MITIGATED NEGATIVE DECLARATION
(ER2017-19)

LEAD AGENCY: City of Fairfield

NAME OF PROJECT: Gold Hill Village 3

FILE NUMBER: GPA2017-2, ZC2017-2, ER2017-19, TS2017-3, DR2017-6, DR2017-7

PROJECT SPONSOR: Kris Kamerzell, Discovery Builders

PROJECT LOCATION: The project is located at the northeast corner of the Gold Hill and Lopes Road intersection in the southwest corner of the City of Fairfield planning area known as Cordelia. Interstate 680 is located immediately to the east of the site and separates the project site from the Suisun Marsh. The southwest corner of the project site is directly adjacent to an existing commercial gas station facility. Residential development is located to the north, west and south of the site.

PROJECT DESCRIPTION: The project proposes to change the General Plan land use designation of the site from Mixed Use to Low Medium Density Residential and rezone the site from Community Commercial to Low Medium Density Residential to develop a 79-unit single-family residential subdivision on 11.44 acres located at the northeast corner of the Gold Hill and Lopes Road intersection (APNs: 0180-080-290,-320, -330). The project includes 17 detached units and 62 attached or "duet" units, 2 bio-retention basins and associated landscaping and infrastructure improvements.

ENVIRONMENTAL EFFECTS: Based upon an initial study prepared for the project, it has been determined that the project may have the following significant environmental impacts, but with the mitigation measures, the potential impacts will be avoided or reduced to insignificant levels.

AQ AIR QUALITY

Impact AQ-1: Construction

Construction activities would generate exhaust emissions from vehicles/equipment and fugitive particulate matter emissions that would affect local air quality. Construction dust could be generated at levels that would create an annoyance to nearby properties. Because of the prevailing winds that affect the area, generation of dust during grading and construction activities is a potential significant impact of the project.

Mitigation AQ-1: Construction

To mitigate these potential impacts to less-than significant levels, the City will require the Enhanced Control Measures identified as acceptable by the BAAQMD Guidelines including the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

9. Sweep as needed (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.

10. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

11. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.

12. All contractors shall use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines. Idling time of diesel powered construction equipment shall be limited to two minutes.

13. All diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent.

14. All diesel-powered portable equipment (i.e., air compressors, concrete saws, forklifts, and generators) operating on the site for more than two days shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent.

15. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

16. Limit the area subject to excavation, grading, and other construction activity at any one time.

BIO BIOLOGICAL RESOURCES

Impact BIO-1: Nesting and Migratory Birds

Impacts to nesting bird species, protected by the federal Migratory Bird Treaty Act (MBTA) of 1918 and Fish and Game Code of California, may occur during construction near the walnut tree on the property and the adjacent trees within the Caltrans right of way.

Mitigation Measure BIO-1: Nesting and Migratory Birds

If construction is proposed between January 31 and August 31, a qualified biologist must conduct a nesting bird survey not more than 7 days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to (100 feet) of the Project Site.

The preconstruction survey(s) shall focus on identifying any raptors and/or passerines nests that may be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final report of the findings, prepared by a qualified biologist, shall be submitted to the City of Fairfield prior to construction-related activities that have the potential to disturb any active nests during the nesting season. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA.

CR CULTURAL RESOURCES

Impact CR-1: Archaeological Resources

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

Mitigation Measure CR-1: Archaeological Resources

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

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

Impact CR-2: Archaeological Remains

Archaeological remains could be discovered during grading and potentially significant impacts could result to as-yet-unidentified archaeological remains at the construction stage.

Mitigation Measure CR-2: Archaeological Remains

If archaeological remains are discovered during grading activities, work within 25 feet of the discovery will be redirected and the County Coroner notified immediately. At the same time an Archeologist will be contacted to assess the situation. If human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the City of Fairfield and the Northwest Information Center.

GEO GEOLOGY AND SOILS

Impact GEO-1: Paleontological Resources

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

Mitigation Measure GEO-1: Paleontological Resources

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

GHG GREENHOUSE GAS

Impact GHG-1: Greenhouse Gas

Operational related GHG emissions exceed the threshold of significance established by the BAAQMD for single-family development projects and contribute to the cumulative increase in greenhouse gas emissions.

Mitigation Measure GHG-1: Greenhouse Gas

The following measures shall be implemented into project construction and design:

Energy Efficiency Measures

1. Building design shall be energy efficient;
2. Efficient lighting and lighting control systems shall be installed in the project. Daylight shall be used as an integral part of lighting systems in buildings;
3. Light colored "cool" roofs, cool pavements, and strategically placed shade trees shall be installed;
4. Energy efficient heating and cooling systems, and equipment, and control systems shall be installed in the project. HVAC duct sealing and tank-less water heaters shall be required; and
5. Project shall only use low VOC paint on all interior and exterior surfaces.

Water Conservation and Efficiency Measures

6. Developer shall comply with the City's Water Efficient Landscape Ordinance which requires water-efficient landscaping and irrigation systems and devices shall be installed;
7. Project shall comply with the City of Fairfield's Water Conservation Programs. All buildings shall be designed to be water-efficient. Water-efficient fixtures and appliances shall be installed; and
8. The project developer shall implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment.

Solid Waste Measures

9. Construction and demolition waste shall be reused and recycled (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); and
10. Interior and exterior storage areas shall be provided for recyclables and green waste; adequate recycling containers shall be located in public areas.

N Noise

Impact N-1: Exterior Areas

The proposed Gold Hill Village 3 Residential Development project site will be exposed to future traffic noise exposure in excess of the City of Fairfield exterior traffic noise level standards applied to residential developments.

Mitigation Measure N-1: Exterior Areas

At the lots nearest to Interstate 680, Lots 1-6, satisfying the City of Fairfield normally acceptable exterior noise level standard of 60 dB Ldn may be infeasible due to required barriers heights in excess of 14 feet. The resulting recommended noise barrier heights along the property line nearest to Interstate 680 range from 8 to 11 feet in height and have been illustrated on Figure 2 of the Environmental Noise Assessment. After consideration of the shielding provided by the recommended noise barriers, predicted future traffic noise levels within the backyards of Lots 1-7 would be 62-65 dB Ldn, satisfying the City's conditionally acceptable exterior noise level of 65 dB Ldn. Within the backyards of Lots 8-18, predicted future traffic noise levels within the backyards would be 60 dB Ldn or less, satisfying the City's normally acceptable exterior noise level standard of 60 dB Ldn.

Barriers measuring 6 feet in height along Gold Hill Road and Lopes Road would result in satisfaction of the City's conditionally acceptable exterior noise level standard of 65 dB Ldn. The 6-foot tall barriers would be consistent with the barriers constructed for the existing residential development to the south. In order to satisfy the City's normally

acceptable exterior noise level standard of 60 dB Ldn, barriers measuring 7 feet and 8 feet in height would be required along Lopes Road and Gold Hill Road, respectively.

Traffic noise barriers shall be constructed at the locations indicated on Figure 2 of the Environmental Noise Assessment prepared for the project. Noise barriers ranging in height from 6 to 11 feet relative to backyard elevation will result in the satisfaction of the City of Fairfield exterior noise level standards. Suitable materials for the traffic noise barrier include solid masonry and precast concrete panels.

Impact N-2: Emergency Vehicle Access

The project proposes an emergency vehicle access (EVA) along Gold Hill Road. Because the EVA would require an opening in the continuous noise barrier along Gold Hill Road, it is recommended that the noise barriers extend along the sides of the Lot 18 and 26 backyards in order to limit the flanking of traffic noise into the noise-sensitive backyards. The project applicant proposes the construction of a wood fence at the noise barrier extension locations. The noise barrier extension locations are illustrated on Figure 2 of the Environmental Noise Assessment. The wood fence would provide the necessary traffic noise attenuation provided the slats overlap by a minimum of 2 inches and are screwed into the framing.

Mitigation Measure N-2: Emergency Vehicle Access

The proposed 6-foot tall wood fence noise barrier extensions along the Gold Hill Road emergency vehicle access location (Lots 18 and 26), shall be constructed such that the slats overlap by a minimum of 2 inches and are screwed into the framing. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.

Impact N-3: Interior Areas

The proposed Gold Hill Village 3 Residential Development project site will be exposed to future traffic noise exposure in excess of the City of Fairfield interior traffic noise level standards applied to residential developments. The predicted future Ldn values at the first-floor facades of the project residences nearest to Interstate 680, Gold Hill Road, and Lopes Road would be approximately 78 dB, 68 dB, and 67 dB, respectively. Due to reduced ground absorption of sound at elevated locations, traffic noise levels are expected to be approximately 3 dB higher at upper-floor facades than first-floor locations. Standard residential construction (wood siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open.

After consideration of the shielding provided the recommended noise barriers, first-floor facades of residences within the development are expected to be exposed to future traffic noise levels of less than 65 dB Lctn. Therefore, standard construction (STC-27 windows)

would be acceptable for shielded first-floor facades. However, at elevated (unshielded) second-floor facades, standard construction would fail to provide the required noise reduction. In addition to the recommended window upgrades, mechanical ventilation (air conditioning) should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Mitigation Measures N-3: Interior Areas

1. The recommended window ratings within the development shall range from the standard rating of STC-27 up to a rating of STC-38. The recommended window upgrades are applicable to all windows from which the either Highway 680, Lopes Road, or Gold Hill Road would be visible. The window STC ratings required to achieve satisfaction with the city's 45 dB Ldn interior traffic noise level standard are summarized in Table 5 and illustrated in Figure 2 of the Environmental Noise Assessment. The recommended window upgrade locations shall be in accordance with Table 5 and Figure 2 of the Environmental Noise Assessment.

2. Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Impact N-4: Commercial Area

A portion of the project site is located immediately adjacent to an existing commercial use. Specifically, an existing gas station is located adjacent to proposed Lots 30-33 and 39-42. The primary noise source during the measurements was attributed to traffic noise generated from Lopes Road with limited activity at the adjacent parking lot. Due to the proposed interface between residential and commercial uses, a 6-foot tall noise barrier is recommended along the rear of the adjacent lots. The location of the recommended noise barrier is illustrated on Figure 2 of the Environmental Noise Assessment.

Mitigation Measure N-4: Commercial Area

A 6-foot tall noise barrier, as illustrated on Figure 2 of the Environmental Noise Assessment, shall be constructed along the shared property line of the existing adjacent commercial use and the proposed residential lots. The noise barrier shall be a solid masonry wall. The recommended noise barrier will ensure satisfaction with the City of Fairfield's non-transportation exterior noise level standards within the adjacent outdoor activity areas (backyards).

TR TRIBAL CULTURAL RESOURCES

Impact TRI-1: Cultural Resources

Tribal cultural resources could be discovered during ground disturbance activities.

Mitigation Measure TRI-1: Cultural Resources

Implementation of Mitigation Measures CR-1 and CR-2 would ensure that potential impacts related to previously undiscovered historic or archaeological resources and human remains would be less than significant. In the event that tribal cultural resources are discovered during ground disturbance activities, ground disturbance activities shall cease and the Yocha Dehe Wintun Nation shall be immediately notified. Cultural monitors from the Yocha Dehe Wintun Nation shall be on site during remaining development and ground disturbance activities, including backhoe trenching and excavation, to ensure such activities do not negatively impact cultural resources.

DETERMINATION: On January 21, 2019, the City Council of the City of Fairfield determined that the proposed project, as submitted, will not have a significant effect on the environment, including any adverse effect, either individually or cumulatively on wildlife resources.

The Initial Study was prepared by the Community Development Department, City of Fairfield. A copy of the Initial Study is attached. Additional information may be obtained at the Community Development Department, Fairfield City Hall, 1000 Webster Street, Second Floor, Fairfield, California 94533.

_____
STEFAN T. CHATWIN, CITY MANAGER

ATTEST:

_____
CITY CLERK