



# **New Solano Courthouse**

## **Final Initial Study / Mitigated Negative Declaration**

Prepared for:

Judicial Council of California

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# **New Solano Hall of Justice Courthouse Project**

## **Initial Study / Mitigated Negative Declaration**

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**NEW SOLANO HALL OF JUSTICE COURTHOUSE PROJECT  
FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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## 1 Introduction

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This Final Initial Study / Mitigated Negative Declaration (Final IS/MND) has been prepared in accordance with Public Resources Code Section 21000 et seq., the California Environmental Quality Act (“CEQA”) and in accordance with the Guidelines for Implementation of CEQA (14 CCR 15000 et seq.) to evaluate the New Solano Hall of Justice Courthouse Project (Proposed Project) at a project level (CEQA Guidelines Section 15378). The Judicial Council of California (Judicial Council), as the lead agency under CEQA, will use this Final IS/MND incorporating the IS/MND, the comments received and applicable responses, the Mitigation Monitoring and Reporting Program (“MMRP”), and all other relevant information contained in the record for the Project when considering whether to approve the Project. This Final IS/MND meets CEQA content requirements by including a project description; descriptions of the existing environmental setting, potential environmental impacts, and mitigation measures for any potentially significant impacts.

### 1.1 PROPOSED PROJECT

The Judicial Council has prepared this Final IS/MND to address the environmental effects of the Proposed Project, which would involve construction of a new approximately 141,000-square-foot, five-story courthouse within the city of Fairfield. The Proposed Project would replace the existing Solano Hall of Justice (HOJ), which houses the Solano County Superior Court of California. The new courthouse would be located on the same site as the existing HOJ. The existing HOJ and Co-Op buildings on site would be demolished. The new courthouse building includes courtrooms with support spaces, justice chambers, administrative and operations areas, a lobby, and a public entry. The Project also includes site improvements, including a new on-site public parking lot with 159 spaces, 17 secured parking spaces for judicial officers, and rerouted utility connections to serve the new building. The building would be designed to meet Judicial Council Trial Court Facilities Standards. The new courthouse would have roughly the same footprint as the South Wing of the existing HOJ building. The project site would have 25-foot setbacks from the property lines along all sides. No changes are proposed to the existing HOJ facility operations or operational capacity, including but not limited to the number of employees present on site, hours of operation, number of courtroom proceedings, and visitor use. The Judicial Council would purchase the property from Solano County for construction of the new courthouse.

### 1.2 DETERMINATION

Based on the analysis provided in this Final IS/MND, the Judicial Council finds that there is no substantial evidence that the Project with mitigation incorporated will have a significant effect on the environment. This Final IS/MND considers all public comments on the IS/MND and Partially Recirculated IS/MND and includes text edits that clarify or expand upon discussions in the IS/MND. These changes and additions to the IS/MND do not raise new, important issues related to significant impacts on the environment. The Judicial Council finds that the updated mitigation measure will more effectively reduce potential resource impacts and that it will not cause any potentially significant effects on the environment.

### **1.3 ORGANIZATION OF THIS DOCUMENT**

This Final IS/MND has been prepared in accordance with the requirements of CEQA (PRC Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations [CCR] Section 15000 et seq.), and it includes the following:

- Section 1: An introduction to the Final IS/MND, including the Judicial Council's findings.
- Section 2: A summary of public and agency comments received on the IS/MND and Partially Recirculated IS/MND, including details on distribution and acknowledgement or responses to comments received.
- Section 3: Modifications to the IS/MND (none of which raise new, important issues related to significant impacts).

#### **Appendices:**

- Appendix A. Initial Study/Mitigated Negative Declaration
- Appendix B. Mitigation Monitoring and Reporting Program

## 2 Public and Agency Comments

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### 2.1 DISTRIBUTION OF THE IS/MND

In accordance with the CEQA statutes and Guidelines, the IS/MND was circulated for the minimum period of 30 days for review and comment. The IS/MND was circulated for public review beginning on November 15, 2025 and ending on December 29, 2025 and the 30-day state agency review period starting on November 15, 2025 and ending on December 17, 2025.

The Notice of Intent (NOI) to adopt a MND was published in the Fairfield Daily Republic and filed with both the Solano County Clerk and State Clearinghouse.

The IS/MND was available for review at the Judicial Council office by scheduled appointment at 455 Golden Gate Avenue, San Francisco, CA 94102-3688 during business hours (Monday through Friday 8:00 a.m. to 4:30 p.m.). The IS/MND was also available for review online from the California Courts website at: <https://courts.ca.gov/facilities/san-luis-obispo-county-new-san-luis-obispo-courthouse>:

### 2.2 COMMENTS ON THE IS/MND

During the public review periods, responsible agencies and the public had an opportunity to provide written comments on the information contained within the IS/MND. These comments are included in the record and will be considered by the Judicial Council to determine whether approval should be granted for the Proposed Project. As stated in Section 15074(b) of the State CEQA Guidelines, prior to approving a project, the Lead Agency must consider the proposed IS/MND together with any comments received during the public review process. Consistent with Public Resources Code Section 21064.5, a project would only be approved if the Judicial Council finds that “there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.”

The Judicial Council received one comment letter during the IS/MND review period:

- Fairfield-Suisun Sewer District submitted a letter dated December 10, 2025.

The comment letter provides corrections to the IS/MND concerning Fairfield-Suisun Sewer District facilities and anticipated permits and approvals and requests revisions to the IS/MND accordingly. These revisions are addressed in Section 3. Modifications to the IS/MND.

### 3 Modifications to the IS/MND

This section of the Final IS/MND documents changes and additions made to the IS/MND to clarify or add information. This includes the additional information provided in Section 2 in response to comments. Only paragraphs, tables, or figures wherein text was deleted or added are included in this section. Deleted text is marked as ~~strikeout (example)~~, and new text is marked as underlined (example). Table and section references included in the following text refer to respective items from the IS/MND.

#### Section 2.4.4 Utilities (page 10)

The Project site is surrounded by all wet and dry utilities required to provide service to the future building. The City of Fairfield’s water and stormwater infrastructure, which serves the site, is maintained and operated by the Fairfield Municipal Utility, and the wastewater ~~and stormwater~~ infrastructure serving the site is maintained and operated by the Fairfield-Suisun Sewer District.

#### Section 2.5 Anticipated Permits and Approvals, Table 2-2 (page 13)

Agency	Permit or Approval
<u>Fairfield-Suisun Sewer District</u>	<u>Sanitary sewer; approval of project plans; approval of improvement plans for modifications to existing District facilities; evaluation of capacity available to serve the proposed project; assessment of capacity charges and other applicable fees and charges per local ordinance(s).</u>

#### Section 3.7.3e Geology and Soils Impact Discussion (page 107)

**No Impact.** The project proposes construction of a new building that would tie into the City of Fairfield’s and Fairfield-Suisun Sewer District’s existing sanitary sewer systems.

#### Section 3.19.1 Utilities and Service Systems, Environmental Setting, Sewer (page 189)

The Fairfield-Suisun Sewer District (FSSD) and the cities of Fairfield and Suisun City jointly operate and maintain the wastewater collection system that serves both cities. ~~The joint operation~~ FSSD owns and operates the trunk sewer system, which includes all sewers 12 inches and larger, while both cities manage their own gravity sewers smaller than 12 inches that connect to the FSSD trunk sewer system.

#### Section 3.19.3c Utilities and Service Systems, Impact Discussion (page 195)

**No Impact.** The Project proposal includes restroom facilities that would generate wastewater, similar to existing conditions. Sanitary sewer service for the Project would be reviewed, approved, and provided by the City of Fairfield (~~Fairfield-Suisun Sewer District~~FSSD). Under FSSD ordinances, wastewater capacity for non-residential uses is determined by building use and square footage. FSSD’s capacity to serve the proposed project and any capacity charges due to FSSD would be determined in accordance with applicable District policies and ordinances.

Operation of the Project would result in reduced wastewater generation due to the anticipated decrease in building water usage from 1,032,240 to 750,568 gallons per year as described

above in response b). As a result, no significant adverse impact to wastewater treatment plant capacity ~~are not~~is expected.

# Appendix A

## Initial Study/Mitigated Negative Declaration

Available at:

<https://courts.ca.gov/facilities/solano-county-new-solano-hall-justice-fairfield>.

# Appendix B

## Mitigation Monitoring and Reporting Program

Available at:

<https://courts.ca.gov/facilities/solano-county-new-solano-hall-justice-fairfield>