

AGENDA TRANSMITTAL

MEETING DATE: April 28, 2015

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: 2015-2023 Housing Element Update.

- a. Resolution No. PC15-___; A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of the Initial Study/Negative Declaration for the 2015-2023 Housing Element Update.
- b. Resolution No. PC15-___; A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of the 2015-2023 Housing Element Update.

ENVIRONMENTAL REVIEW: An Initial Study/Negative Declaration was prepared as the appropriate environmental document by staff as no mitigation was identified as needed. The document was circulated for a 20-day review on April 1 through April 21, 2015. The sole comment received on the IS/ND was provided by the State of California Department of Transportation, District 4 office. This letter is provided as Attachment 5 of the staff report. The comments received from the Department of Transportation focus on actions that should take place for projects prior to Certificate of Occupancy. The City has the proper fee structure in place to meet the intent of the points raised by the Department. Staff will continue to coordinate with the Department as future projects are processed for entitlement.

BACKGROUND: Every city and county in California is required by State law to update its Housing Element. The law also requires that the Housing Element be reviewed and certified by the State Department of Housing and Community Development (HCD). As part of the Housing Element Update, the City is required to identify and designate in its General Plan and Zoning Ordinance sufficient sites at sufficient densities to accommodate its Regional Housing Needs Allocation (RHNA), as determined by the Association of Bay Area Governments (ABAG).

Importantly, the State does not mandate the actual construction of the housing units by law. However, local governments must make a good faith effort to remove governmental constraints to the development of affordable housing. It is the State's policy that local governments should be actively supporting the development of affordable housing.

In updating the City's current Housing Element, the City is required to look at the following:

1. Review of the existing housing needs using population and household characteristics, income and employment and housing trends.
2. Review of the projected housing needs using ABAG's regional housing needs allocation (RHNA), conduct a site inventory and analysis, as well as looking at current policies and programs for "special needs" populations, such a senior or transitional housing.
3. Review of land use and other regulatory constraints that might limit meeting affordable housing needs, such as existing and projected demographics, income and market trends.

PREPARED BY:

John Kearns, Associate Planner

REVIEWED/APPROVED BY:

Jason Garben, Development Services Director

Once completed, HCD is required to review all updates and then certify the Housing Elements. By certifying the update, this enables the City to maintain its eligibility for various funding sources and to comply with the state mandate that every city and county have a certified Housing Element. The most recent example of an affordable housing project is the Cottonwood Creek project which was constructed through the combination of supportive policies (e.g., PUD flexibility, fast track processing, etc.), the involvement of a non-profit housing provider, housing subsidies from state or federal sources, and the use of housing set-a-side funds from the now dissolved redevelopment agency. Without a certified Housing Element this project would not have been eligible for affordable housing funding sources, such as our housing set-a-side funds.

Workshop

City staff conducted a Planning Commission study session and community workshop on September 23, 2014. A workshop flyer was posted on the City’s website and notifications were sent to 35 stakeholders. The consultant gave a presentation on the Housing Element update including an overview of the Housing Element components, new legislation, the Regional Housing Needs Allocation (RHNA), the update process and schedule, and demographic information.

Review of Draft Housing Element

On December 22, 2014, the Planning Commission recommended City Council authorize the submittal of the Element to the State of California HCD. The City Council adopted a resolution authorizing staff to submit the draft element to the state at their regular meeting of January 6, 2015. HCD staff reviewed the draft element and held a conference call with city staff to discuss questions and comments. Following submittal of additional information, HCD staff provided the City with a letter, dated March 13, 2015, conditionally certifying the Housing Element pending formal adoption by the City.

STAFF REPORT: The Housing Element is one of seven elements mandated under state law to be included in the General Plan. The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the City. The Element is to address the housing needs of all economic segments of the city including low- and moderate-income households and populations with special housing needs. The Housing Element is the only component of the General Plan requiring state certification.

This Planning Period for the 5th Cycle of the Housing Element is January 31, 2015 to January 31, 2023. This differs slightly from the Regional Housing Needs Allocation (RHNA) which is from January 1, 2014 to October 31, 2022. Below is a comparison of the 2007 and 2014 RHNA which is the state-mandated process to identify the total number of housing units (by affordability level) that each local jurisdiction must accommodate in its Housing Element.

Income Level	2007 RHNA	2014 RHNA
Very Low	173	147
Low	109	57
Moderate	94	60
Above Moderate	234	241
Total	610	505

2009-2014 Housing Element

In order for the City to have the upcoming Housing Element certified by HCD, the City needed to complete implementation of the existing Housing Element Programs found below:

- Pursuant to Senate Bill (SB) 2, staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the ML (Manufacturing Light) district without a conditional use permit or other discretionary review. In addition the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4) and consistent with the development standards in the ML district. This will be accomplished by amending the Municipal Code.
- Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure. This will be accomplished by amending the Municipal Code.
- Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website. This can be accomplished by adopting a procedure, policy or ordinance.
- To promote the financial feasibility of producing affordable housing units utilizing density bonuses and incentives and concessions the City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that includes extremely low-; very low-; and low-income units. This will be accomplished by adding an ordinance to the Municipal Code.

All of these programs were implemented with the passage of Ordinance No. 728, which the City Council adopted on November 18, 2014.

2015-2023 Housing Element

Several of the programs from the 2009-2014 Housing Element have been found to be effective and are proposed to be carried over to the proposed Housing Element. With the fact that the General Plan Update has taken longer than anticipated (originally scoped for an 18-month process), the necessary rezonings that the 2009-2014 Housing Element programmed for were not completed thus leaving a shortfall of 108-units. Program 1.A.1, explains that the city must provide the proper rezoning to accommodate the 108-unit shortfall by January 31, 2016. In addition, there are 204 units that the city needs to accommodate within three years (anticipated to be completed by Spring 2018) of final adoption. In the Housing Element, it is noted that these rezonings will be completed by May 31, 2016 (the deadline of the grant funding the Specific Plan Update). In both cases, the sites need to allow for a minimum of 20 and up to 45 units per acre by right. The tables below list the sites for rezoning in both the 4th and 5th cycle cases.

For any local jurisdiction that does not have its Housing Element certified within 120 days following the January 31, 2015 deadline, that local jurisdiction would need to update its Housing Element every four years (versus the newly allowed eight years) until the jurisdiction has adopted at least two revisions by the statutory deadline.

Any comments provided by the Planning Commission will be provided to the City Council for their consideration once they consider the draft element (tentatively scheduled for May 19, 2015).

STAFF RECOMMENDATION: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC15-____: A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of the 2015-2023 Housing Element Update.
- b. Adopt Resolution No. PC15-____; A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of the 2015-2023 Housing Element Update.

ATTACHMENTS:

1. Resolution No. PC15-____: A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of the 2015-2023 Housing Element Update.
 - a. 2015-2023 Housing Element, Initial Study/Negative Declaration (included as Exhibit A)
2. Resolution PC 15-____: A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of the 2015-2023 Housing Element Update.
3. Draft 2015-2023 Housing Element (Under Separate Cover, on file with the Development Services Department and at http://www.suisun.com/wp-content/files/Suisun_City_Housing_Element_Final_Draft.pdf)
4. State of California Housing and Community Development Letter March 13, 2015, "City of Suisun City's 5th Cycle (2015-2023) Draft Housing Element"
5. Comment letter, California Department of Transportation, dated April 14, 2015.

RESOLUTION NO. PC 15-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING CITY COUNCIL ADOPTION OF THE INITIAL STUDY/ NEGATIVE DECLARATION FOR THE 2015-2023 HOUSING ELEMENT UPDATE

WHEREAS, the Planning Commission held a public hearing on Tuesday, April 28, 2015, to review the 2015-2023 Housing Element Update; and

WHEREAS, notice for the public hearing was published in the *Daily Republic* on April 18, 2015; and

WHEREAS, notice for the circulation of the California Environmental Quality Act document was published in the *Daily Republic* on April 1, 2015 and circulated as required by state law; and

WHEREAS, the City accepted all comments received and accepted staff's proposed responses to the proposed negative declaration; and

WHEREAS, the Suisun City Planning Commission made the following findings and hereby adopts the negative declaration:

1. Notice has been given in the time and in the manner required by State Law and City Code.
2. The sites identified are physically suitable for the proposed type and intensity of development in that the approval process provides sufficient opportunity to review the proposed development and ensure minimal impacts on surrounding properties.
3. The Suisun City Development Services Department has completed an Initial Study on the 2015-2023 Housing Element Update. The Initial Study evaluated all potential adverse impacts on the environment and has concluded that no evidence exists that the Housing Element Update will have an adverse effect on the environment. The following documents are recommended for City Council acceptance and adoption.
 - a. Initial Study for the 2015-2023 Housing Element Update, Exhibit A
 - b. The Negative Declaration was circulated for a 20-day public review period.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Suisun City hereby adopt Resolution PC 15-__; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Adoption of the Initial Study/ Negative Declaration for the 2015-2023 Housing Element Update.

_____ The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 28th day of April 2015

Anita Skinner
Commission Secretary



Project Title: City of Suisun City 2015–2023 Housing Element

Lead Agency Name and Address: City of Suisun City
Development Services – Planning Division
701 Civic Center Boulevard
Suisun City, CA 94585

Project Location: Citywide

Project Sponsor's Name and Address: City of Suisun City
Development Services – Planning Division
701 Civic Center Boulevard
Suisun City, CA 94585

General Plan Designation(s): N/A

Zoning: N/A

Contact Person: John Kearns

Phone Number: (707) 421-7335

Date Prepared: April 1, 2015

1.0 INTRODUCTION

This document is an Initial Study (IS) prepared pursuant to the California Environmental Quality Act (CEQA) for the 2015–2023 City of Suisun City Housing Element (referred to as the 2015–2023 Housing Element or the proposed Housing Element). This IS has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The Initial Study identified potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose. Suisun City is the lead agency for the 2015–2023 Housing Element.

1.2 PURPOSE AND DOCUMENT ORGANIZATION

This document is divided into the following sections:

- 1.0 **Introduction:** Provides an introduction and describes the purpose and organization of this document.
- 2.0 **Project Description:** Describes the proposed Housing Element in detail.
- 3.0 **Environmental Factors Potentially Affected:** Identifies those environmental factors that involve a "Potentially Significant Impact."
- 4.0 **Determination:** Provides the environmental determination for the proposed Housing Element.
- 5.0 **Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "potentially significant unless mitigation incorporated," or "potentially significant" in response to the environmental checklist.

This is a public document to be used by the City to determine whether the proposed Housing Element may have a significant effect on the environment. The Suisun City General Plan contains supporting environmental studies, as well as extensive objectives, policies, and programs designed to identify and address the environmental impacts of development in the city over the long term. These policies are used in this IS to address potential impacts.

2.0 PROJECT DESCRIPTION

2.1 DESCRIPTION OF THE 2015–2023 HOUSING ELEMENT

The 2015–2023 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments in Suisun City, including housing affordable to lower-income households. The proposed Suisun City Housing Element is based on four strategic goals (objectives): (1) provide housing opportunities for all segments of the community to meet current and future needs, (2) preserve the stock of existing housing, (3) plan and encourage the development of housing to meet the housing needs of special population groups, and (4) encourage energy conservation. Suisun City recognizes the need for additional housing affordable to very low-, low-, and moderate-income households as the population grows and the need to accommodate existing residents who do not have suitable, affordable housing. The 2015–2023 Housing Element identifies the policies and programs which the City will implement to ensure that housing in Suisun City is affordable, safe, and decent. The proposed Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock. The entire draft housing element can be found on the City of Suisun website: <http://www.suisun.com/?s=Housing+Element>.

No specific development projects are proposed as part of the 2015–2023 Housing Element. The 2015-2023 Housing Element proposed changes include the following:

Program 1.A.1: Plan for the construction of new housing according to ABAG's Regional Share. Continue to plan for and facilitate private construction of 310 dwelling units. To provide for the development of the City's 310 dwelling unit allocation, the City will complete the following actions:

- The City will rezone one site to Mixed Use [APNs 0032-081-310, -050, -060, -070, and -320 and 0032-082-140] and one site to High Density Residential [APNs 0032-411-070, -080, -090, -100, and -110] to accommodate the 108-unit unaccommodated need from the 4th cycle Housing Element and 204-unit shortfall. The sites will allow a minimum of 20 and up to 45 units per acre by right. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.
- The City will rezone one site to Mixed Use [APNs 0032-042-120, -130, and -640] and one site to High Density Residential [APNs 0032-281-060, -130, and -110] to accommodate the 204-unit shortfall for this cycle as part of the Downtown/Waterfront Specific Plan update process currently under way.
- To help facilitate the development of small lots, the City will offer a lot consolidation program that offers progressively higher densities/intensities (above 30 units per acre) as an incentive to consolidate lots listed in Tables 33 and 39. The City will annually meet with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:
 - Allow affordable projects to exceed the maximum height limits;
 - Decrease setbacks; and/or

- Reduce parking requirements.
- The City will also consider deferring fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City has identified two groups of small sites that are suitable for consolidation.
- The City will also provide regulatory and financial incentives listed in Program 1.C.1, including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.

2.2 GOALS OF THE 2015–2023 HOUSING ELEMENT

The proposed Housing Element contains the following objectives:

- Objective 1: Provide housing opportunities for all segments of the community to meet current and future needs.
- Objective 2: Preserve the stock of existing housing.
- Objective 3: Plan and encourage the development of housing to meet the housing needs of special population groups.
- Objective 4: Encourage energy conservation.

Under each objective are the guiding policies and programs (implementation actions) associated with each objective that will be implemented during the 2015–2023 Housing Element period to accomplish the objective. Detailed descriptions of each guiding policy and program, as well as specific time frames, responsibility for programs, and funding sources, are provided in the City's draft 2015–2023 Housing Element.

2.3 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The environmental setting consists of the areas located within the city limits of Suisun City, which is located in central Solano County. Suisun City is located midway between Sacramento and San Francisco. The city is bounded on the north and west by the city of Fairfield, the Solano County seat. The city is also bounded on the east by Travis Air Force Base and unincorporated agricultural lands and on the south by the Suisun Marsh Protection District. The community is bisected by State Highway 12 and is approximately 2 miles east of Interstate 80. The Suisun Slough, a major tidal waterway, connects Suisun City to Suisun Bay and the greater San Francisco Bay. The Union Pacific Railroad passes through the city, and the only remaining passenger stop in Solano County is located adjacent to Main Street in the Old Town business district.

2.4 OTHER APPROVALS REQUIRED

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Housing Element. The California Department of Housing and Community Development reviews and certifies Housing Elements; however, its approval is not required for adoption by the City.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the proposed Housing Element, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

4.0 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.

Planner's Signature

Date

John Kearns,
Associate Planner

City of Suisun City
Development Services – Planning

5.0 ENVIRONMENTAL CHECKLIST AND EVALUATION

5.1 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A "No Impact" answer is adequately supported if the information shows 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 project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, 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, 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) "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 (mitigation measures from "Earlier Analyses" may be cross-referenced).
- 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which 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) The explanation of each issue should identify:
 - a) The significance 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 significant.

5.1 ENVIRONMENTAL CHECKLIST

I. AESTHETICS		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

In general, the dominant visual features in Suisun City are its natural areas and its relationship to water and water-oriented land uses, including the historic waterfront area and watercourses that traverse the community. Suisun City is defined by the land and water features of the Suisun Marsh and associated preserves as well as the Suisun Slough. The Suisun Marsh and associated preserves and wildlife provide scenic views, while Suisun City's Historic Downtown Waterfront District is located on the Suisun Slough. The Downtown is a mix of modern buildings, renovated historic buildings and homes, a harbor, and a promenade.

The city's topography is relatively flat, though foothills to the west and the Potrero Hills to the southeast are visible in the distance.

Discussion/Conclusion

a) Less Than Significant Impact. The City recognizes Suisun Marsh as a scenic vista. Implementation of the proposed Housing Element would not allow development beyond that identified in the City's General Plan, as all development stemming from the proposed rezoning must also be consistent with the General Plan. The 2015 Housing Element would not adversely affect the Suisun Marsh or any scenic vista. Therefore, this impact is considered to be less than significant.

b-c) Less Than Significant Impact. The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific designs or proposals, nor does it grant any entitlements for development that would degrade the city's existing visual character. The 2015-2023 Housing Element anticipates development consistent with the General Plan Land Use. Future residential development projects will require compliance with General Plan policies

related to aesthetic resources and Zoning Ordinance requirements associated with site planning and development regulations. In addition, subsequent residential development projects would be subject to the Suisun City Development Guidelines for Architecture and Site Planning and/or the Downtown/Waterfront Specific Plan. The Development Guidelines for Architecture and Site Planning implement the General Plan land use policies and strategies relative to urban design, pedestrian circulation, community and neighborhood identity, and residential, commercial, and industrial project design and would ensure physical, visual, and functional compatibility between residential and other uses, as well as encourage high-quality development in keeping with the desired character of the city. The Downtown/Waterfront Specific Plan sets types of land uses, development standards, and design expectations for the area bounded by the Suisun Slough, State Route 12, the Union Pacific Railroad, and the southern city limit.

Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with the degradation of the city's visual character.

d) *Less Than Significant Impact.* As discussed under **b–c)** above, the proposed Housing Element is a policy-level document that does not include any specific development designs or proposals, nor does it grant any entitlements for development that would increase daytime glare or nighttime illumination in the city. Future residential development projects in the city would be required to be designed and constructed in accordance with the Suisun City Zoning Ordinance and the Development Guidelines for Architecture and Site Planning, which contain standards for lighting and building materials that do not produce glare.

Chapter IV, Section H of the Development Guidelines for Architecture and Site Planning requires downward directed light for all perimeter lighting and screened light sources for all parking lot and carport lighting. In addition, Section 18.52.030 of the Suisun City Zoning Ordinance contains lighting standards for parking facilities. Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with increased light and glare.

II. AGRICULTURE and FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Few crops are grown inside the city limits, and no major intensive agricultural operations occur within the city limits, though small family farms do exist. The remaining agricultural land uses in Suisun City are used for grazing, as crop production in the city is limited by soil conditions. According to the City General Plan, the majority of agricultural uses in the city are too small for economic production of crops, and these lands have been developed in a "rural residential" character consisting predominantly as 3- to 10-acre lots.

The Important Farmland Map for Solano County (DOC 2006) designates the entire city as Urban and Built-Up Land, Grazing Land, or Other Land. Urban and Built-Up Land is defined as land occupied by structure(s) with a building density of at least one unit to 1.5 acres or approximately six structures to a 10-acre parcel. Common examples of land uses associated with this category include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The majority of Suisun City is designated as Urban and Built-Up Land on the Important Farmland Map for Solano County.

Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. Other Land is defined as land not included in any other Important Farmland mapping category. Common examples include low-density rural developments, brush timber, wetland, and riparian areas not suitable for livestock grazing or aquaculture facilities, strip mines, borrow pits, and waterbodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Discussion/Conclusion

a–b) Less Than Significant Impact. Future development consistent with housing needs identified for the city would not result in the direct conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as these farmland categories do not exist in the city. In addition, the rezoning of specific sites to accommodate higher-density uses consistent with Housing Element policies would not conflict with existing zoning for agricultural use or a Williamson Act contract, as these lands are not under contract. The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development designs or proposals, nor does it grant any entitlements for development that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. The 2015–2023 Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, as described in Subsection 2.1 of this document. However, these proposed changes would not conflict with or convert existing agricultural uses.

c–d) No Impact. Future development consistent with housing needs identified for Suisun City would not result in the direct conversion of forestland, timberland, or timberland zoned Timberland Production. The majority of the land within the city limits is urbanized. The planning area does not contain 10 percent native tree cover that would be classified as forestland under Public Resources Code Section 12220(g). Therefore, no impact would occur.

e) No Impact. The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. As previously mentioned, the city is mostly urbanized. Because there is no known Farmland or forestland in the city, the effects associated with changes in the existing environment, which due to their location or nature could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use, will have no impact.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Suisun City is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) and is located in the San Francisco Bay Area Air Basin. The San Francisco Bay Area Air Basin comprises a single district, the BAAQMD, and consists of Napa, Marin, San Francisco, Contra Costa, Alameda, San Mateo, and Santa Clara counties, the southern portion of Sonoma County, and the western portion of Solano County. The air basin currently exceeds the 24-hour and the annual state PM₁₀ standards, as well as the state annual PM_{2.5} standard. Furthermore, the air basin is currently designated as a nonattainment area for state and national ozone standards.

Both ozone and PM₁₀ are considered criteria pollutants because they are two of several prevalent air pollutants known to be hazardous to human health. As required by federal and state air quality laws, the Bay Area 2010 Clean Air Plan (BAAQMD 2010) was prepared to provide a control strategy to reduce ozone, particulate matter (PM), air toxics, and greenhouse gases in a single, integrated plan. The Bay Area 2010 Clean Air Plan was prepared by the BAAQMD in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments. The legal impetus for the Clean Air Plan is to update the most recent ozone plan, the Bay Area 2005 Ozone Strategy, to comply with state air quality planning requirements as codified in the California Health and Safety Code. This document serves as a multi-pollutant plan to protect health and the climate. The 2010 Clean Air Plan addresses four categories of pollutants: ground-level ozone and its key precursors, ROG and NO_x; particulate matter: primary PM_{2.5}, as well as precursors to secondary PM_{2.5}; air toxics; and greenhouse gases.

Discussion/Conclusion

a) No Impact. A project would conflict with or obstruct implementation of the regional air quality attainment plans (the BAAQMD Clean Air Plan) if it is inconsistent with the growth assumptions, in terms of population, employment, or regional growth in vehicle miles traveled. These population forecasts are developed, in part, on data obtained from local jurisdictions and projected land uses and population projections identified in general and specific plans. Projects that result in an increase in population outside of the assumptions made in general and specific plans would be considered inconsistent with the Bay Area 2010 Clean Air Plan.

The 2015–2023 Housing Element does not identify specific development. All future development would be required to be in accordance with local regulations, including the Suisun City General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies and programs related to air quality, including policies and programs intended to reduce the consumption of fossil fuels and the use of private motor vehicles. Therefore, the 2015–2023 Housing Element would have no impact associated with obstructing implementation of the regional air quality attainment plan.

b–d) Less Than Significant Impact. All federal ambient air quality standards except national standards for PM_{2.5} and the state standards for PM₁₀ are met in the Suisun City area (CARB 2013). Future development of housing units facilitated by the proposed Housing Element could result in an increase in criteria pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of the San Francisco Bay Area Air Basin. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, and the amount of activity taking place, as well as the nature of dust control efforts. Likewise, operational air quality impacts are dependent on the types of land uses and mitigation being used.

The proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Certain policies in the Housing Element propose changes to existing zones and densities, as well as changes to land use regulations. All future development would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality. The proposed Housing Element would have less than significant impacts associated with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

e) Less Than Significant Impact. Housing units facilitated by the proposed Housing Element would be considered sensitive receptors that could be exposed to pollutant concentrations. However, as discussed under **a)** and **b–d)** above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to air quality, conform to the Bay Area 2010 Clean Air Plan, and meet national ambient air quality standards and BAAQMD thresholds during both construction and operation activities. Therefore, the proposed Housing Element would have less than significant impacts associated with exposing sensitive receptors to pollutant concentrations.

IV. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Land uses throughout the city and the Planning Area vary, but the predominant land uses include commercial and residential. Natural undisturbed open space is present at the southern and southwestern boundaries of the city with the Suisun Marsh. Only a small fraction of the Suisun Marsh lies within the City Planning Area. Plant communities in the Suisun City Planning Area include annual grassland, horticultural/landscape, irrigation ditches, irrigated pastures, open waters, perennial and seasonal marshes, riparian woodlands, seasonal wetlands, and vernal pools. The city contains areas of suitable habitat conditions for special-status wildlife species to occur. This is especially true for large undeveloped land areas in the eastern and

southern portions of the city that are adjacent to undeveloped lands outside of the city. Examples of special-status species known to occur in the city include Contra Costa goldfields, vernal pool fairy shrimp, and vernal pool tadpole shrimp.

Discussion/Conclusion

a) *Less Than Significant Impact.* Future residential development projects consistent with the 2015–2023 Housing Element could result in impacts to biological resources. Site-specific field studies are generally required to search for special-status species and to determine whether suitable habitat for any special-status species occurs on or near a study area. The proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the 2015–2023 Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts to special-status plant and animal species, as well as their habitats, would be less than significant.

b-c) *Less Than Significant Impact.* Future residential development in the city could result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. As discussed under **a)** above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. While the proposed Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, future residential development projects will be required to comply with General Plan policies related to riparian and wetland resources . Therefore, adverse impacts to federally protected wetlands and riparian resources would be less than significant.

d) *Less Than Significant Impact.* As discussed under **a)** above, the proposed Housing Element is a policy-level document. While it proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The potential for the proposed Housing Element to impede native resident or migratory wildlife corridors or the uses of wildlife nursery sites cannot be determined, as no specific details regarding future land use or development have been provided. While additional impacts may result from the implementation of future individual residential projects in the areas of the city affected by the proposed Housing Element's proposed rezones (see Section 2.0 of this document), environmental review would be required of these future proposals and would identify and provide mitigation for any impacts to native wildlife corridors and nursery sites. Furthermore, future residential development projects will be required to comply with General Plan policies related to biological resources. Therefore, impacts would be less than significant.

e) *No Impact.* Currently, there are no ordinances protecting biological resources in the city (other than General Plan policies). However, as discussed under above, the proposed Housing Element does not include any specific development proposals, nor does it grant any

entitlements for development that would affect biological resources. Future residential development would be required to comply with General Plan policies related to biological resources. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances protecting biological resources.

f) No Impact. In March 1999, the US Fish and Wildlife Service (USFWS), in accordance with Section 7 of the federal Endangered Species Act (ESA) of 1973 (as amended), issued a Biological Opinion regarding the Solano Project Water Service Contract Renewal between the US Bureau of Reclamation and the Solano County Water Agency (SCWA). The Solano Project is the reclamation project that makes water available to the SCWA and its contractors. The SCWA delivers Solano Project water in accordance with its eight member agency contracts. The member agencies include the City of Suisun City. The 25-year contract between the US Bureau of Reclamation and the SCWA provides for continued delivery of Solano Project water for agricultural, municipal, and industrial purposes throughout the SCWA contract service area. In response to the USFWS Biological Opinion, the Solano Habitat Conservation Plan (HCP) was drafted. The purpose of the HCP is to promote the conservation of biological diversity and the preservation of endangered species and their habitats consistent with the recognition of private property rights; provide a healthy economic environment for citizens, agriculture, and industries; and allow the ongoing maintenance and operation of public and private facilities in Solano County. Suisun City is located within the HCP.

Allowable activities in the HCP include the construction of new buildings and associated infrastructure. The Solano HCP requires new development to provide fee payments to preserve habitat elsewhere in the plan boundaries. All future residential development occurring in the city would be considered pursuant to the requirements of the Solano HCP on a case-by-case basis following submittal of a specific development proposal. Therefore, the proposed Housing Element would have no impact on the Solano Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

At the time of European contact in the eighteenth century, the Fairfield-Suisun area was occupied by the Patwin tribe of California Native Americans. The Patwin occupied the southwestern Sacramento Valley from the town of Princeton, north of Colusa, south to San Pablo and Suisun bays, and from the lower hills of the eastern North Coast Ranges to the Sacramento River. Patwin territory extended approximately 40 miles east to west and 90 miles north to south. There are no known archaeologically sensitive sites in the City Planning Area. The Old Town area of Suisun City has retained its historic character even though substantial change has occurred over time. Approximately 41 structures of this area of the city have been identified as worthy of historic preservation according to the City General Plan.

Discussion/Conclusion

α-d) Less Than Significant Impact. Future residential development in the city could conflict with existing known cultural and historical resources in the city. In addition to “known” resource areas, there is the potential that there are undiscovered paleontological and archeological resources that would be encountered by future construction activities. These resources could include human remains located outside of cemeteries. The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect archaeological, paleontological, or historic resources. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Therefore, impacts to cultural resources, including archaeological, paleontological, and historic resources, as well as human remains, are considered less than significant.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The Suisun City area is situated in the Great Valley Geomorphic Province of California. This province is characterized as a relatively undeformed sedimentary basin bounded by highly deformed rock units of the Coastal Ranges to the west and by the gently sloping western foothills of the Sierra Nevada Range to the east. The Sacramento Valley, which forms the northern portion of the Great Valley Province, is composed of unconsolidated and recent-age alluvial sediments. The underlying bedrock is thought to be composed of early tertiary marine deposits.

While many soil types are found in Suisun City, the Antioch-San Ysidro complex is the predominant soil series, specifically the Antioch-San Ysidro complex (0 to 2 percent slopes). The US Department of Agriculture Natural Resources Conservation Service (2015) has classified these soils as moderately well drained, generally derived from alluvial and marine sediments. They have deep profiles (greater than 80 inches) and low soil strength, and contain large fractions of clay at depth. While this soil type is considered to have a slight potential for erosion hazard, the relatively high percentage of clay minerals means a high potential to shrink and swell with changing moisture conditions.

The city is located in the seismically active San Francisco Bay Area. Active faults that could affect Suisun City include the Concord-Green Valley fault, the West Napa fault, the Greenville fault, the Rodgers Creek fault, and the Hayward fault. The Cordelia fault is considered potentially or conditionally active. Conditionally active refers to faults whose designation could change upon additional investigation or analysis. Active faults have been mapped and are classified as A, B, or C type faults specifically for use with the California Building Standards Code. Faults are classified based on the magnitude of earthquakes typically associated with the fault and the fault's slip rate. Type A faults cause the greatest potential destruction; Type C cause the least. The Concord-Green Valley fault, in close proximity to the city, is classified as a Type B fault. Type B faults typically produce earthquakes with a maximum magnitude of 6.5 to 7; slip rates vary with magnitude between 2 and 5 millimeters.

No active or potentially active faults underlie the city based on published geologic maps. The city is not located within an Alquist-Priolo Earthquake Fault Zone. However, due to the proximity to other active faults, the Planning Area may experience strong ground shaking. According to regional mapping of the city by the Association of Bay Area Governments (ABAG) and the US Geological Survey, potential for liquefaction is low.

Discussion/Conclusion

a) i-iii) Less Than Significant Impact. The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing, which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. However, the Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels rather than identifying any specific designs or development proposals. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Suisun City has adopted the Uniform Building Code (UBC), and all future residential developments would be required to conform to UBC requirements for Seismic Zone 4 that are intended to be sufficient to prevent significant damage from ground shaking during seismic events. Therefore, impacts related to seismic hazards would be considered less than significant.

iv) No Impact. There are no major slopes in Suisun City. The maximum land surface slope within the Planning Area is approximately 2 percent. Therefore, no impact would occur in association with landslides.

b) Less Than Significant Impact. Future construction in the city would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water. As discussed under **a) i-iii)** above, the proposed Housing Element is a policy-level document that does not propose any specific development and does not directly result in adverse impacts associated with substantial loss of topsoil or erosion. The Suisun City General Plan requires development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. In addition to General Plan policies, any future residential developments would be subject to the City's Grading, Erosion Control and Creekside Development Ordinance (Chapter 15.12 of the City Municipal Code), which establishes administrative procedures, minimum standards of review, and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff. Since the proposed Housing Element does not involve the construction or expansion of any residential land uses, identification of environmental impacts associated with specific future developments or policies would be speculative at this time. Therefore, erosion impacts resulting from the proposed Housing Element would be less than significant.

c-d) Less Than Significant Impact. Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed under **a) i-iii)** above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Impacts resulting from soils that are unstable and/or expansive are generally site-specific, and the Suisun City General Plan requires development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. In addition to General Plan policies, any future residential developments would be subject to the City's Grading, Erosion Control and Creekside Development Ordinance (Chapter 15.12 of the City Municipal Code), which establishes administrative procedures, minimum standards of review, and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff. Therefore, impacts resulting from the proposed Housing Element associated with unstable and/or expansive soils would be less than significant.

e) No Impact. The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing. Suisun City is served by the Fairfield-Suisun Sewer District. No septic or alternative wastewater systems would be installed as a result of the proposed Housing Element. Therefore, no impacts would occur.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

State Assembly Bill (AB) 32 (2006), the Global Warming Solutions Act, directs public agencies in California to support the statewide goal of reducing greenhouse gas (GHG) emissions to 1990 levels by 2020. The Solano County Climate Action Plan (2011) supports AB 32 at the local level. The Climate Action Plan provides policy framework for how Solano County can do its part to reduce emissions.

Discussion/Conclusion

a) No Impact. The 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to comply with local regulations, including the General Plan, Climate Action Plan, and Municipal Code. Environmental impacts of development projects would be subject to additional project-specific CEQA analysis based on the actual development proposal. Adherence to the General Plan and the Climate Action Plan will be required, ensuring that the City meets its GHG reduction goals. Therefore, the proposed 2015–2023 Housing Element would have no impact associated with greenhouse gas emissions.

b) No Impact. The County of Solano developed a Climate Action Plan in June 2011. The County’s Climate Action Plan adopted a communitywide provisional GHG emissions reduction target of 20 percent below 2005 baseline emission levels by 2020. California state actions and requirements help the City progress toward achieving the 2020 emissions reduction target.

The City is also subject to compliance with the Global Warming Solutions Act. AB 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the state legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem to reach 1990 levels. As previously identified, the 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an

agency. According to California Health and Safety Code Section 25501(o), "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Searches of the California Department of Toxic Substance Control's EnviroStor database and the State Water Resources Control Board's GeoTracker database identified nine hazardous material sites in Suisun City that are associated with a hazardous material-related release or occurrence (DTSC 2015; SWRCB 2015). Travis Air Force Base potentially poses off-site safety hazards to the city, as it is located within a 2-mile radius of Suisun City. Travis Air Force Base is a Superfund site and large quantity hazardous materials handler.

There are no air-related facilities in the city limits of Suisun City. However, the city is located within 2 miles of Travis Air Force Base. Portions of the City Planning Area are in the Comprehensive Land Use Plan (CLUP) boundaries for Travis Air Force Base.

Discussion/Conclusion

a-d) Less Than Significant Impact. Future development of residential housing units consistent with the proposed Housing Element could create a significant hazard to future residents through exposure to the routine transport, use, or disposal of hazardous materials, through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, through exposure to the handling or emission of hazardous materials, or by locating residential development on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, impacts associated with hazardous materials would be dependent on the location of future residential development and the nature of surrounding land uses. The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, but it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The proposed Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented.

New development is also required with Solano County Environmental Health Department requirements regarding allowed land uses and placement of compatible land uses which are designed to safeguard the public from potential adverse impacts associated with certain land uses, including those that are associated with the use, disposal, and transportation of hazardous materials. Additionally, residential developments do not generally include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Therefore, the proposed Housing Element would not create a significant hazard to the public or the environment regarding the transport, storage, use, and disposal of hazardous materials.

e-f) Less Than Significant Impact. Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. As discussed under **a-d)**

above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the proposed Housing Element does encourage housing consistent with General Plan land use designations and does identify the need for increased density, it does not provide specific details regarding future development. Future residential development projects would be evaluated for consistency with the Travis Air Force Base CLUP in order to ensure that airport-related hazards would not occur. Therefore, impacts resulting from the proposed Housing Element associated with airport-related hazards would be less than significant.

g) Less Than Significant Impact. The City does not have a specific adopted emergency response or evacuation plan. The County of Solano manages the following programs in support of emergency response and evacuation planning: Fire Coordination Program, Hazardous Materials Area Plan, Emergency Preparedness Program, and Emergency Response Program. As discussed under **a-d)** above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts resulting from inconsistencies with adopted emergency response plans would be less than significant.

h) No Impact. The California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Map shows that the City does not contain any land designated as a "Wildland Area That May Contain Substantial Forest Fire Risks and Hazards" or as a "Very High Fire Hazard Severity Zone – AB 337" (Cal Fire 2007). Therefore, no wildland fire impacts would occur.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The Suisun City area generally consists of level topography of alluvial origin in a portion of the Central Valley. The Vaca Mountains, part of the Coast Ranges, are a prominent feature rising west of the city. The major streams in Solano County drain in an easterly or southerly direction from the Vaca Mountains to the Suisun Marsh and the San Joaquin-Sacramento River Delta. Suisun City is situated on the north and east banks of Hill Slough, connected to Grizzly Bay by Suisun Slough, which links Suisun City to the Sacramento River and San Francisco Bay. Grizzly Bay is a northern subembayment of Suisun Bay, which is composed of three main channels that flow east to west toward the Carquinez Strait. The deepest channel flows through Suisun Cutoff, north of Ryer Island, and along the southern end of Grizzly Bay. All three channels join at the Carquinez Strait, where they continue through to the southern section of San Pablo Bay and into San Francisco Bay. A large portion of the Planning Area is located in a Zone X designation, or areas determined by the Federal Emergency Management Agency (FEMA) to be located outside a 500-year floodplain.

The city overlies the Suisun-Fairfield Valley Groundwater Basin. The basin is underlain by a thick sequence of low-permeability, marine sedimentary deposits of the Great Valley Complex and ash and lava flows of Sonoma Volcanics origin. The most important water-bearing formations are the gravel and sand deposits within the older alluvium, which are up to 200 feet thick.

Discussion/Conclusion

a, f) Less Than Significant Impact. Future residential development in the city could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides, and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.) However, the purpose of the proposed Housing Element is to identify the policies and programs which the City will implement to ensure that housing in Suisun City is affordable, safe, and decent. The proposed Housing Element is a policy-level document that does not include any specific design or development proposals, nor does it grant any entitlements for development. Therefore, identification and analysis of water quality impacts associated with the proposed Housing Element would be speculative at this time. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential

development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

All new development projects in the city are subject to the requirements of National Pollutant Discharge Elimination System (NPDES) Stormwater Permit No. CAS0612005 issued by Order No. R2-2003-0034 on April 16, 2003, and amended by Order R2-2007-0026 on March 14, 2007, enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The City's Grading, Erosion Control, and Creekside Development Ordinance (Municipal Code Chapter 15.12) establishes administrative procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. The ordinance requires that prior to grading activities, a detailed set of plans be developed that include measures to minimize erosion, sediment, and dust created by improvement activities. Compliance with the provisions of the NPDES and the City's Grading, Erosion Control, and Creekside Development Ordinance would reduce the impacts of future residential development. Therefore, water quality and waste discharge impacts would be less than significant.

b) No Impact. As discussed under **a, f)** above, the proposed Housing Element does not identify any specific development or grant any entitlements for development. Furthermore, the City of Suisun City does not use groundwater for its municipal water supply. Therefore, there would be no impacts.

c-e) Less Than Significant Impact. The proposed Housing Element encourages the development of a range of housing types at varying affordability levels in Suisun City. These residential developments could degrade water quality and deplete groundwater supplies. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could therefore exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. However, the proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Future residential development projects will require compliance with General Plan policies related to hydrology and water quality and Zoning Ordinance requirements associated with creeks and other natural drainage courses/tributary standards. In addition, all new development projects in the city are subject to the requirements of NPDES Stormwater Permit No. CAS0612005 issued by Order No. R2-2003-0034 on April 16, 2003, and amended by Order R2-2007-0026 on March 14, 2007, to the Fairfield-Suisun permittees to discharge stormwater runoff from storm drains and watercourses within their jurisdictions. The permit requires that the City impose water

quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is the implementation of the Stormwater Quality Improvement Plan (SQIP) for the City, which consists of six minimum control elements and requires stormwater quality treatment and/or best management practices (BMPs) in project design for both construction and operation. Several regulations/procedures are in place that implement the SQIP, including construction standards and the Grading, Erosion Control, and Creekside Development Ordinance (Municipal Code Chapter 15.12). This ordinance establishes administrative procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. The ordinance requires that prior to grading activities, a detailed set of plans be developed that include measures to minimize erosion, sediment, and dust created by improvement activities. Compliance with the provisions of the NPDES, best management practices, and the City's Grading, Erosion Control, and Creekside Development Ordinance would reduce the impacts of future development.

Therefore, the proposed Housing Element would not result in significant impacts to drainage or runoff, as no development is proposed and future development envisioned by the Housing Element would be subject to the regulations discussed above.

g-h) Less Than Significant Impact. Portions of the city are located within the FEMA-designated 100-year flood zone. However, as discussed above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future development projects would be subject to General Plan policies that restrict the placement of any development on land subject to flooding in a 100-year event (Policies 8 and 11 of the General Plan Safety Element). Therefore the proposed Housing Element would not place structures within a 100-year flood zone, and impacts would be less than significant.

i) No Impact. The city is located downstream of several small existing dam structures. In California, the Department of Water Resources, Division of Dam Safety is responsible for ensuring that all dams meeting certain criteria must satisfy stringent design criteria covering all possible conditions that could affect the dam, including earthquakes and flood events, without considering probability factors. Therefore, dams are designed to withstand the largest and strongest earthquake that could conceivably affect them. Similarly, dams are required to withstand the largest possible flood that could occur, which is referred to as the maximum probable flood. Since future development projects associated with the proposed Housing Element would not otherwise affect the structural integrity of an existing dam's structure or substantially add to the risk of dam failure, no impact is expected to occur.

j) No Impact. Tsunamis originating in the Pacific Ocean would dissipate in the San Francisco Bay, thereby posing a negligible hazard to the city because of its inland location. Seiches could occur in Hill Slough and Grizzly Bay; however, based on the shallow depths of these waterbodies, the risk of a seiche of sufficient magnitude to severely affect the city is low enough to be considered less than significant. Given the city's level topography and the substantial distance from any major topographic features, there is little risk of mudflow. Therefore, no impacts would occur.

X. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Suisun City is characterized by a wide range of existing land uses, consisting primarily of residential and commercial/retail uses. In addition, there are office uses, industrial uses, agricultural uses, and public/private recreation and natural preserve uses. Institutional uses such as schools, churches, and other public entities are also present in the city.

Discussion/Conclusion

a-b) Less Than Significant Impact. The Housing Element is consistent with the land uses envisioned in the General Plan and would not remove policies that currently protect environmental resources. The Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City’s Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, land use impacts would be less than significant.

c) No Impact. In March 1999, the US Fish and Wildlife Service (USFWS), in accordance with Section 7 of the federal Endangered Species Act (ESA) of 1973 (as amended), issued a Biological Opinion regarding the Solano Project Water Service Contract Renewal between the US Bureau of Reclamation and the Solano County Water Agency (SCWA). The Solano Project is the reclamation project that makes water available to the SCWA and its contractors. The SCWA

delivers Solano Project water in accordance with its eight member agency contracts. The member agencies include the City of Suisun City. The 25-year contract between the US Bureau of Reclamation and the SCWA provides for continued delivery of Solano Project water for agricultural, municipal, and industrial purposes throughout the SCWA contract service area. In response to the USFWS Biological Opinion, the Solano Habitat Conservation Plan (HCP) was drafted. The purpose of the HCP is to promote the conservation of biological diversity and the preservation of endangered species and their habitats consistent with the recognition of private property rights; provide a healthy economic environment for citizens, agriculture, and industries; and allow the ongoing maintenance and operation of public and private facilities in Solano County. Suisun City is located within the HCP.

Allowable activities in the HCP include the construction of new buildings and associated infrastructure. The Solano HCP requires new development to provide fee payments to preserve habitat elsewhere in the plan boundaries. All future residential development occurring in the city would be considered pursuant to the requirements of the Solano HCP on a case-by-case basis following submittal of a specific development proposal. Therefore, the proposed Housing Element would have no impact on the Solano Habitat Conservation Plan.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Solano County is rich in a number of nonfuel mineral resources. Mineral resources mined or produced in Solano County include mercury, sand and gravel, clay, stone products, calcium, and sulfur. Known mineral resource zones (MRZs) are located to the northeast of Vallejo, to the south and southeast of Green Valley, in areas south and east of Travis Air Force Base, and in pockets located in both Vacaville and Fairfield. Stone, gravel, sand, and clay mines are spread out around Solano County. Most of the mercury mines are clustered in or near the Sulfur Springs Mountain Range east of Vallejo. MRZs are classified by the State Geologist on the basis of geologic factors and fall into one of four general classifications (MRZ-1 through MRZ-4). MRZ-3 zones occur throughout Solano County, while only one MRZ-2 zone is mapped near Vallejo and Benicia. MRZ-2 zones have the highest probability of having significant mineral deposits, while MRZ-3 zones are likely to have mineral deposits that may or may not be significant.

Discussion/Conclusion

a-b) No Impact. No significant mineral resources have been identified in Suisun City, nor does the city contain any mineral extraction activities. The city is not designated as containing any minerals of regional or local importance. Therefore, no impact to mineral resources would occur.

XII. NOISE	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The major noise sources in the city consist of heavy rail traffic along the Union Pacific Railroad, auto and truck traffic on State Route 12, and aircraft flight activities at Travis Air Force Base. An average train operating on railroad tracks produces a Sound Exposure Level (SEL) of approximately 105 decibels (dB) with usage of the warning horn, and approximately 100 dB without the usage of the horn, at a distance of 100 feet. Residential and other noise-sensitive uses adjacent to area roadways are affected by traffic noise, especially those areas with no soundwalls adjacent to the roadway. Development adjacent to State Route 12 is affected by highway noise. The level of noise associated with aircraft from Travis Air Force Base varies throughout the city.

Noise sources associated with service commercial uses, such as automotive repair facilities, wrecking yards, fire installation centers, car washes, and loading docks, are found at various locations in the city. The noise emissions of these types of uses are dependent on many factors and are therefore difficult to quantify precisely. There are also several park and school uses in the city. Noise generated by these uses depends on the age and number of people utilizing the respective facility and the types of activities they are engaged in. School playing field

activities tend to generate more noise than those of neighborhood parks, as the intensity of school playground usage tends to be higher. At a distance of 100 feet from an elementary school playground being used by 100 students, average and maximum noise levels of 60 and 75 dB, respectively, can be expected.

Discussion/Conclusion

a–d) *Less Than Significant Impact.* The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the City General Plan. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to noise and vibration standards. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be less than significant.

e–f) *Less Than Significant Impact.* As discussed under **a–d)** above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would expose people to excessive noise levels. Future development projects would be subject to General Plan policies regarding noise from transportation sources, including aircraft in flight. Therefore, impacts would be less than significant.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Suisun City is located between Fairfield and the Suisun Marsh. It is bounded by Fairfield on the north and west, the Suisun Marsh on the south, and Travis Air Force Base on the east. These bordering entities substantially limit the ability of Suisun City to grow in land area. Despite these constraints, the city's population has grown rapidly over the last three decades, from 2,917 people in 1970 to 26,118 people in 2000 and 28,548 people in 2014 (DOF 2014a). ABAG estimates that by 2030 the population of the City could be 33,162. Population growth in Suisun City is expected to be slow due to constraints on physical expansion imposed by neighboring communities and the Suisun Marsh.

Discussion/Conclusion

a) *Less Than Significant Impact.* The proposed Housing Element contains housing goals intended to encourage housing to meet Suisun City's affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development proposals, nor does it grant any entitlements for development that would induce population growth. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, growth-inducing impacts would be less than significant.

b-c) *No Impact.* The proposed Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet Suisun City's housing needs. Implementation of the Housing Element would not displace or decrease housing units in the city. Therefore, no impact would occur.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The Suisun City Fire Department provides fire protection in Suisun City. The Fire Department currently has one station that also serves as headquarters, located at 621 Pintail Drive. The Fire Department provides fire protection and emergency services, including fire suppression, medical response, and response to natural and human-caused disasters.

The Suisun City Police Department provides police protection in Suisun City. The Police Department is headquartered at 701 Civic Center Boulevard. The Police Department also operates a substation in Petersen Ranch in the northern part of the city. Programs in the department include the youth services division, school resource officer, investigations unit, traffic unit, a code enforcement officer, and a crime prevention specialist. The Police Department also has a Boating Enforcement Unit that consists of two boats and two personal watercraft. The Boating Enforcement Unit patrols the waterways in Suisun City and nearby waterways in unincorporated Solano County, pursuant to an agreement with the Solano County Sheriff's Office and the US Coast Guard. The Solano County Sheriff's Office provides additional support services to the City under a Memorandum of Understanding.

The Fairfield-Suisun City Unified School District provides public school services in Suisun City. The district boundaries encompass the all of Suisun City and Fairfield. Currently, the district operates 29 schools: 19 elementary schools, 4 middle schools, 4 high schools, 1 alternative education school, and 1 adult school.

Park and recreation services in the city are discussed under the Recreation subsection below.

Discussion/Conclusion

α-e) Less Than Significant Impact. The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Additionally, future residential development projects will require compliance with General Plan policies related to the provision of public services. Therefore, impacts associated with an increased demand for public services would be less than significant.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The Recreation and Community Services Department provides parks and recreation services to the Suisun City community. The department plans and designs new parks; owns, operates, and maintains parks and community centers; and offers recreation programs.

Discussion/Conclusion

a-b) Less Than Significant Impact. Future residential development consistent with the proposed Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development proposals, nor does it grant any entitlements for development that would result in an increase demand for park and recreational facilities. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Since there are no specific proposed residential developments, the demand and requirements for specific parkland acreages, park facilities, financing, and timing associated with the proposed Housing Element cannot be established at this time.

While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts to park and recreation facilities and services would be less than significant.

XVI. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Roadways are the primary existing transportation facilities in the city. The existing roadway network consists of a highway, thoroughfares, arterials, collectors, and local streets. Existing bicycle, pedestrian, and transit facilities are also present in the city, as well as railroads and related facilities that are generally used for movement of goods. The following are some of the major roadways in the city limits: State Route 12, Pennsylvania Avenue, Sunset Avenue, Marina Boulevard, Railroad Avenue, Pintail Drive, and Walters Road.

There are no airports within the existing city limits; however, the City Planning Area falls within the Comprehensive Land Use Plan (CLUP) area of Travis Air Force Base.

Intercity bus service is currently provided by Greyhound Lines, BARTlink, CityLink, and the Fairfield/Suisun City Transit Service.

Discussion/Conclusion

a-b) Less Than Significant Impact. The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs. Subsequent residential development projects could result in an increase in traffic on city roadways and a decrease in level of service (LOS) on those roadways. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts associated with an increased demand for public services would be less than significant.

c) No Impact. There are no public or private airports or airstrips located in the city. Therefore, no impact would occur relative to an increase in air traffic.

d-f) Less Than Significant Impact. As discussed under **a-b)** above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. Future residential development projects will require compliance with General Plan policies related to traffic and circulation. Therefore, impacts would be less than significant.

g) Less Than Significant Impact. As discussed under **a-b)** above, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to alternative transportation. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances supporting alternative transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The Fairfield-Suisun Sewer District (FSSD) provides wastewater collection and treatment for the Cities of Fairfield and Suisun City. The City of Suisun City also provides wastewater collection. The FSSD owns and operates all sewer lines of 12 inches or greater in diameter, while the City owns and operates all sewer lines of less than 12 inches in diameter. Each entity operates pump stations on its sewer lines. The FSSD-operated portion of the collection system includes a total of approximately 340,000 linear feet (64 miles) of gravity sewer ranging from 12-inch to 48-inch diameter. The FSSD operates a tertiary treatment facility at 1010 Chadbourne Road in the southern portion of Fairfield.

The Suisun-Solano Water Authority (SSWA) is a joint powers authority between the City of Suisun City and the Solano Irrigation District (SID). Both Suisun City and the SID contract with the Solano County Water Agency for water supplies from the federal Solano Project. The Solano County Water Agency is the contracting agency with the US Bureau of Reclamation for water supplies from the Solano Project. Suisun City has entitlements to water from the State Water Project. The SSWA's two sources of available water supply are the Solano Project and the State Water Project. Water sources available to the City include a maximum yield 1,600 acre-feet of water.

The Solano Garbage Company provides contract waste hauling services to residences and businesses in Suisun City.

a-b), d-e) Less Than Significant Impact. Future residential development in the city would require adequate municipal wastewater service and adequate domestic municipal water service, including adequate water supplies and wastewater treatment capacity. Increased demand for wastewater and water service can also result in exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or expansion of existing facilities. The proposed Housing Element includes policies designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Therefore, impacts associated with a significant increase in demand for wastewater and water services would be less than significant.

c) Less Than Significant Impact. The future development of housing consistent with the 2015–2023 Housing Element could increase runoff and alter normal drainage patterns on project sites. As discussed under **a-b), d-e)** above, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development in the city would be subject to further CEQA review. Therefore, impacts associated with the construction of new stormwater drainage facilities or the expansion of existing facilities are considered less than significant.

f-g) Less Than Significant Impact. As discussed under **a-b), d-e)** above, the proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs but does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Solid waste collection and disposal for single-family and multi-family residential units would be serviced by the current private hauler, currently the Solano Garbage Company. The landfill serving the city has permitted capacity to serve future development consistent with the General Plan. AB 939 and the County Integrated Waste Management Plan, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Therefore, solid waste impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

a, c) Less Than Significant Impact. The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include specific development proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment or to adversely affect human beings. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan and that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development is required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.

b) Less Than Significant Impact. As discussed above, the proposed Housing Element is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be less than significant.

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RESOLUTION NO. PC15-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN
CITY RECOMMENDING CITY COUNCIL ADOPTION OF THE
2015-2023 HOUSING ELEMENT UPDATE**

WHEREAS, the Planning Commission at its regular meeting of April 28, 2015, held a public hearing to review the 2015-2023 Housing Element Update and recommended City Council adoption of the 2015-2023 Housing Element Update; and

WHEREAS, notices for the public hearing were published in the Daily Republic on April 18, 2015, for the Planning Commission public hearing; and

WHEREAS, based on evidence presented at the Public Hearing by City staff, and the public, the following Findings are hereby made:

1. That the Suisun City Housing Element is drafted in accordance with State housing laws, California Government Code Sections 65580-65589.8 as required.
2. That public hearing was held in accordance with State requirements.
3. That the Housing Element is consistent with the Goals, Objectives, and Policies of the General Plan and Zoning Ordinance. Once certified, the City shall work toward implementation of the necessary programs.
4. That the Housing Element will not be detrimental to the public health, safety, and general welfare.
5. An Initial Study/Negative Declaration was prepared for the project and found to be the appropriate environmental document as it relates to the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Suisun City hereby recommends City Council adoption of the 2015-2023 Housing Element Update.

PASSED AND ADOPTED by the Planning Commission of the City of Suisun City at a Regular Meeting duly held on Tuesday, the 28th of April 2015, by the following vote:

AYES:	Councilmembers	_____
NOES:	Councilmembers	_____
ABSTAIN:	Councilmembers	_____
ABSENT:	Councilmembers	_____

WITNESS my hand and the seal of the City of Suisun City this 28th day of April 2015.

Anita Skinner, Commission Secretary

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 13, 2015

Mr. John Kearns, Associate Planner
Development Services Department
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

Dear Mr. Kearns:

RE: City of Suisun City's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting Suisun City's draft housing element update that was received for review on January 20, 2015, along with additional revisions received on March 5, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on February 10, 2015, with you, Mr. Jason Garben, Development Services Director, and the City's consultants, Ms. Jennifer Gastelum and Ms. Courtney Wood of PMC.

The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts in preparation of the housing element and looks forward to receiving Suisun City's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

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PLANNING DEPT
CITY OF SUISUN CITY, CA

*Serious Drought.
Help save water!*

April 14, 2015

SOLGEN102

Mr. John Kearns
City of Suisun
701 Civic Center Boulevard
Suisun, CA 94585

Dear Mr. Kearns:

City of Suisun City 2015-2023 Housing Element- Negative Declaration (ND)

The Local Development-Intergovernmental Review Program reviews land use projects and plans to ensure consistency with our mission and State planning priorities of infill, conservation, and efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The following comments are based on the ND. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

Lead Agency

As the lead agency, the City is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

Traffic Impact Fees

We appreciate your early coordination to consult with us on this plan, and commend you on your Traffic Impact Project Fees program to help fund public work projects.

Please refer to the California Office of Planning and Research (OPR) *2003 General Plan Guidelines* which suggest that estimates for the cost of needed improvements, expansion, and maintenance, and to also identify viable sources of funding, correlated with the pace of improvements.

Mr. John Kearns. City of Suisun
April 14, 2015
Page 2

Traffic Impact Fee contributions should be used to help fund regional transportation programs that improve the transportation system to lessen future traffic congestion, improve mobility by reducing time delays, and maintain reliability on major roadways throughout the San Francisco Bay Area. Please also consider a Multimodal fee to improve transit thereby reducing delays on State facilities; this would not only benefit the region but also reduce queuing on local roadways caused by highway congestion.

Vehicle Trip Reduction

We also recommend reviewing Metropolitan Transportation Commission's (MTC) Regional Transportation Plan / Sustainable Community Strategy which identifies transportation system performance targets. These include the increase of non-auto mode share by 10 percentage points and a decrease auto vehicle-miles-traveled (VMT) per capita by 10 percent (10), in order to reduce greenhouse gas emissions.

We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the State Highway System. These policies could include lower parking ratios, car-sharing programs, bicycle parking and showers for employees, and providing transit passes to residents and employees, among others. For information about parking ratios, see the Metropolitan Transportation Commission (MTC) report *Reforming Parking Policies to Support Smart Growth* or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.

Should you have any questions regarding this letter, please call Keith Wayne at 510-286-5737 or keith_wayne@dot.ca.gov.
Sincerely,



PATRICIA MAURICE
Acting District Branch Chief
Local Development - Intergovernmental Review