EXECUTIVE SUMMARY

Purpose

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the proposed Suisun Logistics Center Project (State Clearinghouse No. 2021010044). This document is prepared in conformance with CEQA (Public Resources Code [PRC] § 21000, *et seq*.) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et se*q.).

The purpose of this Draft EIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Location

The 167.43-acre project site is located in unincorporated Solano County, California, within the existing Suisun City Sphere of Influence (SOI). The project site is bounded by a service station and Walters Road (west), Petersen Road (north), grazing land (east), and State Route (SR) 12 (south).

Project Description

The applicant, Buzz Oates Construction, Inc., proposes to develop 2.1 million square feet of light industrial warehouse uses on approximately 120 acres. The remaining 47 acres would be preserved as open space. The entire project site and the full right-of-way of Petersen Road abutting the project site would be annexed into the Suisun City limits.

Six buildings ranging from 145,397 to 644,782 square feet would be developed on-site. Each building would provide docks, grade level roll-up doors, and trailer parking stalls. The facility would be enclosed with a secure perimeter and access would be restricted to authorized users. Refer to Chapter 2, Project Description for a comprehensive description of the proposed project.

Project Objectives

The underlying purpose of the proposed project is to develop a high-quality financially feasible project that is responsive to market demands and supports a comprehensive range of benefits, which may include preservation of open space, increased local employment, improved transportation infrastructure, and sustainable and healthy development measures for the surrounding community.

The specific objectives of the proposed project are to:

1. Promote economic growth through new capital investment, expansion of the tax base, creation of new employment opportunities, and payment of development fees.
2. Develop compatible land uses near Travis Air Force Base in the interests of avoiding interference with military operations and furthering the objectives of the Travis Sustainability Study.
3. Attract new employment-creating industries to Suisun City that generate new tax revenue and minimize demands on City services.
4. Improve Suisun City's jobs-housing ratio by locating new employment opportunities near residential areas.
5. Continue the orderly development of the eastern gateway of Suisun City with a well-designed project.
6. Further the goals and policies of the City of Suisun City General Plan by developing land contemplated to support urban development to its highest and best use.
7. Preserve the most biologically sensitive portions of the project site as open space.
8. Install circulation improvements along Walters Road and Petersen Road that provide efficient ingress and egress to the proposed project while also ensuring these facilities operate at acceptable levels.
9. Promote public safety by incorporating security measures into the project design.
10. Mitigate impacts on the environment through implementation of feasible mitigation measures.

Significant and Unavoidable Adverse Impacts

The proposed project would result in the following significant and unavoidable impacts:

- **Views from Peterson Road:** The proposed project would impact views of Potrero Hills from a segment of Peterson Road. The project has been designed, however, to retain some intermittent views for any passersby who might be inclined toward viewing Potrero Hills from their moving vehicle. Despite views of Potrero Hills being fleeting and partially obstructed, and despite the non-mandatory nature of the applicable policy, views from the approximate 0.5-mile stretch of Peterson Road along the project site would be degraded in a manner that may be considered substantially adverse by certain individuals. As a result, this direct and cumulative impact is considered potentially significant, with no known feasible mitigation to lessen it.
- **Consistency with Air Quality Management Plan:** The proposed project would emit criterial pollutants during construction and operations that would exceed adopted thresholds and, thus, be inconsistent with regional air quality planning assumptions. Mitigation is proposed requiring emissions reduction measures. However, after implementation of feasible mitigation, criterial pollutant would still exceed adopted thresholds. The residual significance of this impact is significant and unavoidable.

- **Cumulative Criteria Pollutant Emissions:** The proposed project would emit criterial pollutants during construction and operations that would exceed adopted thresholds. Mitigation is proposed requiring emissions reduction measures. However, after implementation of feasible mitigation, criterial pollutant emissions would still exceed adopted thresholds. The residual significance of this impact is significant and unavoidable.
- **Special-Status Species:** The proposed project would result in adverse impacts to the pappose tarplant. Mitigation is proposed requiring either salvaged seeds to be provided to a mitigation bank or the purchase of credits at a mitigation bank. However, there is uncertainty regarding whether mitigation banks would accept salvaged seeds or have credits available for purchase and, therefore, the residual significance of this impact is significant and unavoidable.
- **Greenhouse Gas Emissions:** The proposed project would emit greenhouse gas (GHG) emissions during construction and operations that would exceed adopted thresholds. Mitigation is proposed requiring emissions reduction measures. However, after implementation of feasible mitigation, operational and cumulative GHG emissions would still exceed adopted thresholds. The residual significance of this impact is significant and unavoidable.
- **Vehicle Miles Traveled:** The proposed project's Vehicle Miles Traveled (VMT) per employee would exceed adopted thresholds. Mitigation is proposed requiring implementation of transportation demand management measures. However, because the lead agency cannot assure that the transportation demand measures would reduce VMT, the residual significance of this impact is significant and unavoidable.

Summary of Project Alternatives

Below is a summary of the alternatives to the proposed project considered in Chapter 5, Alternatives to the Proposed Project.

No Project Alternative

The project site would remain undeveloped for the foreseeable future and no development would occur.

Reduced Density Alternative

A 1.55-million-square-foot logistics center would be developed on the project site, which represents a 25 percent reduction in square footage relative to the proposed project. The layout and project boundaries would remain the same as the proposed project.

Buildings A, B, and C Alternative

Buildings A, B, C which total 544,965 square feet, would be developed on 67 acres. The remaining 100 acres of the project site would remain undeveloped. The Buildings A, B, C Only Alternative is the Environmentally Superior Alternative.

Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the proposed project was issued on January 6, 2021. The NOP describing the original concept for the proposed project and issues to be addressed in the Draft EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from January 6, 2021, through February 4, 2021. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utilities and Service Systems

Disagreement Among Experts

This Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City of Suisun City is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the Draft EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision-makers to make an informed judgment about the environmental consequences of the proposed project.

Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Draft EIR:

- Air Pollution
- Biological Resources
- Greenhouse Gas Emissions
- Land Use Compatibility
- Transportation
- Water Supply

It is also possible that evidence will be presented during the 45-day, statutory Draft EIR public review period that may create disagreement. Decision-makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision-makers are not obligated to select the most environmentally preferable viewpoint. Decision-makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision-makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments. However, decision-makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

Public Review of the Draft EIR

Upon completion of the Draft EIR, the City of Suisun City filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Suisun City offices and the Suisun City Library. The address for each location is provided below:

City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585
Hours: Monday–Thursday: 9:00 a.m. to 5:00 p.m.

Joseph A. Nelson Center
611 Village Drive
Suisun City, CA 94585
Hours: 9:00 a.m. to 5:00 p.m.

Suisun City Library
601 Pintail Drive
Suisun City, CA 94585
Hours: 9:00 a.m. to 6:00 p.m. (Mondays and Wednesdays; 9:00 a.m. to 8:00 p.m. Tuesdays and Thursdays; and 9:00 a.m. to 5:00 p.m. Fridays and Saturdays)

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

By Mail: City of Suisun City
Attn: Jim Bermudez
Development Services Director
701 Civic Center Boulevard
Suisun City, CA 94585

By Email: jbermudez@suisun.com

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the City of Suisun City on the proposed project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the proposed project.

Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this Draft EIR. Table ES-1 is included in the Draft EIR as required by CEQA Guidelines Section 15123(b)(1).This Draft EIR also evaluates three potential alternatives that may reduce impacts associated with the proposed project. The No Project Alternative, Reduced Density Alternative, and Buildings A, B, C Only Alternative are discussed in Chapter 5 of this Draft EIR. Table 5-5, Summary of Alternatives, provides a comparison of each alternative to the proposed project and identifies alternatives that would reduce the proposed project's potentially significant impact. Consistent with CEQA Guidelines Section 15123(b)(1), the impacts that could be reduced by an alternative to the proposed project are summarized below.

The No Project Alternative would avoid all of the proposed project's significant impacts.

The Reduced Density Alternative would lessen the severity of, but would not avoid, the significant and unavoidable aesthetic, air quality, GHG emissions, biology, and transportation impacts associated with the proposed project. Additionally, the Reduced Density Alternative would lessen the severity of several of the significant impacts that can be reduced to a level of less than significant with mitigation (e.g., biological resources, cultural resources, hydrology and water quality, and noise).

The Buildings A, B, C Only Alternative would lessen the severity of, but would not avoid, the significant and unavoidable aesthetic, air quality, GHG emissions, impacts to pappose tarplant, and transportation impacts associated with the proposed project. Additionally, the Buildings A, B, C Only Alternative would lessen the severity of several of the significant impacts that can be reduced to a level of less than significant with mitigation (e.g., biological resources, cultural resources, hydrology and water quality, and noise).

Table ES-1: Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 3.1—Aesthetics, Light, and Glare		
Impact AES-1: The proposed project would have a substantial adverse effect on a scenic vista.	No feasible mitigation	Significant and unavoidable impact.
Impact AES-2: The proposed project would not degrade the existing visual character or quality of public views of the site and its surroundings.	No mitigation is necessary.	Less than significant impact.
Impact AES-3: The proposed project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**MM AES-3:** Prior to issuance of building permits for each structure, the City of Suisun City shall review the design of each warehouse to ensure that it is compatible with Travis Air Force Base aviation operations and consistent with the Travis Air Force Base Airport Land Use Consistency Plan. Proposed structures shall be assessed to determine whether they emit glint, glare, or distracting lights that could be mistaken for airport lights or emit dust, steam, high-velocity exhaust plumes, or smoke that may impair pilot visibility. Additionally, any proposals for photovoltaic solar systems shall be evaluated with a solar glare analysis. If a potential hazard to flight is noted, the City shall require the applicant to modify the proposed project design to remove the hazard. As part of its process for reviewing proposed building permits, the City shall provide Travis Air Force Base representatives with copies of all building plans and the opportunity to comment on compatibility with aviation operations. The City shall not approve building permits prior to receipt of any timely input from such Base representatives. Input shall be considered timely if provided to the City within 30 days after Base representatives have received proposed building plans.	Less than significant impact.
Section 3.2—Air Quality		
Impact AIR-1: The proposed project would conflict with or obstruct implementation of the applicable air quality plan	Implement MM TRANS-1f, MM AIR-2a, MM AIR-2b, MM AIR-2c, and MM AIR-2d.	Significant unavoidable impact.
Impact AIR-2: The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment	Implement MM TRANS-1f and: **MM AIR 2a:** The project applicant shall require its contractors, as a condition of contract, to reduce construction-related exhaust emissions by	Significant and unavoidable impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
under an applicable federal or State ambient air quality standard.	ensuring that all off-road equipment greater than 50 horsepower shall operate on an EPA-approved Tier 4 or newer engine. **MM AIR-2b:** The following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included in the design of the project and implemented during construction: • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt trackout 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. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • 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. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. • All trucks and equipment, including their tires, shall be washed off prior to leaving the site. • Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel. • The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. **MM AIR-2c:** The following additional Best Management Practices (BMPs) shall be included in the design of the project and implemented during construction, as a condition of a contractor's contract:	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• 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 (ACTM) Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. **MM AIR-2d:** Prior to the issuance of grading or building permits, the project applicant shall provide the City with documentation demonstrating the use of "Low-VOC" architectural coatings during the proposed project's construction. "Low-VOC" architectural coatings used during project construction shall not exceed 50 grams of reactive organic gases (ROG) or volatile organic compounds (VOC) per liter of product. **MM AIR-2e:** Prior to issuing any certificate of occupancy for the proposed project or any individual building within the proposed project, the project applicant shall provide the City with documentation demonstrating the use of electric landscaping equipment during the operation of the proposed project or individual building. Landscaping equipment referred to in this requirement shall include the use of electric lawnmowers, leaf blowers, and chainsaws. **MM AIR-2f:** Prior to issuing the certificate of occupancy for the proposed project or any individual building within the proposed project, the project applicant shall provide the City with documentation demonstrating that any tenant-owned heavy-duty trucks (vehicles above 33,000 pounds gross vehicle weight rating) used during project operations must meet or exceed model year 2014. If the project applicant or tenant does not own the heavy-duty trucks that would be used during operation of the proposed project or individual building, the project applicant shall provide the City with documentation from the trucks owners or operators demonstrating that trucks utilized for operation of the proposed project or individual building will meet or exceed model year 2014. If any change occurs where a new	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	truck fleet is utilized during operation of the proposed project or individual building, the project applicant shall provide the City with documentation demonstrating that the new truck fleet. **MM AIR-2g:** As a part of future lease agreements, the project proponent shall provide all future tenants at the project site information on available California Air Resources Board (ARB) and Bay Area Air Quality Management District (BAAQMD) incentive programs, such as the Carl Moyer Program and the Voucher Incentive Program, that support upgrading truck fleets to clean air technology equipment. **MM AIR-2h:** Prior to occupancy, the project applicant shall stipulate in tenant lease agreements that all forklifts operating on the project site are solely powered by electricity. **MM AIR-2i:** If the proposed project would include cold storage warehouse(s), the project shall include electrical infrastructure such that all loading docks are equipped with plug-ins to support TRUs while stationary at the docks. All trucks with TRUs shall be required to be plugged in and shut off the TRU engines while stationary at the loading docks.	
Impact AIR-3: The proposed project would expose sensitive receptors to substantial pollutant concentrations.	Implement all mitigation measures listed under Impact AIR-2.	Less than significant impact.
Impact AIR-4: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	No mitigation is necessary.	Less than significant impact.
Section 3.3—Biological Resources		
Impact BIO-1: The proposed project may have a substantial adverse impact on special-status plant and wildlife species.	**MM BIO-1a:** To offset impacts to pappose tarplant the approximately 4,280,464 pappose tarplant plants occupying approximately 29.9 acres, the applicant shall, at a minimum, implement the following mitigation measures: 1. The applicant shall preserve the approximately 14-acres of habitat occupied by approximately 1,916,215 pappose tarplant plants on the 45-acre open space area;	Significant and unavoidable impact for pappose tarplant; less than significant for all other species.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	2. Prior to issuance of a grading permit, the project applicant shall retain a qualified Botanist/Biologist to prepare a Pappose Tarplant Mitigation and Monitoring Plan (PTMMP). A qualified Botanist/Biologist would need a 4-year college degree in wildlife biology or related environmental sciences, a minimum of 2 years of experience conducting protocol rare plant surveys, and experience with identification of pappose tarplant. 3. The PTMMP shall include at a minimum: • Seedbank salvage procedure(s); • Standards for locating areas on the 45-acre open space area to establish new populations and/or to augment existing populations using the salvaged seed; • The plan shall set forth a minimum performance standard within the 45-acre open space area which shows a continued increase in the number of plants and absolute cover of plants over the monitoring period. • Monitoring to include focused surveys for a minimum of 5 years over a 10 year monitoring period to document if the PTMMP increases the overall pappose tarplant population number and acreage on the 45-acre open space area. Focused surveys shall be implemented in Years 1-2, 5, 8, and year 10. • Prepare a letter report documenting annual monitoring results and submit them to the City by December of each monitoring year. 4. Prior to the implementation of the PTMMP, the qualified Biologist shall contact organizations that may have interest in salvaged pappose tarplant seed to implement off-site restoration, habitat enhancement, or research for the pappose tarplant. Organizations the qualified Biologist shall contact may include for-profit organizations such as a mitigation bank, or non-profits such as the Solano Land Trust, California Native Plant Society or University botanical departments. If an organization does request salvaged pappose tarplant seed, the applicant shall provide any excess salvaged pappose tarplant seed to the organization. 5. Currently there are no mitigation banks that offer pappose tarplant preservation credits. Prior to the start of construction if a mitigation bank does offer pappose tarplant preservation credits or the upland or wetland mitigation bank credits available are occupied with pappose tarplant, the	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	applicant may elect to purchase credits equivalent to approximately 15.9 acres of occupied habitat and not implement the PTMMP, should such credits become available. **MM BIO-1b:** Direct impacts to 47 Contra Costa goldfield plants within a 0.03-acre area in the western portion of the site could in theory be avoided through a redesign that removes this area and a setback of at least 50 feet from the project footprint from the site plan. Because such avoidance appears to not be feasible, the applicant shall undertake compensatory mitigation sufficient to achieve a performance standard of no net loss of individual plants. Such compensation may be accomplished either through federal Endangered Species Act incidental take coverage obtained through a United States Army Corp of Engineers (USACE) Endangered Species Act Section 7 consultation process with the United States Fish and Wildlife Service (USFWS) or, in the absence of USACE jurisdiction over the affected 0.03-acre area, through a process overseen by the City. One option for satisfying this performance standard is the purchase Contra Costa goldfields preservation credits at a USFWS-approved bank at a minimum ratio of 2:1 for occupied habitat impacted. The term "occupied habitat" is either the extent of the occupied wetland or, if a plant is located in an upland, an area buffered by a 50-foot radius. To compensate for 0.03 acres of direct impact, a minimum of 0.06 preservation credits must be purchased. Proof of purchase of all required Contra Costa goldfields preservation credits shall be provided to the City prior to issuance of the grading permit. If preservation credits for Contra Costa goldfields are not available, the applicant shall prepare and submit a Contra Costa Goldfields Mitigation and Monitoring Plan (CCGMMP). If the USACE has jurisdiction over the affected 0.03-acre area, the CCGMMP shall be submitted to the USFWS, via the USACE Endangered Species Act Section 7 consultation process. If the USACE lacks such jurisdiction, the CCGMMP shall be submitted to the City for its approval. At minimum, the CCGMMP shall include seedbank-harvesting procedures, locations where the seedbank will be placed in suitable habitat adjacent to the project site, success criteria, and monitoring activities. The plan shall set forth a minimum 1:1 re-establishment rate performance standard of the number of individual Contra Costa goldfields impacted, or	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	occupied habitat as determined by the most recent botanical survey. Monitoring activities shall include 5 years of annual monitoring of the establishment areas by a qualified Botanist/Biologist. A qualified Botanist/Biologist would need a minimum of a 4-year college degree in plant biology or related environmental sciences, a minimum of 2 years of experience conducting protocol rare plant surveys, and experience with identification of Contra Costa goldfields. Seedbank salvage activities shall be completed prior to grading activities. The applicant shall be responsible for implementing the plan, including funding, monitoring, reporting, and performance of any remedial activities required by the plan. In addition, the 45-acre open space area within Contra Costa goldfields critical habitat shall be protected in perpetuity using a conservation easement. If the USACE has jurisdiction over the affected 0.03-acre area and during permitting with the USFWS it is determined that additional measures beyond those outlined above are required for impacts to Contra Costa goldfields critical habitat, those measures shall be implemented by the applicant according to the terms of the project's Endangered Species Act incidental take coverage. **MM BIO-1c:** Mitigation to compensate for 1.15 acres of direct impact to occupied vernal pool fairy shrimp habitat will be accomplished through the achievement of the following performance standards, which shall function as required minimum standards if the affected 1.15 acre is subject to USACE jurisdiction and therefore triggers a Section 7 ESA consultation with the USFWS. The applicant shall ensure compensation for the 1.15 acres of occupied habitat impacted by the project by, at a minimum, preserving occupied habitat at a ratio of 2:1 and creating or restoring habitat that could support vernal pool fairy shrimp (e.g. depth and duration of ponding, proximity to existing occupied habitat etc.) at a ratio of 1:1. Such compensation shall be achieved through the use of conservation easements, mitigation banks, or similar strategies resulting in permanent protection. In addition, the 45-acre open space that contains critical habitat for vernal pool fairy shrimp, vernal pool tadpole shrimp, and Conservancy fairy shrimp shall be protected in perpetuity using a conservation easement. If acceptable to USFWS or the City (depending on whether USACE has jurisdiction over the affected 1.15 acres), the applicant may use preserved	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	lands, or portions thereof, not only for habitat for Conservancy fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp, but also for Ricksecker's water scavenger beetle, wetlands preservation, and for habitat for other species for which the City may require off-site preservation (e.g., Swainson's hawk). If during permitting with the USFWS or the City it is determined that additional measures beyond that outlined above are required for impacts to critical habitat, those measures shall be implemented by the applicant according to the terms of the project's Endangered Species Act incidental take coverage. **MM BIO-1d:** No more than 30 days prior to the first ground-disturbing activities, the project applicant shall retain a qualified Biologist to conduct a focused survey for northwestern pond turtle to determine presence or absence of this species within a 100-foot radius of the disturbance area. A qualified Biologist would need a minimum of a 4-year college degree in wildlife biology or related environmental science, familiarity with northwestern pond turtle and its local ecology, and experience conducting surveys for this species. If construction occurs between April 1 and September 30, this survey shall include turtle nests. If a turtle is found within the project site, the qualified Biologist shall move the turtle to a location outside of the construction zone to suitable habitat. Suitable habitat may be a den the turtle can move into or a ponded area similar to the habitat the turtle was removed from. If a nest is found within the project site or a 100-foot radius of the project site, construction shall not take place within 100 feet of the nest until the turtles have hatched or the eggs have been moved to an appropriate location determined by the qualified Biologist. Construction shall be avoided when adults and hatchlings are overwintering (October 1 to February 28/29), because of the likelihood that turtle adults and juveniles could be present in upland habitats. If construction activities must occur during this time frame, a survey for overwintering locations shall be conducted no more than 14 days prior to construction. If this species is found to be overwintering within the project site, den locations shall be avoided until the area is unoccupied, as determined by a qualified Biologist.	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	The qualified wildlife Biologist (see MM BIO-1j) shall be present during initial clearing and grubbing to minimize potential impacts to turtles. In the event that a turtle is found during project implementation, construction activities shall stop until the turtle is moved by a qualified Biologist to a location outside the construction zone within suitable habitat. Suitable habitat may be a den the turtle can move into or a ponded area similar to the habitat the turtle was removed from. In the event a nest is located, the area shall be fenced and signs shall be posted to alert the construction crew as to the sensitivity of the habitat in question. **MM BIO-1e:** Prior to any ground disturbance, pre-construction surveys for burrowing owl shall be conducted within a minimum of 150 meters of the project site. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified Biologist shall either contact the property owner for permission to physically access the property or, if permission cannot be obtained within a reasonable time period, conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope. The pre-construction surveys shall be conducted within 2 weeks prior to the onset of any ground-disturbing activities. Surveys shall be conducted by a qualified Biologist following California Department of Fish and Wildlife staff report (CDFW 2012) survey methods and Biologist qualifications to establish the status of burrowing owl on the project site. If no burrowing owls are detected during the pre-construction survey, no further action is necessary. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed in accordance with previously described methods. • If burrowing owl are found to occupy the project site during the nonbreeding season (September 1 to January 31), occupied burrows shall be avoided by establishing a no-disturbance buffer zone a minimum of 100 feet around the burrow. Buffers may be increased to address site-specific conditions using the impact assessment approach described in the CDFW 2012 staff report. If a qualified Biologist determines the location of an occupied burrow/s may be impacted even with a 100-foot buffer, or the burrow(s) are in a location(s) on the project site where a buffer cannot be established without preventing the proposed project	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	from moving forward, then a passive relocation effort may be instituted to relocate the individual(s) out of harm's way pursuant to a Burrowing Owl Exclusion Plan prepared in accordance with the CDFW 2012 staff report. The applicant shall notify CDFW at least 14 days prior to the implementation of the Burrowing Owl Exclusion Plan. • If burrowing owl are found to be present during the breeding season (February 1 to August 31), the proposed project ground-disturbing activities shall follow the CDFW 2012 staff report recommended avoidance protocol whereby occupied burrows shall be avoided with a no-disturbance buffer of between 50 meters and 500 meters depending on time of year and disturbance level, as described in the 2012 CDFW staff report. This breeding season buffer zone shall remain until the young have fledged or an unsuccessful nesting attempt is documented. • If burrowing owls are ultimately found on the site and burrow eviction/relocation of burrowing owls during the non-nesting season is a selected strategy to move forward with the project without direct impacts to burrowing owl individuals, the applicant shall coordinate this effort with CDFW and provide habitat mitigation consistent with the 2012 CDFW Staff Report on burrowing owl. **MM BIO-1f:** Prior to ground disturbance, a pre-construction nesting survey shall be conducted for northern harrier and short-eared owl by a qualified Biologist if construction is scheduled during the nesting season (February 1 through September 1). The qualified Biologist shall have a 4-year degree in wildlife biology or related science, familiarity with northern harrier and short-eared owl and their local ecology, and experience conducting wildlife surveys. To determine whether northern harrier or short-eared owl is nesting on-site, a qualified Biologist(s) shall conduct walking transects through the grassland habitat within the project site and a 500-foot radius from the site searching for northern harrier and short-eared owl nests. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified Biologist shall either contact the property owner for permission to physically access the property or, if permission cannot be obtained within a reasonable time period, conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope. An active	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	northern harrier or short-eared owl nest must be protected by implementing a minimum 500-foot radius buffer zone around the nest marked with orange construction fencing. If an active nest is located outside of the project site, the buffer shall be extended onto the project site and demarcated where it intersects the project site. Size of buffer zone may be increased if the qualified Biologist determines the construction activity may result in the abandonment of the nest or impact the health of the fledglings. Factors to consider may include, but are not limited to, the type of construction activity that may occur, physical barriers between the construction site and active nest, behavioral factors, and extent that northern harrier or short-eared owl may have acclimated to the disturbance. No construction or earthmoving activity shall occur within the established buffer zone until it is determined by the qualified Biologist that the young have fledged or that the nesting cycle is otherwise determined to be complete based on monitoring of the active nest by a qualified Biologist. **MM BIO-1g:** Pre-construction surveys for nesting Swainson's hawk shall be conducted in the project site vicinity prior to initiation of project construction activities. Surveys shall be conducted by a qualified Biologist with a 4-year degree in wildlife biology or related science, familiarity with Swainson's hawk and its local ecology, and experience conducting surveys for this species. Surveys shall be conducted in accordance with California Department of Fish and Wildlife (CDFW) "Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley" (CDFW 2000) to maximize the potential for locating nesting Swainson's hawk and reduce the potential for nest failures due to project activities and/or disturbances. The protocol recommends a preliminary (optional survey) between January and March 20, but required surveys conducted during March 20 to April 5, April 5 to April 20, and June 10 to July 30. In addition to pre-construction surveys, surveys must also be conducted each year following initiation of construction if project activities are delayed or discontinued for 7 or more days prior to the first survey period (March 20 to April 5), and are scheduled to recommence construction activities during the second survey period but before August 1. These pre-construction surveys shall include investigation of all potential nesting trees within a half-mile radius around all project activities and shall be completed for at least	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	two survey periods immediately prior to commencement of project construction. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified Biologist shall either contact the property owner for permission to physically access the property or, if permission cannot be obtained within a reasonable time period, conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope. If no nesting Swainson's hawk are found during the first survey period starting March 20 and extending through April 5, then project construction may commence. If during the second survey (April 5–April 20) Swainson's hawk are found to be nesting in the project vicinity and construction has commenced, it shall be assumed the Swainson's hawk commenced nesting and thus the Swainson's hawk are habituated to the ambient level of noise and disturbance emanating from the project site. If Swainson's hawk are found to be nesting within half-mile of the project site, a non-disturbance buffer shall be established to keep all construction activities a minimum of 0.25 mile from the nest site. No disturbance such as construction or earthmoving activity shall occur within the established buffer zone until it is determined by a qualified Biologist that the young have fledged or that the nesting cycle is complete based on monitoring of the active nest by the qualified Biologist. The CDFW shall be consulted regarding the adequacy of the buffer established by the qualified Biologist. At that time the necessity for acquiring a Fish and Game Section 2081 Incidental Take Permit (ITP) authorization would be determined. An ITP authorization shall be required if there were a valid concern the project activities would result in the "take" of an adult Swainson's hawk, eggs, or nestlings. The applicant shall ensure at a minimum that the 127.87 acres of suitable Swainson's Hawk foraging is mitigated at a 0.5:1 ration (63.94 acres). Mitigation will include that (1) the 45-acre open space area remain undeveloped to provide an area suitable as foraging habitat for Swainson's hawk, and (2) compensation for the net 18.94 acres of suitable Swainson's hawk foraging habitat impacted by the project. This compensation will consist of preservation of suitable off-site Swainson's hawk foraging habitat	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	through the use of a deed restriction, conservation easements, mitigation banks, or similar strategies resulting in permanent protection. **MM BIO-1h:** If construction occurs during the breeding season of migratory and resident birds (February 1 to August 31), a qualified Biologist shall conduct a pre-construction breeding bird survey in areas of suitable habitat within 7 days prior to the onset of construction activity. Surveys shall be conducted within the project footprint and 250 feet from the construction limits. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified Biologist shall either contact the property owner for permission to physically access the property or, if permission cannot be obtained within a reasonable time period, conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if construction activities are delayed by more than 7 days, an additional nesting bird survey shall be performed. If active bird nests are found, appropriate buffer zones shall be established around all active nests to protect nesting adults and their young from direct or indirect impacts related to project construction disturbance. An appropriate buffer zone is one that the qualified Biologist determines will ensure that work activities do not adversely affect nests, result in unusual or distressed avian behavior, result in abandonment of the nest, or impact the health of the fledglings. Construction activity within the established buffer zone may only be conducted at the discretion of the qualified Biologist. Size of buffer zones shall be determined per recommendations of qualified Biologist based on site conditions and species involved, but typical buffers around active nests are 500 feet for large raptors such as buteos, 250 feet for small raptors such as accipiters, 300 feet for a tricolored blackbird nesting crow, and 100 feet for passerines (songbirds) and other bird species. If an active nest is located outside of the project site, the buffer shall be extended onto the project site and demarcated where it intersects the project site. Buffer zones shall be maintained until it can be documented that either the nest has failed, or the young have fledged. The size of buffer zone may be decreased if nest monitoring by the qualified Biologist indicates that work activities are not adversely impacting the nest or may be increased if birds	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	are showing signs of unusual or distressed behavior or the qualified Biologist determines that the construction activity may result in the abandonment of the nest or impact the health of the fledglings. Factors to consider may include, but are not limited to, the species involved, type of construction activity that may occur, physical barriers between the construction site and active nest, and behavioral factors. This mitigation measure mitigates potential impacts to active nests of nesting bird species of special concern not mentioned in MM BIO-1f, MM BIO-1g, and MM BIO-1h, including white-tailed kite, loggerhead shrike, grasshopper sparrow, Suisun song sparrow, yellow-headed blackbird and tricolored blackbird. T**his measure** also mitigates potential impacts to active nests of bird species protected under the Migratory Bird Treaty Act and the California Fish and Game Code. **MM BIO-1i:** A survey by a qualified Biologist shall be conducted for American Badger dens no more than seven days prior to any ground-disturbing activity. Surveys shall be conducted within the project footprint and 100 feet from the construction limits. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified Biologist shall either contact the property owner for permission to physically access the property or conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope. In the event that an active den is discovered in the surveys area, a minimum 100-foot buffer will be established around the den. The no-disturbance buffer shall be flagged and no ground-disturbing activity will be allowed to occur until it is determined by the qualified Biologist that the badgers have dispersed the den. The qualified Biologist shall have a 4-year degree in wildlife biology or related science and experience detecting an active badger nest. **MM BIO-1j:** The applicant shall retain a Qualified Biologist to conduct an environmental awareness program for all construction crews prior to initiation of construction, provide biological monitoring services during the period of active ground disturbance, and conduct required preconstruction surveys (to the extent the biologist meets minimum species-specific qualifications to perform the surveys). All workers involved in the clearing of	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	vegetation or other construction will participate in a training session led by the Qualified Biologist prior to initiation of work. This training session will include information on the ecology and identification of all special status species that may be impacted by the project: pappose tarplant, Contra Costa goldfields, vernal pool fairy shrimp, western pond turtle, burrowing owl, northern harrier, short-eared owl, Swainson's hawk, and American badger, as well nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code. The session will also include information related to both the federal Endangered Species Act and CESA as well as relevant sections of the California Fish and Game Code and penalties associated with harm done to an individual of a listed species, and the need workers to stop work and inform the on-site Biologist in the event of a potential sighting. If qualified to do so the Qualified Biologist will perform the required preconstruction surveys as per Mitigation Measures above for western pond turtle, burrowing owl, northern harrier and short-eared owl, Swainson's hawk, American badger and nesting birds. The Qualified Biologist will remain on-site during all work involving vegetation clearing and ground disturbance to help ensure that no special status species are harmed. If species are found on the site (e.g., western pond turtle), the Qualified Biologist will move the individual to an appropriate off-site location and out of harm's way. If fences are established to demarcate buffer zones or setbacks from sensitive resources, the biological monitor will check the integrity of these fences daily and search for special status species to ensure impacts to the species do not occur. The Qualified Biologist will assist in demarcating buffer zones for any nesting birds and, if necessary, monitor nests to ascertain when young have fledged and work at that location can resume. If a special status species if found during construction operations (e.g., western pond turtle), work should be halted and the Qualified Biologist will relocate the individual to a suitable off-site location or (for listed species) allow the individual to leave the project area of its own volition.	

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact BIO-2: The proposed project may have adverse impacts on sensitive natural communities or riparian habitat.	Implement MM BIO-3a and MM BIO-3b. I	Less than significant impact.
Impact BIO-3: The proposed project may have a substantial adverse impacts on federally or State protected wetlands.	**MM BIO-3a:** Prior to issuance of grading permits for activities that impact protected aquatic resources, the project applicant shall obtain all requisite authorizations from agencies with jurisdiction over the affected aquatic resources. Such agencies may include, but may not be limited to, the United States Army Corps of Engineers (USACE), the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), and the San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB). Regardless of agency permit requirements, impacted resources shall be offset through on-site restoration and/or establishment within the 45-acre wetland preserve area, off-site establishment and/or restoration, purchase of credits at an agency-approved mitigation bank in the region, or another agency-approved habitat mitigation method (e.g., re-establishment, preservation, etc.) at no less than a 1:1 ratio. This ratio applies to wetlands and waters subject to federal and/or State jurisdiction. Such mitigation may simultaneously satisfy other project mitigation requirements for sensitive species or critical habitat (e.g., vernal pool fairy shrimp, vernal pool tadpole shrimp, California tiger salamander, Swainson's hawk, burrowing owl) if the applicant demonstrates to the City and applicable resource agencies with substantial evidence that the mitigation lands provide suitable habitat and meet all other mitigation specifications. **MM BIO-3b:** If on-site wetland restoration and establishment occurs within the 45-acre open space area, a Wetland Mitigation and Monitoring Plan shall be submitted to the USACE, CDFW, and/or the San Francisco Bay RWQCB, as applicable in light of these agencies' respective regulatory jurisdictions, for review as part of the process for obtaining any needed permit from these agencies. The Wetland Mitigation and Monitoring Plan shall be prepared in accordance with the Subpart J–Compensatory Mitigation for Losses of Aquatic Resources outlined in the California State Water Resources Control Board (State Water Board) Procedures, and in accordance with the State Water Board Implementation Guidance dated	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	April 2020, and (if applicable) in accordance with the USACE Compensatory Mitigation Rule (33 Code of Federal Regulations [CFR] Part 332). The basic objective of the Wetland Mitigation and Monitoring Plan is to ensure that project wetland impacts, and compensatory mitigation proposed to offset the wetland impacts, shall provide a no net loss of area of wetlands, and wetlands established/created shall be in-kind to the wetlands impacted. In summary, the Wetland Mitigation and Monitoring Plan shall at a minimum: • Restore and Establish 4.5 acres of seasonal wetlands, 0.54 acre of seasonal wetland associated with the ditch, 0.57 acre freshwater marsh drainage ditch, 0.09 acre of unvegetated roadside ditch, and 0.23 acre seasonal wetland roadside ditch/Petersen Road, in-kind to the impacted aquatic resources at a minimum 1:1 ratio. • Provide financial assurances to ensure a high level of confidence that the compensatory mitigation shall be successfully completed, in accordance with applicable performance standards in the Plan. • Design ecological performance standards to assess whether the Wetland Mitigation and Monitoring Plan is achieving the overall objectives, so that it can be objectively evaluated to determine whether it is developing into the desired resource type (e.g., seasonal wetland, freshwater marsh), and attaining any other applicable metrics such as acres, number of native plant species, water saturation and/or ponding depth and duration etc. • Monitor the site for a duration necessary to determine whether the Wetland Mitigation and Monitoring Plan is meeting the performance standards of the Plan. • Protect the approximately 45-acre open space area in perpetuity using a conservation easement, and provide an endowment sufficient to fund the Long-Term Management Plan. • An overall assessment of the condition of the wetlands permanently impacted by the proposed project shall be conducted using the California Rapid Assessment Method (CRAM) for depressional wetlands, or a hybrid approach based on CRAM. Each similar wetland type that may be impacted shall be assessed to describe the floristic community and record the native and non-native dominant plants within the vernal pool and palustrine emergent wetlands. Physical structure such as topographic	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	complexity and physical features that may provide habitat for aquatic species (e.g., boulders, woody debris etc.) shall be recorded and used to design the created/established wetlands. The purpose of this assessment is to ensure the design of the wetlands shall provide habitat that is similar to the wetlands being impacted to ensure the impacted wetlands are mitigated in-kind.	
Impact BIO-4: The proposed project would not have substantial adverse impacts on fish or wildlife movement.	No mitigation is necessary.	Less than significant impact.
Impact BIO-5: The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No mitigation is necessary.	No impact.
Impact BIO-6: The proposed project may conflict with applicable provisions of the Solano Multiple Species Habitat Conservation Plan.	**MM BIO-6:** At the time building permits are issued, the applicant shall pay mitigation fees to the City of Suisun City in accordance with the provisions of the Solano Multiple Species Habitat Conservation Plan (Solano MSHCP), provided that the plan has been adopted and the fee program has been established. Additionally, if the plan is adopted, the applicant shall comply with the applicable provisions of the Solano MSHCP that pertain to plant and wildlife surveys and mitigation requirements (e.g., no net loss of habitat).	Less than significant impact.
Section 3.4—Cultural and Tribal Cultural Resources		
Impact CUL-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.	None required.	No impact.
Impact CUL-2: The proposed project may cause a substantial adverse change in the significance of a historical resource of an archaeological nature or a unique archaeological resource.	**MM CUL-2:** (a) Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be provided a Worker Environmental Awareness Program (WEAP) cultural resources "tailgate" training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	training shall be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology and any Native American Monitors or representatives consulting on the project. This shall be followed by an Archaeological Monitor reporting to the qualified Archaeologist, along with a Tribal Monitor, shall be present during all ground disturbance activities, including backhoe trenching and excavation. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology has evaluated the find. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The Archaeologist and the Tribal Monitor shall assess the find to determine whether it includes Tribal Cultural Resources (TCRs), historical resources of an archaeological nature, or unique archaeological resources. (b) If the Archaeologist, in collaboration with the Tribal Monitor, determines that the find does not include cultural resources in any of one of these three categories, work may resume immediately. (c) If the Tribal Monitor determines that the find appears to constitute a TCRs, then the Archaeologist or Tribal Monitor shall immediately notify the City Development Services Director (CDSD), the landowner, and any other Native American representative from any traditionally and culturally affiliated Native American Tribes that requested consultation. The Tribal Monitor or any other consulting Native American representative shall be invited to assess the significance of the find and to make recommendations for further evaluation and treatment, as necessary. If no such representative can be notified or any such representative is notified but fails to respond on a timely basis (e.g., within three days), the Archaeologist may develop, for consideration by the CDSD, a proposed mitigation program that treats the TCRs with	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	appropriate dignity, consistent with the requirements of paragraph (e) and MM CUL-4 below. (d) If the Tribal Monitor or any other consulting Native American representative determines that the find does not constitute a TCRs but does constitute either a historical resource of an archaeological nature or a unique archaeological resource, he or she shall immediately notify the Archaeologist, the CDSD and the landowner, and shall develop mitigation or treatment measures for consideration and approval by the CDSD. Mitigation shall be developed and implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), preservation in place may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If approved by the CDSD, such measures shall be implemented and completed prior to commencing further work for which grading or building permits were issued, unless otherwise directed by the CDSD. (e) Avoidance or preservation of TCRs, unique archaeological resources, or historical resources of an archaeological nature shall not be required where such avoidance or preservation in place would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the CDSD. Where avoidance or preservation are not appropriate for these reasons, the Archaeologist, in consultation with the CDSD and (for TCRs, any Native American representative who has timely responded after notification), shall prepare a detailed recommended treatment plan as outlined in MM CUL-4 for consideration and approval by the CDSD, which may include data recovery (unless the Native American representative objects with respect to TCRs). If employed, data recovery strategies for unique archaeological resources that do not also qualify as historical resources of an archaeological nature shall follow the applicable requirements and limitations set forth in Public Resources Code Section 21083.2. Data recovery will normally consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim of recovering important scientific	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	data contained within the unique archaeological resource or historical resource of an archaeological nature. The data recovery plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and State repositories, libraries, and interested professionals. If data recovery is determined by the CDSD to not be appropriate, then an equally effective treatment shall be proposed and implemented. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate California Department of Parks and Recreation (DPR) 523 forms and shall be submitted to the City of Suisun, the Northwest Information Center (NWIC), and the California Office of Historic Preservation (OHP), as required. (f) Work may not resume within the no-work radius until the CDSD, in consultation with the Archaeologist and Native American representative, determines that the site either: (1) does not contain unique archaeological resources or historical resources of an archaeological nature; or (2) that the preservation and/or treatment measures have been completed to the satisfaction of the CDSD.	
Impact CUL-3: The proposed project may disturb human remains, including those interred outside of formal cemeteries.	**MM CUL-3:** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If, during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American remains: • When an initial study identifies the existence of, or the probable likelihood of, Native American remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.	
Impact CUL-4: The proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of	None required.	No impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
historical resources as defined in Public Resources Code Section 5020.1(k).		
Impact CUL-5: The proposed project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	Implementation of MM CUL-2 and MM CUL-3 and: **MM CUL-4: Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation** The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground-disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities. **I. Cultural Affiliation** The Yocha Dehe Wintun Nation traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee (Committee) to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol. **II. Inadvertent Discovery of Native American Human Remains** Whenever Native American human remains are found during the course of a project, the determination of Most Likely Descendant (MLD) under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission (NAHC) upon notification to the NAHC of the discovery of said remains at a project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member shall be designated by the Tribe to consult with the landowner and/or project applicant. Should the NAHC determine that a member of an Indian Tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely. **III. Treatment of Native American Remains** In the event that Native American human remains are found during development of a project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity. The Tribe shall complete its inspection and make its MLD recommendation within forty- eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on Tribal or other lands that will not be disturbed in the future. The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b). The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	remains are to be treated in the same manner as bones or bone fragments that remain intact. **IV. Non-disclosure of Location of Reburials** Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, California Government Code Section 6250 *et seq*. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System (CHRIS) on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property. **V. Treatment of Cultural Resources** Treatment of all cultural items, including ceremonial items and archaeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archaeological items, which may be found at a project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The project applicant should waive any and all claims to ownership of Tribal ceremonial and cultural items, including archaeological items, which may be found on a project site in favor of the Tribe. If any intermediary, (for example, an Archaeologist retained by the project applicant) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe. **VI. Inadvertent Discoveries** If additional significant sites or sites not identified as significant in a project environmental review process, but later determined to be significant, are located within a project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the project applicant, the Lead Agency, and the Tribe to determine	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	whether additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work shall cease for a period of up to 30 days in accordance with federal law. **VII. Work Statement for Tribal Monitors** The description of work for Tribal Monitors of the grading and ground-disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.	
Section 3.5—Geology, Soils, and Seismicity		
Impact GEO-1: The proposed project may expose people or structures to potential substantial adverse effects associated with seismic hazards.	**MM GEO-1:** Prior to the issuance of a grading permit for each structure, the project applicant shall submit a design-level Geotechnical Investigation to the City of Suisun City for review and approval. The investigation shall be prepared by a qualified engineer and identify grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code (CBC) geologic, soils, and seismic requirements, including abatement of expansive soil conditions. The report shall also determine the final design parameters for walls, foundations, foundation slabs, and surrounding related improvements (e.g., utilities roadways, parking lots, and sidewalks). The measures identified in the approved report shall be incorporated into the project plans and all applicable construction-related permits.	Less than significant impact.
Impact GEO-2: The proposed project may result in substantial soil erosion or the loss of topsoil.	Implement MM HYD-1a.	Less than significant impact.
Impact GEO-3: The proposed project would not be located on an unstable geologic unit or soil.	No mitigation is necessary.	Less than significant impact.
Impact GEO-4: The proposed project may create substantial risks to life or property as a result of expansive soil conditions on the project site.	Implement MM GEO-1.	Less than significant impact.
Impact GEO-5: The proposed project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	**MM GEO-5:** Prior to the initial ground disturbance phases, a professional Paleontologist acceptable to the City of Suisun City's Development Services Director or the Director's designee shall provide training to construction	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	personnel regarding paleontological resources. During the initial ground disturbance phases, the professional Paleontologist shall be present to spot check excavations for paleontological resources. If potential fossils are discovered during project implementation, all earthwork or other types of ground disturbance within 100 feet of the find shall stop immediately until a qualified professional Paleontologist can assess the nature and importance of the find. The Paleontologist shall report his or her findings to the City of Suisun City. Based on the scientific value or uniqueness of the find, the Paleontologist shall either record the find and recommend that the City of Suisun City allow work to continue, or recommend salvage and recovery of the fossil. The City shall implement the recommended measures if the City determines that they are feasible in light of project design, logistics, and cost considerations. The Paleontologist, if requested by the City, may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage are required, recommendations will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains shall include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and, if required, shall also include preparation of a report for publication describing the finds.	
Section 3.6—Greenhouse Gas Emissions and Energy		
Impact GHG-1: The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	**MM GHG-1a:** Prior to the issuance of any grading permits, the project applicant shall provide the Suisun City Planning Department with documentation (e.g., site plans) demonstrating project construction will include the following construction Best Management Practices (BMPs): • At least 15 percent of the construction fleet for each project phase shall be alternatively fueled or electric. • At least 10 percent of building materials used for project construction shall be sourced from local suppliers. • At least 65 percent of construction and demolition waste materials shall be recycled or reused. **MM GHG-1b:** Prior to the issuance of any building permits, the project applicant shall provide the Suisun City Planning Department with	Significant and unavoidable impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	documentation (e.g., site plans) demonstrating the proposed project is designed without the use of any natural gas -fueled appliances or natural gas plumbing. **MM GHG-1c:** The electricity demand for the project shall be supplied with 100 percent carbon-free electricity sources through the year 2045. Prior to the issuance of any certificate of occupancy for the proposed project, the project applicant shall provide the City with documentation, to the City's satisfaction, demonstrating the electricity demand will be supplied with 100 percent carbon-free electricity sources for a 30-year period. These sources may include, but are not limited to, on-site renewable generation system(s), Pacific Gas and Electric Company (PG&E) 100 Percent Solar Choice electricity service option, or Marin Clean Energy's (MCE) Deep Green 100 percent renewable electricity service option. If an on-site generation system (e.g., solar) is selected to satisfy this mitigation measure and the system will not be able to supply enough electricity to satisfy peak demand, the project applicant shall, prior to the issuance of the certificate of occupancy for the proposed project, provide the City with documentation demonstrating that the additional electricity demand will be supplied with 100 percent carbon-free electricity sources. These sources may include, but are not limited to, PG&E's 100 Percent Solar Choice electricity service option or MCE's Deep Green 100 percent renewable electricity service option. This documentation shall also demonstrate that 100 percent carbon-free electricity sources will be utilized for at least 30 years. To monitor and ensure that 100 percent of electricity demand generated by the proposed project is supplied with 100 percent carbon-free electricity sources, the project applicant shall maintain records for 30 years of all electricity consumption and supply associated with the proposed project's operation and make these records available to the City upon request. **MM GHG-1d:** Prior to the issuance of any building permits, the project applicant shall demonstrate to the satisfaction of the Suisun City Planning Department (e.g., shown on-site plans), that each loading dock is each outfitted with at least one 240-volt outlet to accommodate truck and	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	Transport Refrigeration Unit (TRU) charging and/or electrical power connection while trucks are loading and unloading goods	
Impact GHG-2: The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	No mitigation is necessary.	Less than significant impact.
Impact GHG-3: The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No mitigation is necessary.	Less than significant impact.
Impact GHG-4: The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	No mitigation is necessary.	Less than significant impact.
Section 3.7—Hazards and Hazardous Materials		
Impact HAZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation is necessary.	Less than significant impact.
Impact HAZ-2: The proposed project may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	**MM HAZ-2:** Prior to the first ground-disturbing activities, the applicant shall implement the following measures to protect underground pipelines: • The applicant shall notify the Underground Service Alert of Northern California (USA North 811) system (or successor) to mark the location of all pipelines. Pipelines shall be marked prior to ground-disturbing activities. • The location of all pipelines shall be shown on all relevant construction plans. • Notes shall be provided on these plans advising contractors of the presence of the pipelines, safety measures to protect the pipeline (e.g., excavation regulations), and contact information for the pipeline operator.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-3: The proposed project may 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.	**MM HAZ-3a:** Prior to issuance of the first grading permit, the project applicant shall retain a qualified hazardous materials contractor to conduct soil testing for the presence of residual concentrations of pesticides and organochlorine termiticides. The testing shall occur in accordance with California Department of Toxic Substances Control (DTSC) "Proven Technologies and Remedies Guidance, Remediation of Organochlorine Pesticides in Soil" or equivalent guidance. If residual concentrations exceed applicable standards for nonresidential development, the applicant shall abate or remove impacted soil prior to the first grading activities. As part of the grading permit application, the applicant shall submit documentation to the City confirming that soil testing occurred and that any necessary abatement activities were successfully completed. **MM HAZ-3b:** Prior to issuance of the first grading permit, the project applicant shall retain a qualified hazardous materials contractor to investigate the presence or absence of asbestos-containing materials (ACM) and lead-based paint (LBP). If ACMs or LBP is found to be present, they should be removed prior to the first grading activities. As part of the grading permit application, the applicant shall submit documentation to the City confirming that an investigation occurred and that any necessary abatement activities were successfully completed. **MM HAZ-3c:** Prior to issuance of the first grading permit, the project applicant shall retain a qualified hazardous materials contractor to investigate the presence or absence of septic systems or wells. If septic systems or wells are found to be present, they shall be destroyed in accordance with the procedures set forth in Solano County Code Chapter 6.4 (septic systems) and Chapter 13.10 (wells) unless they are proposed to be retained. As part of the grading permit application, the applicant shall submit documentation to the City confirming that an investigation occurred and that any necessary abatement activities were successfully completed.	Less than significant impact.
Impact HAZ-4: The proposed project may result in a safety hazard for people residing or working the project area.	Implement MM AES-3	Less than significant impact.
Section 3.8—Hydrology and Water Quality		

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact HYD-1: Construction activities and changes to drainage patterns associated with the proposed project may degrade surface water quality in downstream water bodies.	**MM HYD-1a:** Prior to issuance of grading permits for the proposed project, Suisun City shall verify that the applicant has prepared a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to ensure that: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board (RWQCB) permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction is completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association (CASQA) Stormwater Best Management Handbook–Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual. The SWPPP shall be implemented during construction. **MM HYD-1b:** Prior to the issuance of building permits, the project applicant shall submit a Stormwater Control Plan to the City of Suisun City for review and approval. The plan shall be developed using the California Stormwater Quality Association (CASQA) "New Development and Redevelopment Handbook" and reflect the applicable provisions of Section C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP) (Order No. R2-2015-0049, National Pollutant Discharge Elimination System [NPDES] Permit No. CAS612008) (or more recent permit). The Stormwater Control Plan shall identify pollution prevention measures and Best Management Practices (BMPs) necessary to control stormwater pollution from operational activities and facilities and provide for appropriate maintenance over time. The Stormwater Control Plan shall include Low Impact Development (LID) design concepts, as well as concepts that are intended to accomplish a "first flush" objective that	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	would remove contaminants from the first 2 inches of stormwater before it enters area waterways. The project applicant shall also prepare for City approval and enter into an Operations and Maintenance Agreement with the City identifying procedures to ensure that stormwater quality control measures work properly during operations.	
Impact HYD-2: The proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge.	No mitigation is necessary.	Less than significant impact.
Impact HYD-3: The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.	No mitigation is necessary.	Less than significant impact.
Impact HYD-4: The proposed project would not place housing or structures within a 100-year flood hazard area.	No mitigation is necessary.	Less than significant impact.
Impact HYD-5: The proposed project would not be susceptible to inundation from dam failure.	No mitigation is necessary.	Less than significant impact.
Section 3.9—Land Use		
Impact LUP-1: The proposed project would not conflict with any applicable provisions of the City of Suisun City General Plan.	No mitigation is necessary.	Less than significant impact.
Impact LU-2: The proposed project would not conflict with any applicable provisions of the Suisun City Code.	No mitigation is necessary.	Less than significant impact.
Impact LU-3: The proposed project would not conflict with applicable provisions of the Travis Air Force Base Land Use Compatibility Plan.	No mitigation is necessary.	Less than significant impact.
Impact LU-4: The proposed project would not 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)	No mitigation is necessary.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
adopted for the purpose of avoiding or mitigating an environmental effect.		
Section 3.10—Noise		
Impact NOI-1: The proposed project could generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**MM NOI-1:** Implementation of the following multi-part mitigation measure is required to reduce potential construction-period noise impacts: • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. • The construction contractor shall ensure that general construction activity, including loading and unloading and warm up of equipment, shall be restricted to the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:00 a.m. and 8:00 p.m. on Saturday and Sunday. Construction activity for earthwork, trenching, concrete, or paving, the hours of work activity on the site shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturday.	Less than significant impact.
Impact NOI-2: The proposed project would not generate a substantial permanent increase in ambient noise levels in noise-sensitive locations in the project vicinity.	No mitigation is necessary.	Less than significant impact.
Impact NOI-3: The proposed project would not result in generation of excessive groundborne vibration or groundborne noise levels.	No mitigation is necessary.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact NOI-4: The proposed project would not expose people residing or working in the project area to excessive noise levels for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.	No mitigation is necessary.	Less than significant impact.
Section 3.11—Public Services		
Impact PS-1: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities.	No mitigation is necessary.	Less than significant impact.
Impact PS-2: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities.	No mitigation is necessary.	Less than significant impact.
Section 3.12—Transportation		
Impact TRANS-1a: The proposed project may conflict with a program plan, ordinance or policy of the circulation system, With regard to intersection operations, roadway segment operations and queueing.	**MM TRANS-1a:** Prior and as a condition of issuance of certificates of occupancy for the proposed project, the applicant shall work with the City of Fairfield regarding the implementation of traffic signal timing optimization at the Air Base Parkway/Walters Road intersection. The applicant is responsible for the full cost required to implement the new traffic signal timing. This mitigation measure shall not apply if the overseeing agency does not support the proposed timing improvements. **MM TRANS-1b:** Prior to and as a condition of issuance of certificates of occupancy for the proposed project, the westbound left-turn lane storage at the intersection of Petersen Road/Walters Road intersection shall be restriped from 115 feet to 200 feet, and the traffic signal and signal phasing shall be modified so that the east–west approaches have protected left-turn phasing. In order to prevent conflicts between southbound left-turning drivers and gas station patrons exiting from the Walters Road driveway, the driveway egress shall be restricted to right-turn only, with associated signing and striping indicating this. The southbound left-turn lane at the Petersen Road/Walters Road intersection shall be extended from 100 feet	Significant and unavoidable impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	to 150 feet. The applicant is responsible for the full cost of the improvements. **MM TRANS-1c:** Prior to and as a condition of issuance of certificates of occupancy for the proposed project the applicant shall work with the City of Suisun City and the California Department of Transportation (Caltrans) to optimize the traffic signal timing splits at the intersection of Rio Vista Road (SR-12)/Walters Road–Lawler Ranch Parkway. The applicant is responsible for the full cost to implement the new signal timing. This mitigation measure shall not apply if Caltrans does not support the proposed changes. **MM TRANS-1d:** Future monitoring shall be conducted during shift change times to determine whether there is deficient queueing storage at Petersen Road/Walters Road, Walmart Driveway/Walters Road, and/or Rio Vista Road (SR-12)/Walters Road. If deficient queueing is observed, the applicant shall work with the City and the California Department of Transportation (Caltrans) to implement a traffic signal coordination plan for these shift time peak periods. In order to accommodate the projected queue lengths, if monitoring indicates that additional storage length is required, the westbound left-turn lane at Petersen Road/Walters Road shall be extended from 115 feet to 305 feet and the Rio Vista Road (SR-12)/Walters Road traffic signal shall be modified to include a southbound right-turn overlap phase. The applicant is responsible for the full cost of this mitigation measure. This mitigation measure shall not apply if Caltrans does not support the proposed improvements. **MM TRANS-1e:** Future monitoring shall be conducted to determine whether there is deficient queueing storage at Walmart Driveway/Walters Road, and/or Rio Vista Road (SR-12)/Walters Road. The applicant shall work with the City and the California Department of Transportation (Caltrans) to implement a traffic signal coordination plan. In order to accommodate the projected queue lengths, if monitoring determines that additional storage length is required, the Rio Vista Road (SR-12)/Walters Road signal be modified to include a southbound right-turn overlap phase. To address the northbound left-turn storage lane cumulative queueing deficiency, a second northbound left-turn storage lane shall be added at the intersection of Walmart Driveway/Walters Road; however, given that the improvement	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	would require acquisition of private property, the northbound queueing impact would be significant and unavoidable. The applicant is responsible for the full cost of this mitigation measure. This mitigation measure shall not apply if Caltrans does not support the proposed improvements.	
Impact Trans-1b: The proposed project may conflict with a program plan, ordinance or policy of the circulation system, in regard to transit, roadway, bicycle and pedestrian facilities.	None required.	Less than significant impact.
Impact TRANS-2: The proposed project may conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	**MM TRANS-2a:** Prior to issuance of the first certificate of occupancy, the applicant shall prepare a Transportation Demand Management (TDM) and monitoring plan for review and acceptance by the City of Suisun City. TDM strategies shall include at least the following to achieve a 5.6 percent reduction in VMT. Additional TDM strategies that could further reduce VMT may become feasible and implementable later in the project development process. The City shall, at its discretion, require periodic reporting by the applicant to confirm the effectiveness of TDM strategies. 1. Showers and lockers to promote biking and walking as commute options; 2. Vanpool program; 3. Do-it-yourself bicycle repair stations; 4. Guaranteed Ride Home program; 5. Designating a Transportation Coordinator; 6. Preferential carpool and vanpool parking; 7. Web portal for carpooling.	Significant and unavoidable impact.
Impact TRANS-3: The proposed project may substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**MM TRANS-3a:** Prior to issuance of building permits, the applicant shall prepare and submit improvement plans with truck turning movements for approval by the City of Suisun City demonstrating that all driveways intended for truck access are designed to meet standards for vehicles with large turning radii. The Walters Road driveway shall be designed, striped, and signed to discourage truck drivers from entering, although trucks could still maneuver through the driveway. **MM TRANS-3b:** Prior to issuance of building permits, the applicant shall prepare and submit improvement plans incorporating for each driveway on Petersen Road, “KEEP CLEAR” pavement markings in the dedicated	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	eastbound truck lane and "DO NOT BLOCK DRIVEWAY" signs facing eastbound traffic. The applicant shall coordinate with the City of Suisun City to install any devices within the City's right-of-way. **MM TRANS-3c:** Prior to issuance of building permits, the applicant shall prepare and submit improvement plans for approval by the City of Suisun City for a northbound right-turn lane at the Main Driveway/Walters Road intersection. **MM TRANS-3d:** Prior to issuance of building permits, the applicant shall prepare and submit improvement plans for approval by the City of Suisun City demonstrating that on-site available storage capacity at the northbound Driveway 3 shall be sufficient for at least five passenger vehicles (up to 125 feet). **MM TRANS-3e:** Prior to and as a condition of issuance of certificates of occupancy for the occupancy of the proposed project, the applicant shall work with the City to implement prepare the signal timing for the intersection of Petersen Road/Walters Road so that the east–west left-turning phases do not coincide. The applicant is responsible for the full cost of this improvement. **MM TRANS-3f:** Prior to issuance of building permits, the applicant shall prepare and submit on-site plans for approval by the City of Suisun City indicating the on-site signing, striping, and traffic control of the on-site intersection 50 feet to the east of the Walters Road/Main Driveway intersection. The intersection shall be striped per the most recent California Manual on Uniform Traffic Control Devices (CA-MUTCD) guidance and have two-way north–south stop control.	
Impact TRANS-4: The proposed project may result in inadequate emergency access.	Implement MM TRANS-3a.	Less than significant impact.
Section 3.13—Utilities and Service Systems		
Impact USS-1: The proposed project would not require new or expanded water supply entitlements that have physical impacts on the environment.	No mitigation is necessary.	Less than significant impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact USS-2: The proposed project would not create a need for new or expanded wastewater collection or treatment facilities.	No mitigation is necessary.	Less than significant impact.
Impact USS-3: The proposed project would not create a need for new or expanded downstream storm drainage facilities.	No mitigation is necessary.	Less than significant impact.
Impact USS-4: The proposed project's solid waste would not create a need for additional landfill capacity.	No mitigation is necessary.	Less than significant impact.