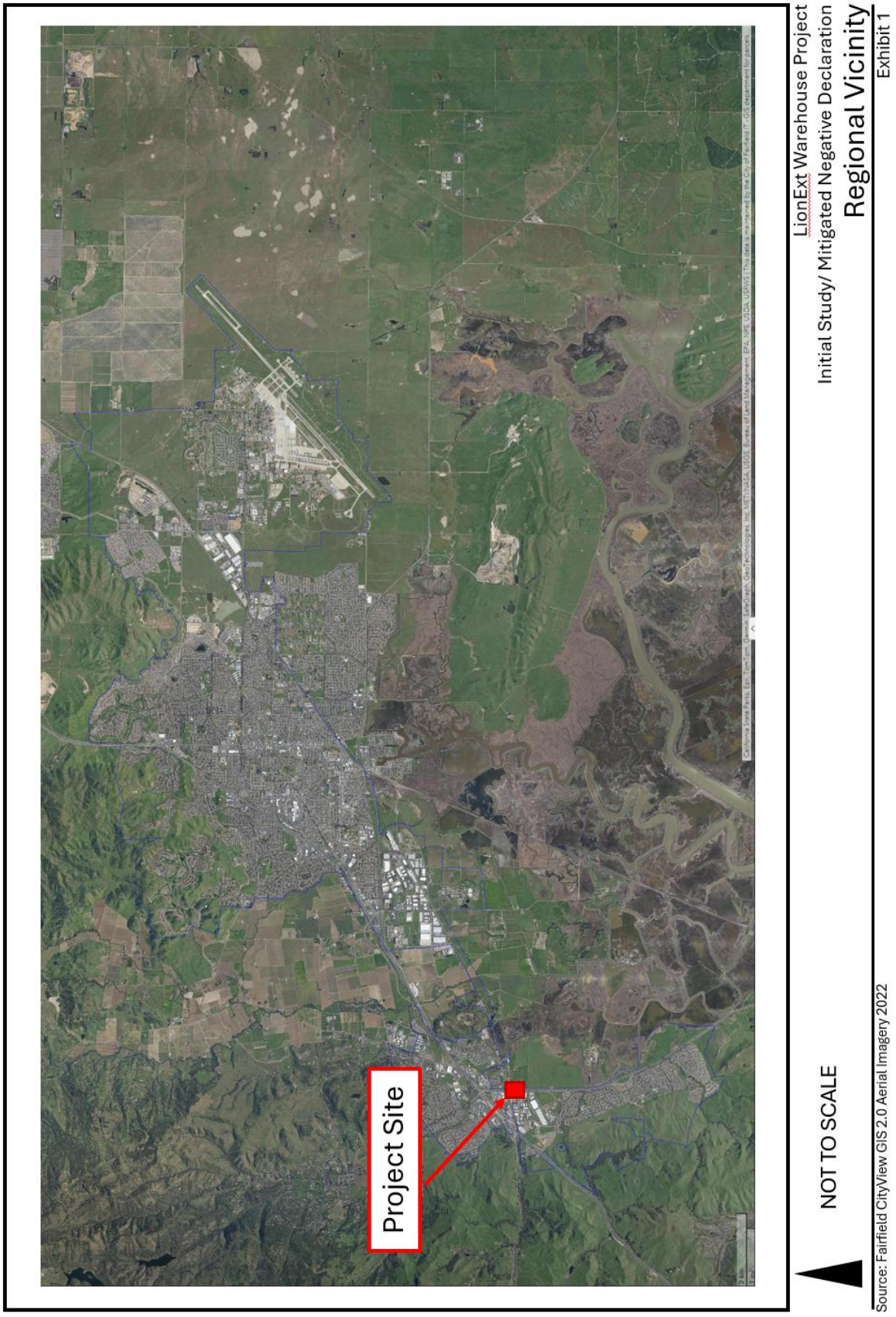


Exhibit 2: Project Vicinity

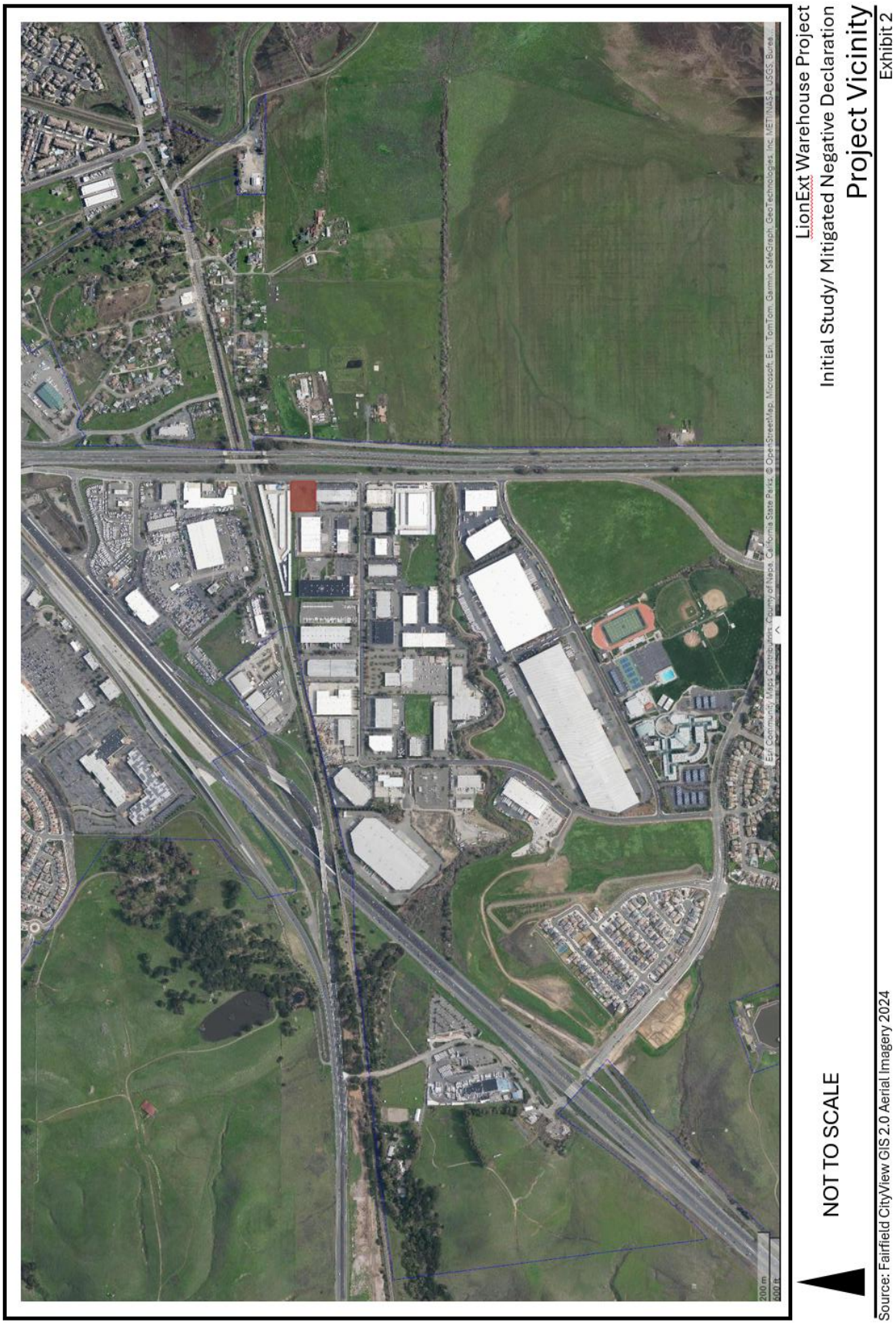


Exhibit 3: Conceptual Site Plan

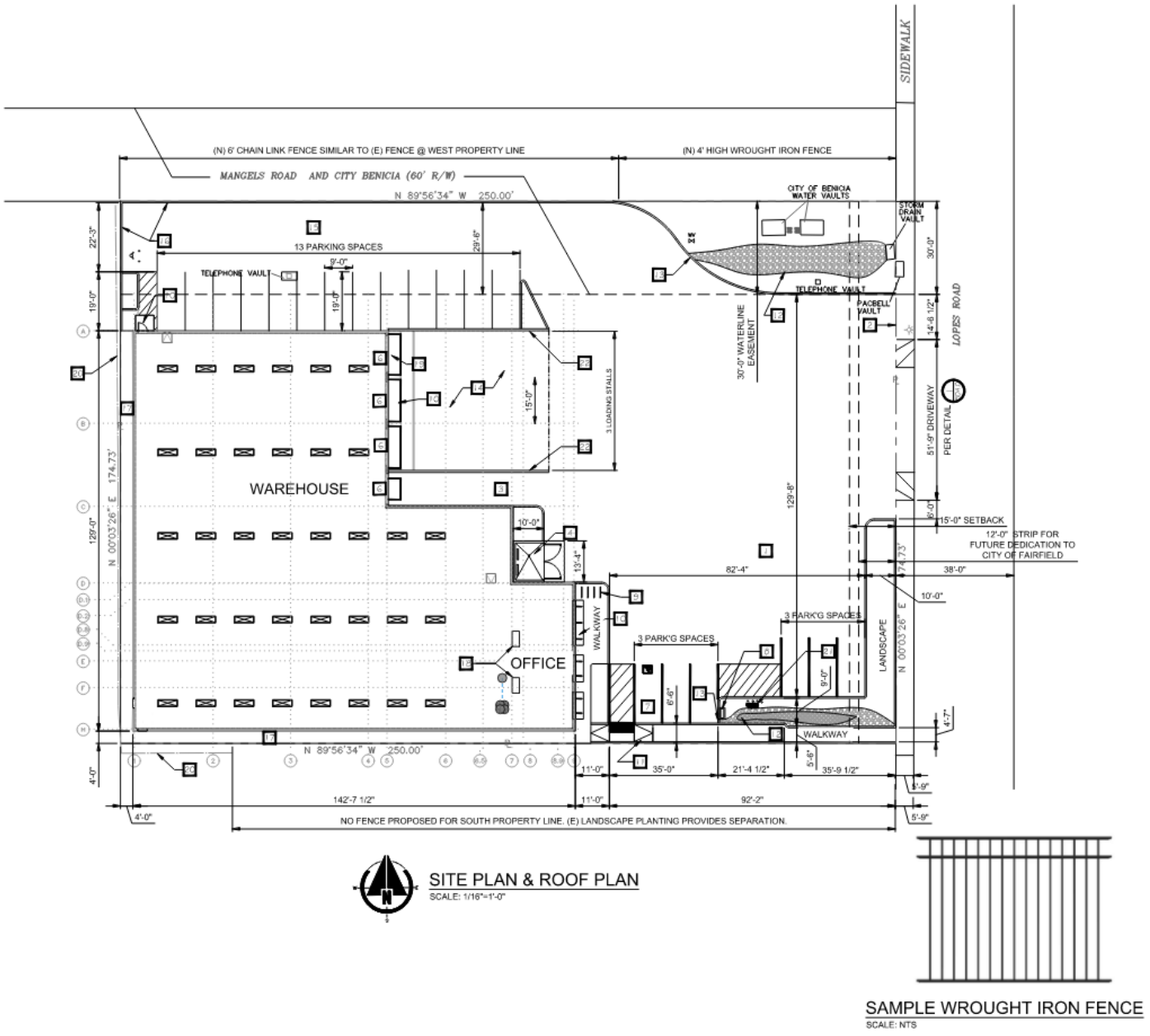
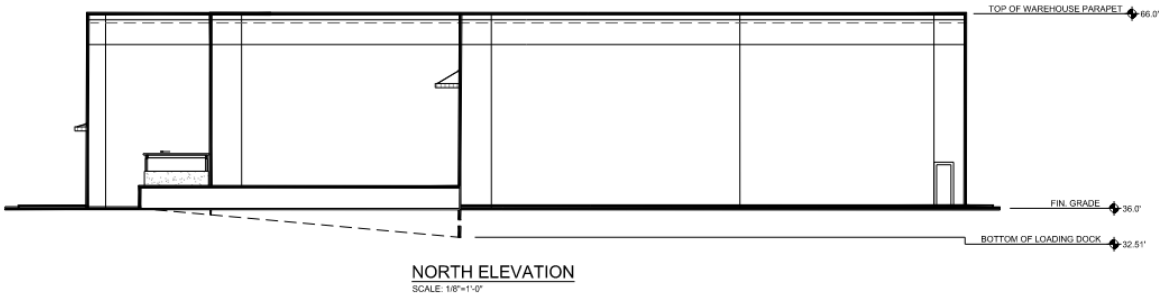
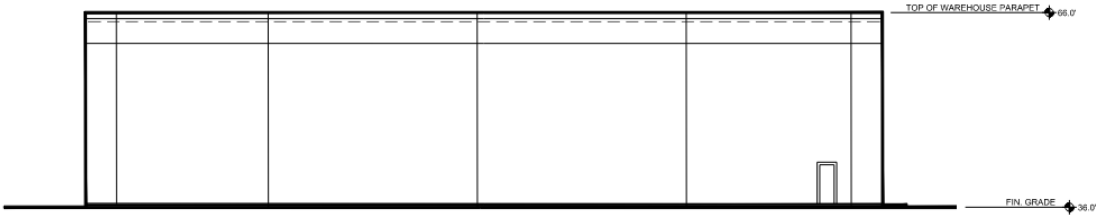


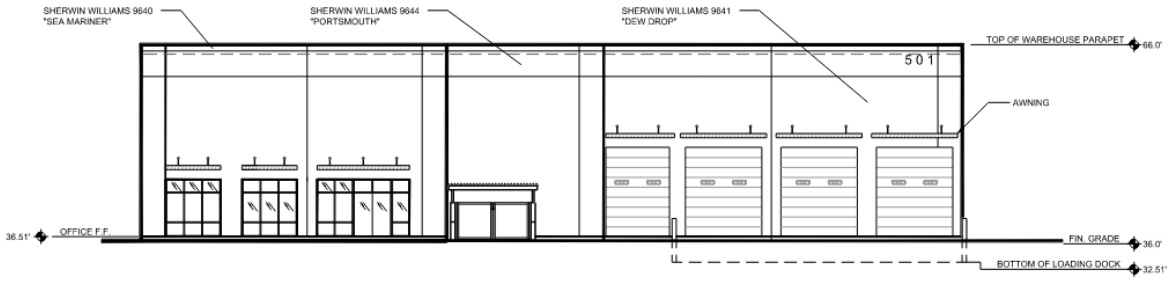
Exhibit 4: Building Elevations



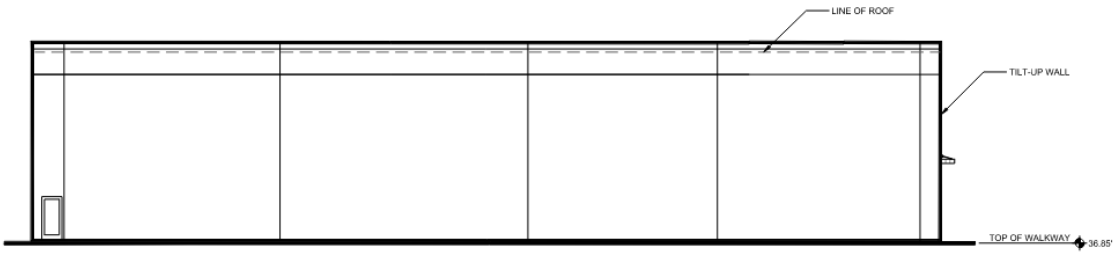
NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

OTHER PUBLIC AGENCY APPROVALS: N/A

TRIBAL NOTIFICATION: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

☒ Yes ☐ No

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Yee-Lynn Wong, Associate Planner

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CCR, Guidelines for the Implementation of CEQA § 15063(c)(3)(D)]. References to an earlier analysis should:

    a) Identify the earlier analysis and state where it is available for review.

    b) Identify which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.

    c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES

		Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
I.	**AESTHETICS** – Except as provided in Public Resources Code Section 21099, would the project:				
	a) Have a substantial adverse effect on a scenic vista?				X
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
	c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: According to the adopted Scenic Vistas and Roadways Plan (1999), the project site is not located along an identified 'Scenic Roadway' nor 'Scenic Vista Area'. Located on the west side of Lopes Road, the project will not impact the southern views of the Suisun Marsh. Furthermore, the immediate parcels surrounding the subject property are already developed with a variety of industrial and commercial buildings. The project meets required setbacks, height limits, landscaping, and similar development standards adopted to ensure aesthetic quality. The project's elevations, materials, coloring, and highlighted features are compatible with surrounding developments.

As the project is located in an urbanized area, existing sources of light and glare typically come from vehicles travelling on adjacent roadways, streetlights, exterior lighting on surrounding buildings, and reflection from windows and roofs on the surrounding commercial/industrial development. The project is consistent with the applicable standards for development under the Zoning Ordinance and the City's Design and Development Guidelines for industrial projects, as proposed and conditioned. The City requires, as a standard condition of development, that lighting be of appropriate intensity and shielded to avoid unreasonable impacts to surrounding property. Therefore, impacts would be less than significant.

(Sources 10, 22)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: The project is indicated as Urban and Built-Up Land on the Solano County Important Farmland map. This land and adjacent land are not designated as farmland in any statewide study nor involve Williamson Act property. The project site is not located in a forested area that would result in the conversion of forest land into a non-forest use. Therefore, no impact would occur.

(Sources 4, 19, 20)

III. **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Discussion: This section evaluates the potential impacts on air quality resulting from implementation of the proposed project. This includes the potential for the proposed project to conflict with or obstruct implementation of the applicable air quality plan, violate an air quality standard or contribute substantially to an existing or projected air quality violation, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people.

The project site is located along the northeastern portion of the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB includes all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties as well as the southern half of Sonoma County and the southwestern portion of Solano County. Fairfield has a semi-arid temperate climate. The annual average minimum temperature is 47°F in Fairfield. July is usually the warmest month with annual

average maximum temperatures around 73°F. Fairfield gets, on average, over 23-inches of precipitation annually (Western Regional Climate Center). The region averages approximately 30 inches of rain per year, with most of the rain falling during winter. Fog from nearby marshes and bays is common during winter. The prevailing wind in the region is from the southwest and west-southwest through the Carquinez Strait and wind speeds average 20-45miles per hour.

Air pollutants of concern in the air basin are primarily generated by three categories of sources: mobile, stationary, and area sources. Mobile sources refer to operational and evaporative emissions from motor vehicles. Stationary sources include “point sources” which have one or more emission sources at a single facility. Point sources are usually associated with manufacturing and industrial uses and include sources such as refinery boilers or combustion equipment that produces electricity or process heat. Area sources include sources that produce widely distributed emissions. Examples of area sources include residential water heaters, painting operations, lawn mowers, agricultural fields, landfills, and consumer products, such as lighter fluid or hair spray. Criteria air pollutants (listed below) are defined as pollutants for which the federal and state governments have established ambient air quality standards for outdoor concentrations. The federal and state standards have been set at levels above which concentrations could be harmful to human health and welfare. These standards are designed to protect the most sensitive persons such as children, pregnant women, the elderly, and people with existing health problems from illness or discomfort.

A quantitative Health Risk Assessment (HRA) was performed to evaluate potential risk at proximate sensitive receptors from Diesel Particulate Matter (DPM) emitted during project construction and operations. The assessment was conducted in accordance with guidelines set in the Office of Environmental Health Hazard Assessment (OEHHA) and Bay Area Air Quality Management District (BAAQMD) documents. The risk assessment assessed health risk impacts on proximate existing off-site residential and worker receptors, and dispersion modeling was conducted for exhaust and fugitive dust PM2.5 using the American Meteorological Society/ EPA Regulatory Model (AERMOD), which is required by BAAQMD. A cumulative HRA using the BAAQMD method reviewed the health risk from permitted sources, railroads, and major roadways in the vicinity (within 1000 feet of the project site). Results from both the quantitative and cumulative health risk impacts from the project are below the BAAQMD thresholds, making them less than significant.

The California Air Resources Board (CARB) is the state agency responsible for implementing air quality management and regulations set in the California Clean Air Act (CAA). CARB has established California Ambient Air Quality Standards (CAAQS) and oversees air quality planning and control throughout the state. The California CAA established a legal mandate for air basins to achieve the CAAQS by the earliest practical date. These standards apply to the following 10 criteria pollutants; ozone (O3), nitrogen dioxide (NO2), carbon monoxide (CO), sulfur dioxide (SO2), particulate matter 2.5 microns or less in diameter (PM2.5), particulate matter ten microns or less in diameter (PM10), lead (Pb), sulfates, visibility-reducing particles, hydrogen sulfide, and vinyl chloride. CARB is also responsible for designating air basin areas of the State as ‘attainment’, ‘nonattainment’, or ‘unclassified’ based on the 10 criteria pollutants per State standards. The air

quality of a region is considered to be in attainment of the State standards if the measured ambient air pollutant levels for O3, CO, NO2, PM10, PM2.5, SO2 (1-and 24-hour), and lead are not exceeded, and all other standards are not equaled or exceeded at any time in any consecutive three-year period.

The SFBAAB is considered in non-attainment for ozone, PM10, and PM2.5 with regards to standards established by the State of California. Management of air quality in the SFBAAB is the responsibility of the BAAQMD. Specifically, the BAAQMD has responsibility for monitoring ambient air pollutant levels throughout the air basin area and developing and implementing attainment strategies to ensure that future emissions will be within federal and state standards. The following plans have been developed by the BAAQMD to achieve attainment of the federal and state ozone standards. The Clean Air Plan (CAP) and Ozone Strategy fulfill the planning requirements of the California CAA, while the Ozone Attainment Plan fulfills the federal CAA requirements.

In addition to the aforementioned plans, the BAAQMD CEQA Air Quality Guidelines ("BAAQMD Guidelines") set forth methodologies and quantitative significance thresholds that a lead agency may use to estimate and evaluate the significance of a project's air emissions and health risks posed to nearby sensitive receptors.

Air quality impacts were evaluated in accordance with the methodologies recommended by CARB and the BAAQMD. Where criteria air pollutant quantification was required, emissions were modeled by technical consultants using the California Emissions Estimator Model version 2022.1 (CalEEMod). Average daily emissions from project construction and operation were calculated, including both on-site and off-site activities. According to the model analysis, neither the project's construction nor net operational emissions would exceed the BAAQMD Guidelines thresholds for any criteria air pollutants and the proposed project will not produce cumulatively considerable emissions of nonattainment pollutants since the project will not exceed regional thresholds. Quantitative assessments of discussed emissions, as well as construction CalEEMod projected construction equipment and methods, can be reviewed in the attached "Lion Ext Warehouse Air Quality, Greenhouse Gas Emissions, and Energy Technical Report," prepared by Dudek (August 2025).

The project's air emissions and health risk impacts were below the BAAQMD Guidelines significance criteria, and is therefore in alignment with all district, state, and federal air quality plans and goals. As aforementioned, the project will not produce cumulatively considerable emissions of nonattainment pollutants, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions adversely affecting a substantial number of people. Therefore, the project is found to have less than significant air quality impacts.

(Sources 2, 3, 12)

IV. **BIOLOGICAL RESOURCE** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion: The project site is bordered by various industrial and commercial land uses, approximately 350 feet south of Union Pacific Railroad tracks, and Lopes Road bordering the eastern property line. Storage Star, a self storage company, is located on an adjacent property to the north, Biomerics, a biomedical plastic manufacturer, is located on an adjacent property to the west, and a commercial shopping center is located on an adjacent property to the south. The 1.0-acre project site is undeveloped, and the proposed project will involve mass grading to prepare the site for development.

Approximately 0.09-acres of seasonal wetlands have been identified on the project site. The seasonal wetland is located in the central eastern portion of the site within a low-lying depressional area. A formal jurisdictional delineation was not conducted; however the hydrology and vegetation of the area has the hydrology, vegetation, and topography of a seasonal wetland. Based on historical aerial imagery, the project site was substantially cleared and used for agricultural purposes. Between 1988 and 2012, the parcels directly adjacent to the project site on the north, west, and south sides were graded and developed. Satellite imagery from 2012 shows surface disturbance to the site where the seasonal wetland is observed today. The feature remained and expanded between 2012 and 2015, due to the repeat mowing and other fuel management activities on site. The observed seasonal wetland is not natural and presumably results from anthropogenic disturbances on site, including on-site grading, site re-compaction and settling, fuel management mowing, and stormwater runoff from the adjacent developments onto the project site. A reinforced concrete pipe (RCP) culvert was identified at the northeastern corner of the site, however the culvert was observed to be dry and overgrown with perennial rye grass. Neither the RCP culvert nor the seasonal wetlands are considered to be subject to U.S. Army Corps of Engineers (USACE) or California Department of Fish and Wildlife (CDFW) jurisdiction as both features are isolated and do not demonstrate relatively permanent flows via continuous hydrologic surface connection to areas downstream beyond the project site and they do not reflect a stream bed, stream bank, or lake. The seasonal wetland on site could potentially be considered isolated wetlands or waters of the state, as the artificially constructed features have become relatively permanent within the project site. Although federal or state jurisdiction may not apply, any potential impacts to isolated wetlands or waters of the state require verification through a formal wetland delineation. Therefore, prior to development, a qualified biologist shall prepare a formal delineation of the site's wetland features and submit it to the San Francisco Regional Water Quality Control Board (RWQCB) for review. Should the delineation confirm that the seasonal wetland qualifies as waters of the state or otherwise falls under RWQCB authority, the project applicant would be required to obtain all necessary regulatory approvals, such as a Clean Water Act Section 401 Water Quality Certification or Waste Discharge Requirements, prior to any ground-disturbing activities. Wetland habitat vegetation community and biological conditions are described in full in the attached Biological Resource Assessment, prepared by Bargas Environmental Consulting (April 2025).

The project was evaluated for impacts on special status species. Special-status species considered as part of the assessment include species of Federal Status and California Status listed as Endangered, Threatened, Proposed as Threatened, Proposed for Delisting, or Candidates as listed in the Federal Endangered Species Act and California Endangered Species Act. Plants listed within the California Rare Plant Rank (CRPR) maintained by the California Native Plant Society (CNPS) Inventory of *Rare and Endangered Plants* were also considered. The methodology used to identify special status species and the associated appendix listing all the species are disclosed in the attached Biological Resource Assessment. No special status species of plant taxa were determined to be present, have high potential of occurrence, or have moderate potential for occurrence. Seven special-status plant species are not expected to occur in the project site. These species include the pappose tarplant, Contra Costa goldfields, alkali milk-vetch, Jepson's coyote-

thistle, Carquinez goldenbush, two-fork clover, and legenere. Eleven special-status plant species are presumed absent within the project site. These species include Mason's lilaeopsis, big-scale balsamroot, Suisun Marsh aster, vernal pool smallscale, Delta tule pea, saline clover, Jepson's leptosiphon, holly-leaved ceanothus, Tiburon paintbrush, dwarf downingia, and Hogwallow starfish.

While the project site occurs within a regional era where 23 wildlife special status species have been documented, no special-status wildlife species were determined to be present, have high potential for occurrence, or have moderate potential for occurrence in the project site. Seven special-status wildlife species are not expected to occur in the project site. These species include the burrowing owl, tricolored blackbird, Corth's bumble bee, western spadefoot, vernal pool fairy shrimp, California Tiger Salamander, and monarch butterfly. Sixteen special-status wildlife species are presumed absent from the project site. These species include the California red-legged frog, Swainson's hawk, golden eagle, yellow rail, California black rail, saltmarsh common yellowthroat, Suisun song sparrow, longfin smelt – San Francisco Bay-Delta DPS, salt-marsh harvest mouse, northwestern pond turtle, valley elderberry longhorn beetle, callippe silverspot butterfly, California least tern, California Ridgway's rail, western snowy plover, and white-tailed kite.

The project site does not function as a wildlife corridor, nursery site, or stepping stone refugia habitat to wildlife movements due to the site being bounded by industrial development and improved road surfaces on all four sides. There is no impact to the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or to the use of native wildlife nursery sites. Although no impacts to wildlife movement or nursery sites are expected, the project could result in impacts to nesting birds protected by the federal Migratory Bird Treaty Act (MBTA) and CDFW Fish and Game Code (CFGC). Appropriate avoidance measures are recommended to address potential impacts to nesting birds during project construction. These measures include: a required nesting bird survey should the project work occur during the typical nesting season (between February 1 and September 31) and a required nest avoidance buffer be put in place should nesting birds be identified in the survey.

The project site was not found to contain riparian habitat or support sensitive natural communities recognized by CDFW and CNPS (CNPS 2025a). Therefore, implementation of the project will have no impact on any riparian habitat or other sensitive natural community.

The project is located within the incorporated City of Fairfield limits and is subject to compliance with the City's General Plan, adopted December 2024. To maintain consistency with the General Plan, development must avoid or minimize impacts on sensitive biological resources through appropriate biological surveys, agency consultation when warranted, and implementation of avoidance or mitigation measures if sensitive resources are identified (General Plan Policy OSCR 3.5). The General Plan also requires the protection of nesting birds (General Plan Policy OSCR 3.6). To comply, the project will conduct pre-construction nesting bird surveys during the nesting season and implement no-disturbance buffers if active nests are found. With these measures and

the inclusion of two retention basins to treat stormwater prior to discharge, the project would be consistent with the City's policies for biological resource protection, and no conflict with local regulations would occur.

The project site is not within the boundaries of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. The City's General Plan aligns with the not-yet-adopted Solano County Water Agency (SCWA) Solano Multispecies Habitat Conservation Plan (MHCP). Therefore, the project's compliance with the General Plan infers alignment with the SCWA MHCP. Overall, the project would not conflict with any adopted habitat conservation plan, and no impact would occur.

The project site contains a small, isolated seasonal wetland and potentially suitable habitat for nesting birds, but no federally or state-listed special-status plant or wildlife species were observed or are expected to occur. The site does not support riparian habitat, sensitive natural communities, or wildlife movement corridors. With implementation of a formal wetland delineation and any required state permitting, pre-construction nesting bird surveys, and associated avoidance measures, potential impacts to biological resources would be less than significant.

Impact BIO-1: Wetlands

The project will impact 0.09 acres of wetlands.

Mitigation Measure BIO-1: Wetlands

Prior to the City's issuance of building permits, the developer/applicant shall coordinate with the San Francisco Bay Regional Water Quality Control Board to obtain the proper permits to fill materials into wetland areas under Section 401 of the Clean Water Act.

Impact BIO-2: Nesting Birds

If construction is to be conducted during the typical nesting season of migratory birds (February 1 to September 31), there may be impacts to migratory and native resident nesting birds. Implementation of Mitigation Measure BIO-2 would ensure these impacts are reduced to less than significant.

Mitigation Measure BIO-2: Nesting Birds

If construction is to be conducted during the nesting season of migratory birds (February 1 to September 31), a qualified biologist shall conduct a pre-construction nesting bird survey in areas of suitable habitat (trees and vegetation, and also eaves and other building structures) no more than 5 days prior to the onset of construction activity. If work does not begin within 5 days of the survey date, a subsequent survey must be conducted.

If an active nest is discovered, the biologist shall determine an appropriate disturbance-free (i.e., no-work-zone) buffer (typically between 100 and 500 feet) depending on the species and project

activities. Buffer zones should be clearly demarcated in the field to avoid construction activities. The size of an established buffer may be altered if the biologist conducts behavioral observations and determines that the nesting birds would not be affected by the project activities. If this occurs, the biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting birds. If the buffer is reduced, the biologist shall remain on site to monitor the behavior of the nesting birds during construction in order to ensure that the reduced buffer does not result in take of eggs or nestlings. No construction or earth-moving activity shall occur within the established buffer until it is determined by the biologist that the young have fledged (are no longer dependent on the nest or the adults for feeding) and have attained sufficient flight skills to avoid project construction zones. If a biologist is not hired to monitor the nest, then the full buffer(s) shall be maintained in place from February 1 to September 31. The buffer may be removed, and work may proceed as otherwise planned within the buffer on October 1.

(Sources 1, 17, 13)

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5 of the State CEQA Guidelines?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of the State CEQA Guidelines?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: The project site is flat to gently sloping with soils consisting primarily of Clear Lake Clay. Historically, the site has been disturbed by on-site grading, site re-compaction and settling, fuel management mowing, and stormwater runoff. A variety of technical studies were submitted to the City as part of the project application, including a Cultural Resource Study.

There have been no known discoveries of archeological resources at the site or within its immediate vicinity. However, cultural resources could be encountered unexpectedly during the excavation of the site. The greater Fairfield area does have a rich tribal history, which has resulted in the discovery of human remains and artifacts during construction projects in the past.

Construction of the proposed project may result in the identification of historic-era or prehistoric archaeological materials, including human remains. In the event that such resources are encountered unexpectedly during excavation activities, the City will require that no resources shall be handled or photographed, construction activity of subject property shall cease and the

following mitigation measures shall be implemented to address potential impacts. With the mitigation measure below, project impacts would be less than significant.

Mitigation Measure CR-1: Archaeological Resources

If prehistoric archaeological resources are discovered during grading and trenching activities, work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations for mitigation to be followed by the applicant. Adverse effects to such deposits shall be avoided. If such deposits cannot be avoided, it shall be determined, by a qualified archaeologist or equally qualified professional, whether they qualify as historical or unique archaeological resources under CEQA. If the deposits are not eligible, avoidance is not necessary. If they are eligible, they shall be avoided, or, if avoidance is not feasible, the adverse effects shall be mitigated.

Mitigation may include, but is not limited to, thorough recording on Department of Parks and Recreation form 523 records (DPR523) or data recovery excavation. If data recovery excavation is selected, the excavation shall be guided by a data recovery plan prepared and adopted prior to beginning the data recovery work, and a report of findings shall be submitted to the City of Fairfield and the Northwest Information Center (NWIC) (CCR Title 14(3) 15126.(b)(3)(C)).

(Sources 11, 12)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: During construction there would be a temporary consumption of energy resources required for as-necessary lighting and electronic equipment. The electricity used for such construction would be temporary and substantially less than that required for project operation, and thus would have a negligible contribution to the project's overall energy consumption. Natural gas is not anticipated to be required during project construction. Instead, petroleum would be consumed throughout the construction of the project via heavy-duty construction equipment and trucks, as well as the assumption that construction workers would travel to and from the project site in petroleum-fueled vehicles throughout the duration of construction. Construction of the project is anticipated to consume a total of 8.982 gallons of total petroleum.

There are no unusual project characteristics or processes involved in this industrial project that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. During the operational phase, electricity is used for building heating, cooling, lighting, and electronics. CalEEMod was used to estimate project emissions from electricity uses, and the project is anticipated to consume approximately 247,809 kWh of electricity per year, which represents a less than 0.01% increase in the total demand for electricity in Solano County. The project would not represent a significant demand on electricity supplies that would require additional capacity. Furthermore, the proposed project will be constructed consistent with Title 24 which will reduce on-site greenhouse gas (GHG) emissions from the area and energy sources, and the project will enroll in MCE Deep Green to obtain 100% renewable energy. Overall, the construction and operation of this proposed project would not require the creation of a new source of energy. Compliance with state and local requirements and mitigations identified in the Air Quality and Greenhouse Gas sections of this analysis would not result in a potential impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Overall, the project energy demands would not be inefficient, wasteful, or otherwise unnecessary and impacts would be less than significant.

The project would not conflict with or obstruct the State plan for renewable energy, and the project would use a minimum of electricity. The project would comply with the 2025 California Building Energy Efficiency Standards. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32), which seeks to reduce the effects of GHG emissions, a majority of State regulations are intended to reduce energy use and GHG emissions. These include the California Code of Regulations Title 24, Part 6–Energy Efficiency Standards and the California Code of Regulations Title 24, Part 11– California Green Building Standards. The City of Fairfield Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. The City of Fairfield General Plan Open Space, Conservation, Public Facilities, and Recreation Element contains programs related to energy usage to minimize energy consumption during construction and operation of projects. The proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency and impacts would be less than significant.

(Sources 2, 3, 12)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
VII. <u>GEOLOGY AND SOILS</u> – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	

VII. **GEOLOGY AND SOILS** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks direct or indirect to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: The project site is considered to be a seismically active area, as is all of Northern California. It is located outside of the Alquist-Priolo Earthquake fault zone, 0.6 miles east of the Green Valley Fault and 0.4 miles west of the Cordelia Fault. Ground shaking and surface ruptures from earthquakes along the known active faults in the site vicinity and general region could cause damage to people and structures unless properly mitigated.

It is acknowledged that seismic hazards cannot be completely eliminated, even with site-specific geotechnical investigation and advanced building practices. Exposure to seismic hazards is a

generally accepted part of living in the seismically active areas of California. The project conditions of approval shall require the project to be designed according to the most recent California Building Code, applicable local codes, and be in accordance with the accepted standards for geotechnical practice for seismic design in Northern California. The project site is on flat ground with no significant elevation changes and landslides are not a threat. The project site will be finished per Storm Water Pollution Prevention Plan standards to prevent the erosion of topsoil.

The site is relatively flat. Historically, the site has been disturbed by on-site grading, site re-compaction and settling, fuel management mowing, and stormwater runoff from the adjacent developments. There have been no known discoveries of paleontological resources at the site or within its immediate vicinity. However, construction of the proposed project may result in the identification of historic-era or prehistoric paleontological materials. In the event that such resources are encountered unexpectedly during excavation activities, the City will require that no resources shall be handled or photographed, construction activity of subject property shall cease and the following measures implemented to address potential impacts.

Impact GEO-1: Paleontological Resources

Paleontological resources could be discovered during grading and potentially significant impacts could result to as-yet-unidentified paleontological resources at the construction stage.

Mitigation Measure GEO-1: Paleontological Resources

If paleontological resources are discovered during grading activities, work within 25 feet of the discovery will be redirected until a paleontological monitor can evaluate the resources and make recommendations. If paleontological deposits are identified, it is recommended that such deposits be avoided by construction activities. If such deposits cannot be avoided, or if avoidance is not feasible, the adverse effects shall be mitigated. Mitigation can include data recovery and analysis, preparation of a report and the presentation of fossil material recovered to an accredited paleontological repository, such as the University of California, Museum of Paleontology (UCMP). Monitoring shall continue until, at the paleontologist's judgment, paleontological resources are no longer likely to be encountered. Upon project completion, a report shall be prepared documenting the methods and results of the monitoring. Copies of this report shall be submitted to the City of Fairfield and the repository to which any fossils were presented.

(Source 21)

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

Discussion: California State law defines Greenhouse Gases (GHG) to include the following six compounds: Carbon Dioxide (CO2), Methane (CH4), Nitrous Oxide (N2O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), and Sulfur Hexafluoride (SF6). The State of California has implemented a series of greenhouse gas plans and policies aimed at reducing state greenhouse gas emissions.

On June 1, 2005 Executive Order (EO) S-03-05 was issued by Governor Schwarzenegger in order to set statewide emissions reduction standards. The order required the state to reduce GHG emissions to 1990 levels by 2020 and reduce GHG emissions to 80% below 1990 levels by 2050.

Assembly Bill (AB) 32 (California Global Warming Solutions Act of 2006) was codified into law in 2006 and codified into law the 2020 GHG emissions targets set by EO S-03-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major sectors with penalties for noncompliance.

Senate Bill (SB) 32 was signed into law in 2015 and sets into law the mandated reduction targets set in EO B-30-15, which required a reduction in GHG emissions to 40% below the 1990 levels by 2030.

Executive Order (EO) B-55-18 was issued by Governor Brown in September 2018 to set carbon neutrality goals. The order required the state to achieve carbon neutrality no later than 2045 and maintain net-negative emissions thereafter.

Assembly Bill (AB) 1279, also known as the California Climate Crisis Act, was signed into law in September 2022. The bill declares a state policy to achieve net-zero GHG no later than 2045 and maintain net-negative GHG emissions thereafter. Additionally, it requires that by 2045, statewide anthropogenic GHG emissions be reduced to at least 85% below 1990 levels.

California Air Resources Board (CARB) in collaboration with over twenty state agencies, issued a Final Scoping Plan in 2017 in order to set a framework for the state to meet the overall reduction goals set in SB 32. The 2017 Scoping Plan identified key sectors of the implementation strategy,

which includes improvements in low carbon energy, industry, transportation sustainability, natural and working lands, waste management, and water. Through a combination of data synthesis and modeling, CARB determined that the 2030 statewide target emissions limit is 260 MMTCO2e, and that further commitments will need to be made to achieve an additional reduction of 50 MMTCO2e beyond current policies and programs. Key elements of the 2017 Update include a proposed 20 percent reduction in GHG emissions from refineries and an expansion of the Cap-and-Trade program to meet the aggressive 2030 GHG emissions goal.

CARB adopted the 2022 Scoping Plan in December 2022, which outlines the state's plan to meet both the overall reduction goals set in SB 32 as well as the carbon neutrality target set in EO B-55-18. The 2022 Scoping Plan emphasized that carbon reduction strategies to remove and sequester carbon are essential to achieve the state's carbon neutrality goal. Strategies include carbon capture and storage from point sources and CO2 removal from ambient air through mechanical or nature-based applications.

Locally, the City of Fairfield Climate Action Plan was adopted in December 2024 and serves as the guiding document for the City to achieve carbon neutrality and reduce GHG emissions by 2045, as required by EO B-55-18 and AB 1279.

GHGs were evaluated in accordance with the methodologies recommended by CARB and the BAAQMD. Emissions were modeled by technical consultants using the CalEEMod. Sources of GHG emissions during operation include emissions from mobile sources (motor vehicle trips to and from the project site), area sources (landscape maintenance equipment), solid waste disposal, water/wastewater supply and treatment, and refrigerants. The project would eliminate GHGs associated with energy sources by designing an all-electric building and utilizing 100% renewable electricity. Annual GHGs were calculated using CalEEMod, and the estimated annual operational GHGs total to 286.74 CO2e per year.

Projected GHG emissions throughout the construction phases were calculated from off-road equipment usage, trucks, and worker vehicle trips to and from the project site. As GHG emissions impacts from construction activities would occur over a relatively short time span, it would contribute a relatively small portion of the lifetime GHG emissions impact from the proposed project. The estimated total GHG emissions during construction would be approximately 92 MT CO2e over the construction period.

The project's combined long-term net operational emissions and estimated construction emissions would be approximately 378.49 MT CO2e/year. Quantification of GHG emissions is provided for informational purposes only. Significance under CEQA is based on the project's consistency with statewide and regional policies and plans to meet the state reduction goals set in SB 32, including CARB's 2017 and 2022 Scoping Plan. Further quantitative assessments of the discussed emissions, as well as CalEEMod projected construction equipment and methods, can be reviewed in the attached Air Quality, Greenhouse Gas Emissions, and Energy Technical Report, prepared by Dudek.

The proposed project development will be 100% electric, and no natural gas will be used, which significantly lowers the GHG emissions of the product since electricity is a less GH intensive energy source than natural gas. The project will also enroll in MCE Deep Green to procure 100% renewable electricity during operations. Furthermore, the proposed project will be constructed consistent with Title 24 which will reduce on-site GHG emissions from area and energy sources. For these reasons, the proposed project would have a less than significant impact to GHG emissions.

(Sources 2, 3, 12)

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

IX. **HAZARDS AND HAZARDOUS MATERIALS** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The project does not involve the use of hazardous chemicals or processes, nor was there a previous use of the land that involved potential hazards. The proposed project will not involve transporting substances known to the City to be hazardous, caustic, or explosive. It is not located in a potentially hazardous airport area, nor would it interfere with an emergency response plan or expose people or structures to a significant risk of wildland fires. Furthermore, the project is not located within any identified severity zones by the Solano County "Local Responsibility Area Fire Hazard Severity Zones" map as identified by the State Fire Marshal (Feb. 2025). Lastly, all buildings are required by California Building Code to be equipped with fire sprinklers. For these reasons, the project will have less than significant impacts on hazards and hazardous materials.

(Source 18)

X. **HYDROLOGY AND WATER QUALITY** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) Result in substantial erosion or siltation on- or off-site?			X	

X. **HYDROLOGY AND WATER QUALITY** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
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?			X	
iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion: As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (USEPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards to preserve, protect, enhance, and restore water quality. The project site is within the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (SFRWQCB). In addition, the proposed project site is located within the service area of the Fairfield-Suisun Sewer District. To accommodate peak run-off, the project utilizes on-site storm water treatment areas. Storm water either sheet flows into, or is collected and piped to the bioretention ponds; from there the water is piped through a private storm drain line into the public storm drain system in Lopes Road.

Water for the project would be provided by the City of Fairfield. According to the City's 2020 Urban Water Management Plan (UWMP), the City does not use groundwater as a water supply source because groundwater in the area is brackish and unsuitable for irrigation or drinking water use without relatively expensive treatment compared to other sources. Groundwater is not used in the municipal water supply of Fairfield and is not considered a viable component of water in Fairfield because of tidal inflows that impact water quality. In addition, existing water infrastructure already exists onsite due to being previously developed. Therefore, the project would not decrease groundwater supplies or interfere substantially with groundwater recharge

such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

The proposed project will substantially increase the site's impervious surfaces. However, to accommodate peak runoff, storm drainage from the project site will be handled through on-site storm water treatment areas per the conditions of approval prepared by the City Public Works Department. Compliance with the Fairfield Public Works Department to use Low Impact Development (LID) Best Management Practices to address the issue of ongoing post-construction storm water quality for the project site. Impacts would be less than significant.

The project is not located within the 100-year flood hazard zone as indicated on the applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. According to the FEMA Flood Insurance Rate Map, the project is within Zone X, Area of Minimal Flood Hazard. No impacts regarding flood hazards, tsunami, or seiche zones would occur.

The City, including the project site, is located within the San Francisco Bay Area hydrologic region. The SFRWQCB oversees basin planning and water quality in the San Francisco Bay Area hydrologic region. The Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) is the Board's master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the State within the Region, including surface waters and groundwater. It also includes programs of implementation to achieve water quality objectives and discharge prohibitions. The Basin Plan was duly adopted and approved by the State Water Resources Control Board, U.S. EPA, and the Office of Administrative Law where required. The latest version is effective as of May 4, 2017.

The project is conditioned to satisfy the requirements of the latest Municipal Regional Stormwater NPDES Permit – San Francisco Bay Region, NPDES Permit No. CAS612008, Order No. R2-2022-0018. Since the NPDES permit is intended to protect water quality, compliance with the permit would ensure that the project would not impair existing or potential beneficial uses of nearby or downstream water bodies and would not conflict with or obstruct implementation of the Basin Plan. The proposed project does not propose drilling of a well to obtain groundwater for consumption, thus, there would be no conflict with a groundwater management plan, and no impact would occur.

The project incorporates on-site stormwater treatment, Low Impact Development best management practices, and compliance with applicable NPDES permit requirements, and does not propose groundwater extraction or occur within a flood hazard zone. Therefore, the project would have no substantial adverse effects on stormwater quality, groundwater resources, or flood hazards, and impacts on hydrology would be less than significant.

(Sources 8, 5, 14, 15)

XI. **LAND USE AND PLANNING** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion: The project is not in conflict with any applicable land use plan and meets the standards and regulations of the General Plan and Zoning Ordinance of the City. The proposed project is adjacent to existing industrial development. In this location, the project would create no physical division of the existing neighborhood. There are no Specific Plans to which this development is subject. No impact would occur.

(Sources 6, 8, 9)

XII. **MINERAL RESOURCES** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The project is not in conflict with any applicable land use plan and meets the standards and regulations of the General Plan and Zoning Ordinance of the City. The site is not known to have significant mineral resources. No impact would occur.

XIII. **NOISE** – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
general plan or noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: Operation of the industrial center will not result in increased exposure to noise in excess of City Standards, as the City does not have noise standards for industrial uses. Although the project may generate noise typical of light industrial manufacturing and warehousing operations, it is not anticipated that the project will produce excess noise.

Noise generated by project construction activities would temporarily elevate ambient noise levels in the project vicinity. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive receptors. Construction noise impacts primarily occur when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise sensitive land uses, or when construction durations last over extended periods of time. The closest noise sensitive use is the residential community on the opposite side of Luther E. Gibson Highway (Interstate-680), approximately a quarter mile to the northeast of the project site.

Typically, significant noise impacts do not result when standard construction noise control measures are enforced at the project site and when the duration of the noise generating construction period is limited to one construction season (typically one year) or less. Once construction moves indoors, minimal noise would be generated at off-site locations.

City ordinance limits the hours of construction to between 7 a.m. and 10 p.m. Additionally, noise and vibration during construction will be moderated by the City standard construction noise conditions of which the project will be required to comply. As such, construction related noise impacts would be considered less than significant.

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

Discussion: The warehouse will be built on existing Service Commercial designated land. No existing homes will be removed, nor will a substantial number of new homes be required for additional population. The project will not significantly induce population growth above that already assumed in the General Plan. No impact would occur.

XV. **PUBLIC SERVICES**	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: Both the City of Fairfield Fire and the Police Departments have reviewed the plans and determined that limited additional resources will be required. The Fire Department has imposed conditions to meet fire safety standards. The project will pay AB 1600 impact fees for traffic improvements and public facilities, and impact fees for schools and County Public Facilities

to offset the impacts and increased demand for public services and facilities created by the project. Therefore, there is a less than significant impact to public services.

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

Discussion: The project is industrial in nature and will not generate a significant increase in use of existing neighborhoods, regional parks, or other recreational facilities. This industrial project will not have an impact on recreational facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion: Senate Bill 743 was adopted in 2013 to change how public agencies evaluate the transportation impacts of projects under CEQA. The law directed the Governor's Office of Land Use and Climate Innovation (LCI), formally known as the Office of Planning and Research, to

propose revisions to the CEQA Guidelines to establish criteria for determining the significance of transportation impacts that would "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include vehicle miles traveled (VMT), vehicle miles traveled per capita/employee, automobile trip generation rates, or automobile trips generated. (*Id.*) LCI released a Technical Advisory in December 2018 identifying VMT as the most appropriate measure of transportation impacts for land use projects, land use plans, and transportation projects, and the Natural Resources Agency updated the CEQA Guidelines to replace congestion-based metrics such as Level of Service (LOS) with VMT as the basis for determining whether a project would have a significant impact on the environment. Automobile delay, as described by LOS or similar measures, is no longer be considered a significant impact. (CEQA Guidelines § 15064.3(a); *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609.) The City Council adopted the City of Fairfield Senate Bill 743 Implementation Procedures ("SB 743 Implementation Procedures"), as well as the thresholds of significance and mitigation measures contained therein, on September 23, 2020.

The screening guidelines within the City's SB 743 Implementation Procedures state that nonresidential projects that generate less than 110 daily trips, consist of 100% affordable housing or local serving retail, are within ½ mile of high-quality transit, or are located in a low VMT area as determined by screening maps shall be presumed to have less than significant impacts and do not require further VMT analysis.

A queuing analysis was performed to analyze whether trucks entering the project site would be delayed enough to develop significant queues along Lopes Road. A Poisson Distribution analysis was used to analyze and determine vehicle queues. Based on the results of the analysis, there is adequate time for trucks to enter and back into a loading dock space on site for both a 5 and 10 minute assumed service rate. For an 11 minute service rate, there is a possibility that a truck could queue on Lopes Road while waiting for the previous truck to back into a loading dock space; however, it is unlikely for the service rate to extend beyond the 10 minute assumed rate.

A trip generation analysis was prepared for the proposed project to determine what level of local transportation analysis (LOS) and CEQA analysis (VMT) is required (Flecker Associates, Initial Assessment Memo, June 2024). The trip generation analysis utilized the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* rates for Land Use 712 (small office building) and Land Use 150 (warehouse), which estimates 1.74 trips per thousand square feet. The proposed project is estimated to produce approximately 100 daily trips, including 30 trips during the AM peak hour and 34 trips during the PM peak hour. The number of truck trips is projected to be about 8 trips per day, with about 92 automobile and local delivery truck trips per day. The automobile trips are below the LCI daily threshold of 110 vehicles per day, which falls into LCI's definition of a Small Project. Small Projects are considered to have less than significant impact, therefore, the project's VMT impacts are considered less than significant, and no further traffic assessment is needed.

(Sources 16, 7, 23)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XVIII. <u>TRIBAL CULTURAL RESOURCES</u> – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

<u>Discussion</u>: A Cultural Resource Study was conducted for the project site. The study indicates that a records search for the project site and a ½ mile radius by the Northwest Information Center (NWIC), an intensive pedestrian survey, as well as a Sacred Lands File search request with the Native American Heritage Commission (NAHC) and consultation outreach to potentially interested parties, including tribal organizations, was completed. The study states that no cultural resources within the records search area were identified in the Sacred Lands File Search. Furthermore, the study reports that the NAHC Sacred Lands File request was returned with negative results. In April 2025, the City notified Yocha Dehe Wintun Nation (Tribe) and Confederated Villages of Lisjan Nation pursuant to Public Resources Code Section 21080.3.1. In October 2025, the City of Fairfield contacted the Confederated Villages of Lisjan Nation and Yocha Dehe Wintun Nation in compliance with AB52. The Confederated Villages of Lisjan Nation confirmed that the project site is not in their traditional territory and deferred consultation to the remaining affiliated tribes. On October 31, 2025, the Yocha Dehe Tribal Historic Preservation Officer provided a letter stating that the project site was within the aboriginal territories of the Yocha Dehe Wintun Nation. Although they were not aware of any known cultural resources near

or on the project site and a cultural monitor is not needed, they recommended cultural sensitivity training for any pre-project personnel to be added to the permit as a condition of approval.

There have been no known discoveries of archeological resources at the site or within its immediate vicinity. However, tribal cultural resources could be encountered unexpectedly during the excavation of the site. The greater Fairfield area does have a rich tribal history, which has resulted in the discovery of human remains and artifacts during construction projects in the past. In the event that such resources are encountered unexpectedly during excavation activities, the City will require that no resources shall be handled or photographed, construction activity of subject property shall cease and the following measures implemented to address potential impacts. With the mitigation measures below, project impacts would be less than significant.

Impact CUL-1: Tribal Cultural Resources

Development allowed by the Proposed Project could have the potential to disturb human remains, and tribal cultural resources could be discovered during grading, leading to potentially significant impacts to unidentified tribal cultural resources at the construction stage. Implementation of Measures TC-1 and TC-2 ensures that potential impacts related to previously undiscovered historic or archaeological resources and human remains would be less than significant.

Mitigation Measure TC-1: Tribal Cultural Resources

Due to the possibility of archeological resources on the project site, the City of Fairfield shall require a note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources, including prehistoric Native American burials.

Prior to groundbreaking, construction personnel associated with earth moving equipment, drilling, grading, and excavating, shall be provided with basic archaeological and cultural sensitivity training conducted by a qualified archaeologist and in consultation with the Yocha Dehe Wintun Nation. Issues that shall be included in the basic training will be geared toward training the applicable construction crews in the identification of archaeological deposits and tribal cultural resources. Training will include written notification of the restrictions regarding disturbance and/or removal of any portion of archaeological deposits and the proper procedures to follow should a resource be identified. The project applicant shall inform the Yocha Dehe Wintun Nation of the project construction schedule and allow for a Yocha Dehe Wintun Nation tribal monitor to be present at the project site during any ground disturbance activities in native soil, to ensure such activities do not negatively impact cultural resources. The tribal monitor will also be provided an opportunity to attend the pre-construction briefing. The construction contractor, or its designee, shall be responsible for implementation of this measure.

Mitigation Measure TC-2: Tribal Cultural Resources

If archaeological remains or tribal cultural resources are uncovered, all construction activities within a 100-foot radius shall be halted immediately until a qualified archaeologist, in

consultation with the tribal monitor, can evaluate whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered archaeological resources are found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System [CHRIS]), and provide for the permanent curation of the recovered materials. For any tribal cultural resources found during the ground disturbance activities, the Yocha Dehe Wintun Nation shall be immediately notified, and the appropriate treatment method for the uncovered resources shall be determined by the City and archaeologist in consultation with the Yocha Dehe Wintun Nation and its Yocha Dehe Treatment Protocol.

The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the Solano County Coroner and the City of Fairfield of the discovery of any human remains.

In the event of the Coroner's determination that the human remains are Native American, the coroner must contact the NAHC within 24 hours. The NAHC shall identify a Most Likely Descendant (MLD) of the deceased Native American (PRC Section 5097.98). The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for the means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. Development activity on the impacted site will halt until the landowner has conferred with the MLD about their recommendations for treatment of the remains, and the coroner has determined that the remains are not subject to investigation under California Government Code Section 27491.

(Sources 13, 24)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XIX. <u>UTILITIES AND SERVICE SYSTEMS</u> – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power,				X

XIX. **UTILITIES AND SERVICE SYSTEMS** – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) 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?				X
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: The responsible departments and agencies for wastewater and water supply have reviewed the project and determined that capacities will be adequate. The project will substantially increase the site's impervious surfaces, but not beyond the capacity of the existing storm drainage system. The drainage of this project will be required to comply with City standards for drainage and grading (see "Discussion: Hydrology and Water Quality"). Appropriate permits will be required to be obtained prior to construction. Solid waste will be managed on site and redirected to secondary facility with adequate capacity. No impact would occur.

XX. WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the 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?			X	
d) 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?			X	

Discussion: The project site is a 1.0-acre urbanized parcel located within the City of Fairfield, surrounded by industrial and commercial development. It is not within a High Wildfire Risk Area identified in the City General Plan, nor in a very high fire hazard severity zone according to CalFire's Local Responsibility Area (map effective February 24, 2025). The site is flat, contains no adjacent wildlands or substantial combustible vegetation, and would be developed with a 14,085-square-foot warehouse and associated infrastructure, including two retention basins for stormwater treatment.

The Fire and Police Departments have reviewed project plans and determined that adequate emergency access would be provided via driveways and fire lanes in compliance with City standards. The project would not substantially impair adopted emergency response or evacuation plans, and the Fire Department has imposed conditions to ensure continued public safety.

Due to the project's location on flat terrain, absence of adjacent wildlands, and compliance with California Building Code requirements for fire sprinklers, the project would not exacerbate wildfire risk, nor would it expose occupants to pollutant concentrations or uncontrolled wildfire spread. Standard construction fire safety practices, including hot work permits and equipment maintenance, will be implemented during development.

The project does not require the installation of new fuel breaks, utilities, or other infrastructure that could increase wildfire risk. On-site improvements, including stormwater infrastructure, would comply with City standards, and no temporary or long-term environmental impacts related to fire-prone infrastructure are anticipated.

The site is not located within a FEMA 100-year flood zone, and stormwater drainage will be managed through retention basins, Low Impact Development Best Management Practices, and compliance with NPDES and SWPPP requirements, with sufficient water and wastewater capacity to support fire suppression needs (see "Discussion: Hydrology and Water Quality").

Given these conditions, the project would not substantially impair emergency response or evacuation plans, exacerbate wildfire risk, require fire-prone infrastructure, or expose people or structures to significant risks from post-fire runoff, slope instability, or flooding. Potential wildfire-related impacts would be less than significant.

(Source 18)

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

Discussion: The project's individual impacts to air quality and greenhouse gas are greater as cumulatively considerable impacts. However, according to the model analysis, neither the project's construction nor net operational emissions would exceed the BAAQMD Guidelines thresholds for any criteria air pollutants or greenhouse gas emissions and will not produce cumulatively considerable emissions in relation to the statewide and regional policies and plans. The Initial Study identified potential significant project impacts relative to biological resources, cultural resources, geological resources, and tribal cultural resources. None of the identified impacts will cause substantial adverse effects on human beings, and all of the identified impacts can be reduced to less than significant levels through implementation of Mitigation Measures discussed in the Initial Study.

Sources:

1. Bargas Environmental Consulting, *Biological Resources Assessment for the BLD25-00085 501 Lopes Road Development Project, City of Fairfield, California,* April 2025.

2. Bay Area Air Quality Management District, *California Environmental Quality, Air Quality Guidelines*, May 2017.

3. California Air Resources Board, *Air Quality and Land Use Handbook: A community Health Perspective,* April 2005.

4. *California Department of Conservation, California Important Farmland Finder* mapping interactive online, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed November 19, 2025.

5. City of Fairfield: Alvin Lei, Public Works Department. Memo to Yee-Lynn Wong, RE: Conditions of Development, November 21, 2024.

6. City of Fairfield: Chapter 25: Zoning Ordinance, November 12, 2025.

7. City of Fairfield: Fairfield Guidelines for Project VMT Screening Transportation Analysis, December 22, 2020.

8. City of Fairfield: Final Environmental Impact Report for the Comprehensive Amendment to the City of Fairfield General Plan, December 2024.

9. City of Fairfield: General Plan Update, December 2023.

10. City of Fairfield: Scenic Vistas and Roadways Plan, June 1999.

11. City of Fairfield: Yee-Lynn Wong, Staff Research and Field Observation, April 2025.

12. Dudek, *Air Quality, Greenhouse Gas Emissions, and Energy Technical Report,* August 2025.

13. Dudek, Nicholas Hanten. Letter to JP Williams, RE: Lion Extension Warehouse Project Cultural Resources Letter Report, September 2025.

14. Fairfield Suisun Sewer District, Kyle Broughton. Memo to Yee-Lynn Wong, RE: Lionext Warehouse, 501 Lopes Road, APN No. 0180-130-010 MD2023-008, November 11, 2024

15. Federal Emergency Management Administration: *Flood Insurance Rate Map, 06095C0434F,* April 2025.

16. Flecker Associates, *Initial Assessment Memo – 501 Lopes Road, Fairfield, California,* June 2, 2024.

17. LSA, Solano County Water Agency, *Solano Multispecies Habitat Conservation Plan-Administrative Draft,* May 2009.

18. State of California, *City of Fairfield – Solano County Local Responsibility Area Fire Hazard Severity Zones*, February 24, 2025.

19. State of California, Department of Conservation, *Solano County Important Farmland Map*, 2016.

20. State of California, Department of Conservation, *Solano County Williamson Act Map*, FY 2013/2014.

21. State of California, Department of Conservation, State Geologist, *EQ Zapp: California Earthquake Hazards Application,* November 19, 2025.

22. State of California, Department of Transportation, *Officially Designated Scenic Highways List*, 2018.

23. State of California, Governor's Office of Planning and Research, *Transportation Impacts (SB743),* April 13, 2018.

24. Yocha Dehe Cultural Resources, Yvonne Perkins. Letter to Yee-Lynn Wong, RE: LionExt Warehouse 501 Lopes Road YD-04282025-02, October 31, 2025

Initial Site Assessment Checklist for Special Status Species or Habitat
PROJECT NAME: LIONEXT WAREHOUSE
SITE LOCATION: 501 LOPES ROAD
ASSESSMENT PREPARED BY: YEE-LYNN WONG, ASSOCIATE PLANNER

SITE CHARACTERISTICS	PRESENT? Yes	No	COMMENTS
I. GENERAL CRITERIA			
A. Is the Proposed Project Site located within one of the following Areas of Concern*:			
Vernal Pool Species	____	__X__	_____
Giant Garter Snake	____	__X__	_____
Valley Elderberry Longhorn Beetle	____	__X__	_____
California Red-legged Frog	____	__X__	_____
Coastal Marsh Species	____	___X_	_____
Callippe Silverspot Butterfly (i.e., Potrero Hills or the open space area formed by Interstate Highways 80, 680, 780)	____	__X__	_____
B. Is the Proposed Project Site located along a watercourse?	____	___X_	_____

*See accompanying Areas of Concern Guidelines for descriptions and map.

If the answer to any of the above Section I criteria is "yes":

1. The site should be evaluated by a qualified biologist/botanist to determine the presence of special status species and/or habitat for such species.

2. The project will require evidence of compliance with the federal Endangered Species Act. The applicant should contact the USFWS regarding compliance with the Endangered Species Act and the Solano Project Biological Opinion. Details are provided in the Areas of Concern Guidelines.

If "no": Complete Section II of this checklist on the following pages.

The USFWS can be reached at: Sacramento Fish and Wildlife Office, Endangered Species Program
2800 Cottage Way, Rm. W-2605
Sacramento, CA 95825.
(916) 414-6600

Initial Site Assessment Checklist for Special Status Species or Habitat

SITE CHARACTERISTICS	PRESENT? Yes	No	COMMENTS
II. SPECIES-SPECIFIC CRITERIA			
Vernal Pool Species			
Vernal pool and/or seasonal wetlands, including alkaline wetlands and stock ponds	____	__X__	_____
Level topography with shallow depressions capable of containing standing water during the rainy season (Nov.-May)	__X__	____	A seasonal wetland was identified on the project site. A formal jurisdictional delineation was not completed, however the hydrology, vegetation, and topography indicated the area was of seasonal wetland character. Through historical imagery, the depression seems to have been created as a result of surface disturbance, including on-site grading, site recompaction and settling, fuel management mowing, and stormwater runoff from adjacent developments onto the site. The seasonal wetland is considered not subject o the U.S. Army Corps of Engineers (USACE) jurisdiction, nor subject to California Department of Fish and Wildlife (CDFW) regulation. A field survey and desktop review of the site's plant and wildlife species was conducted. In the survey and review, there were no special status species determined to be present, have high potential for occurrence, or have moderate potential for occurrence. All special status species are not expected to occur or presumed absent from the project site. _____

Has a wetland delineation has been completed?	____	__X__	_____
Grassland with low-lying areas with stunted vegetation growth	____	__X__	_____
Shallow stock ponds which normally dry on an annual basis	____	__X__	_____
Presence of the following soil types: Pescadero series, Antioch series, San Ysidro series, Solano series, and associated complex soils (excludes existing developed areas and areas cultivated with perennial crops)	____	__X__	_____

Giant Garter Snake

Freshwater marshes, sloughs, ponds, low flow drainages, irrigation canals, backwater areas, rice fields	____	__X__	_____
Emergent aquatic vegetation (e.g., cattails, bulrushes)	____	____	_____
Grassy banks and vegetated uplands adjacent to or within 200ft of habitats listed above	____	____	_____

Initial Site Assessment Checklist for Special Status Species or Habitat

SITE CHARACTERISTICS	PRESENT? Yes	No	COMMENTS
Valley Elderberry Longhorn Beetle			
Creeks, small drainages, man-made watercourses	____	__X__	_____
Elderberry Shrubs	____	__X__	_____
Riparian vegetation	____	__X__	_____
California Red-legged Frog			
Perennial and seasonal creeks and ponds, small drainages, seeps and springs, stock ponds and other artificial water sources	____	__X__	_____
Aquatic or riparian vegetation	____	__X__	_____
Oak woodlands nearby or other suitable migration corridors between wet areas	____	__X__	_____
Coastal Marsh Species			
Brackish or salt marsh, tidal sloughs	____	__X__	_____
Dense patches of pickleweed, saltgrass, or other perennial marsh vegetation	____	__X__	_____
Adjacent high marsh (non-submerged) areas for refuge	____	__X__	_____
Presence of any of above habitat conditions within 1,000 feet of proposed new development	____	__X__	_____

Summary:

If the answer to any of the above Section II criteria is “yes”, the site should be evaluated by a qualified biologist or botanist to determine the presence of special status species and/or potential habitat of such species. Also, the applicant should contact the Sacramento Fish and Wildlife Office regarding compliance with the Endangered Species Act and the Solano Project Biological Opinion.

As per the Biological Resources Assessment prepared by Bargas, dated April 18, 2025, the seasonal

wetland identified at the project site is not subject to USACE or CDFW jurisdiction. There is a mitigation measure for the developer/applicant to obtain the proper permits from the San Francisco Bay Regional Water Quality Control Board to fill materials into wetland areas under Section 401 of the Clean Water Act. The biological resources assessment also included a field survey and desktop review of the project site, and no special status species were identified or expected to occur on site.