

Table 2**Specific Local Policies Applicable to Each Issue Area for the Fairfield ILA Site**

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| Aesthetics | The site is in a commercial business area. It is not within a scenic resource area or along a scenic highway. There are no ordinances/plans regarding aesthetics applicable to the site. |
| Agricultural Resources | The site is within a commercial business area. It is not situated on land designated as prime farmland, unique farmland or farmland of local or statewide importance. The site is not designated as agricultural or within an agricultural preserve by the City of Suisun General Plan or Zoning Ordinance. There are no local policies applicable to the site. |
| Air Quality | For the City of Suisun, the Bay Area Air Quality Management District (BAAQMD) sets the local air quality policy. BAAQMD recommends that significance be based on a consideration of the control measures to be implemented. BAAQMD specifies requirements for owners of emergency generators. BAAQMD recommends that significance for particulate matter for construction projects be based on a consideration of the control measures to be implemented. See Section III for a detailed discussion and presentation of these local policies. |
| Biological Resources | The site is in a commercial business area. There are no local policies applicable to the site. |
| Cultural Resources | The site is in a commercial business area. There are no local policies applicable to the site. |
| Geology and Soils | The Solano County General Plan designates the site area as subject to liquefaction. The area is not designated as being subject to landslides, unstable soils, subsidence or as having expansive soils. |
| Hazards and Hazardous Materials | The site is located within the Travis Air Force Base Comprehensive Airport Land Use Plan (ALUP). The ILA will be placed in an existing building that is already in compliance with the building height requirements of the ALUP. |
| Hydrology and Water Quality | The City of Suisun General Plan, Health and Safety Element, does not designate the site area as subject to flooding from dam/levee failure or mudflow. The site is not within a 100-year floodplain or groundwater recharge area. |
| Land Use Planning | The Suisun City Zoning Ordinance designates the site CS-Commercial Service District. The General Plan land use designation is Planned Unit Development (PUD) Commercial. The General Plan does not list utilities as a permitted use in the PUD Commercial area. General Plan Policy 15 states that "Businesses locating within this class of land use would typically provide services to a market area that includes the entire city and areas beyond the city limits . . . Sites designated for this land use may contain businesses that typically produce noise, require outside lighting, or have other impacts that might be incompatible with residential neighborhoods." The project can be permitted with a use permit. |
| Mineral Resources | The site is not located in an area designated by the state or city of Suisun for mineral resources. There are no local policies applicable to the site. |

Table 2 (Continued)

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| Noise | City of Suisun City Municipal Code, Sec. 15.12.320;(City of Suisun City, 1989) restricts construction activities to the periods from 7:00 AM to 6:00 PM weekdays and 9:00 AM to 5:00 PM on Saturdays. For operational noise, Noise Policy 4 of the Noise and Safety Element City in the Suisun City General Plan limits noise from commercial and industrial land uses to CNEL 65 dBA. |
| Population and Housing | The project would not affect existing housing or result in new housing. The project would neither displace people nor result in additional population to either the city of Suisun or Solano County. |
| Public Services | The project would not result in the need for new or physically altered government facilities nor affect response time or other performance objectives. There are no local policies applicable to this site. |
| Recreation | There are five parks ranging in size from 3 to 10 acres within one mile of the site. Heritage Park (10 acres), located 1/2-mile to the east is easily accessible from the site. The other parks are not easily accessible. The project would not increase the use of this park or others in the vicinity and would not require construction or expansion of recreation facilities. There are no local policies applicable to the site. |
| Transportation/ Traffic | Railroad Avenue provides east-west connections within the City of Suisun and is a designated arterial road from Tabor Avenue southwest to Marina Drive. According to the Circulation Element of the General Plan, arterial streets serve as the principal network for traffic flow, connect areas of major traffic generation within the urban area, carry crosstown traffic, and provide for the collection and distribution of traffic to and from collector streets. Direct access to arterial streets should be "highly restricted." Policy 3 provides design standards and rights-of-way specifications that apply to Railroad Avenue. Policy 4 states that arterial streets and traffic signals should be funded in large part through an Off-Site Improvement Program fee levied against new development. Policy 5 states that the abutting property owner is responsible for right-of-way and frontage improvements to arterials. Policy 8 states that the spacing of access to adjoining properties shall be controlled through the City's site plan and architectural review process to maintain adequate access separation. Policy 10 states that Railroad Avenue shall be extended due east from Humphrey Drive to Olive Avenue and upgraded to arterial standards. Policy 15 states that the southerly section of Railroad Avenue shall be aligned with the westbound on-ramp to Highway 12. Policy 20 states that traffic signals will be required at the intersections of Tabor Road and North Railroad Avenue and North Railroad Avenue at Sunset Avenue. |
| Utilities and Service Systems | There are no plans or policies applicable to utilities and service systems. |
| Sources | Suisun City, City of. <i>City of Suisun City General Plan</i> . May 1992. |