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Birgitta E. Corsello, Clerk of
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Deputy: *[Signature]*

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT GREEN VALLEY 3 APARTMENTS PROJECT

Date of Distribution: March 17, 2022

Project Applicant: The Spanos Corporation, 10100 Trinity Parkway, Suite 500, Stockton, CA 9521
Nicolas Ruhl, Development Manager

City File Number: ER 2021-036

As the Lead Agency, the City of Fairfield will prepare an Environmental Impact Report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project.

The project description, location, and probable environmental effects which will be analyzed in the EIR for the project are identified in the attached materials.

Pursuant to State law, the deadline for your written response (letter or email) is 30 days after your receipt of this notice. In your written correspondence, please identify the appropriate contact person for future correspondence. Please send your response to:

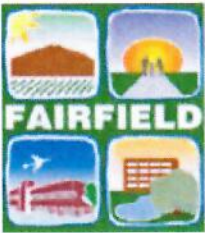
City of Fairfield
Community Development Department
Attn: David Feinstein, Planning Division Manager
1000 Webster Street
Fairfield, CA 94533
Phone: (707) 428-7448
Email: DFEINSTEIN@fairfield.ca.gov

David Feinstein
Planning Division Manager
City of Fairfield, CA

Date: March 17, 2022

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Deputy Clerk of the Board



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INTRODUCTION

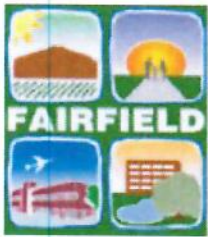
The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts to levels that are less than significant or of no significance; and to consider alternatives to the project that would avoid or reduce the project's significant environmental impacts while achieving most of the basic objectives of the proposed project.

The EIR for the proposed Green Valley 3 Apartments Project (herein referred to as the "proposed project" or "project") will be prepared and processed in accordance with the California Environmental Quality Act (CEQA). The EIR will address the significant or potentially significant effects of the proposed project and will include the following:

- An Executive Summary of the project
- A project description
- A description of the existing environmental setting, analysis of project-specific and cumulative environmental impacts, and identification of mitigation measures for the proposed project
- Alternatives to the proposed project and,
- Other CEQA mandated analysis including: 1) Any significant environmental effect which cannot be avoided if the project is implemented; 2) Any significant irreversible and irretrievable commitments of resources; and 3) growth inducing impacts of the proposed project.

PROJECT LOCATION

The project site consists of an undeveloped approximately 5.78-acre site in the City of Fairfield (City) at the northeast corner of the Business Center Drive and Green Valley Road intersection, approximately 0.25 mile north of Interstate 80 (I-80). The physical address of the site is 4840 Business Center Drive, and the site is composed of one parcel (Assessor's Parcel Number [APN]



0148-540-350). Access to the project site is via Green Valley Road and Business Center Drive. A single-family residential neighborhood is located north of the project site; a business office complex (Fairfield Business Center consisting of two buildings and a parking lot) is located to the east of the project site; a 104-room hotel project under construction is located south of the project site, with Business Center Drive located just south of this parcel; and a riparian corridor associated with Green Valley Creek with Green Valley Road just beyond this area is located to the west of the project site. The coordinates at the center of the project site are 38°13'13.34"N, 122° 8'28.59"W. **Attachment A: Project Location and Vicinity** shows the local and regional location of the project site.

EXISTING SITE CONDITIONS

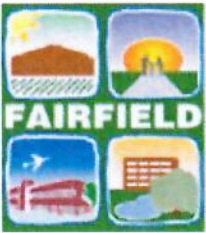
The project site consists mostly of undeveloped land occupied by annual grassland dominated by non-native ruderal species that is regularly disced and mowed. Small portions of developed paved surface are present along the northeast boundary of the project site. A narrow strip of landscaping vegetated with ornamental shrubs and mulching is present in the east corner of the project site by the Fairfield Business Center entrance. The project site also includes Green Valley Creek and the associated riparian corridor along the western edge. According to the City of Fairfield General Plan Land Use Map and Zoning Code, the project site is currently designated as Business and Industrial Park (IBP) and is zoned as Industrial and Business Park-North Cordelia Overlay (IBP-NC).

PROJECT DESCRIPTION

The project applicant is proposing to develop the 5.78-acre site with a 185-unit apartment complex. The single apartment building would consist of three wings and would be four-stories in height (a maximum of 49 feet). The apartment complex would consist of 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that would be provided as part of the project include a pool and spa area, a club house area, a dog run, and an outdoor lounge area. Protected open space associated with the creek corridor would also be established as part of the project.

A surface parking lot, carport area, and a two-story parking garage (maximum 16-feet in height) would be developed in support of parking requirements for the proposed apartment units. Overall, the project would provide a total of 340 parking spaces, of which 185 parking spaces would be covered and 155 parking spaces would be uncovered. Of the 340 parking spaces, 35 spaces would be Electrical Vehicle (EV) ready.

Regional access to the project site would be via I-80, while local access would be via Green Valley Road and Business Center Drive. The proposed project would share access from Business Center Drive with the existing office complex adjacent to the northeast side of the project site and the future hotel, currently under development, to the south of the project. The internal circulation system of the proposed project would connect to the existing drive aisle of the adjacent office complex via two access ways. One access drive aisle would be located on the north side of the project site north of the proposed parking garage. The second access drive aisle would be located on the southern portion of the project site, approximately 200 feet north of Business Center Drive. Both access drive aisles and the internal circulation system would provide residents access to their units and would also be developed per fire code standards to allow emergency access onto and off of the



project site. Utilities currently exist in off-site areas around the project site, and the proposed project would connect to these utilities. Landscaping at the project site would be consistent with requirements per the City of Fairfield and would include trees, shade trees, bushes, flowered areas, and grass areas. Landscaping would be composed of drought tolerant vegetation. **Attachment B: Project Site Design** shows the site plan of the proposed project.

REQUIRED PROJECT APPROVALS

The City of Fairfield's General Plan designates the project site as Business and Industrial Park (IBP), and per the Zoning Ordinance, the project site is zoned Industrial Business Park-North Cordelia Overlay (IBP-NC). As the proposed project includes residential uses which are not allowed under the current General Plan designation and zoning of this site, the project applicant is requesting a General Plan Amendment (GPA) and rezone to re-designate the site as Residential Very High Density (RVH). Additional approvals required from the City include design review and a conditional use permit to allow for the residential building height to be higher than allowed under RVH.

Because discretionary approvals are needed to implement the proposed project, the project is subject to compliance with CEQA. The City of Fairfield will be the CEQA lead agency and will direct the CEQA review process, and an EIR will be prepared and circulated for agency and public review and comment.

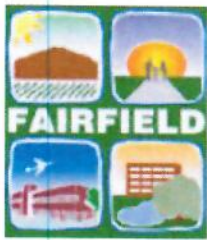
POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will analyze the environmental effects anticipated to result from construction and operation of the proposed project. The EIR will include a detailed analysis of the impacts of the proposed project on the following specific resource topics based on threshold questions listed in the CEQA Guidelines Appendix G.

Section 15130 of the CEQA Guidelines requires that an EIR evaluate potential environmental impacts that are individually limited but cumulatively significant. These impacts can result from the proposed project alone or together with other projects. Each of the topical sections discussed below will include an analysis of cumulative effects. The analysis of cumulative effects will address the potential impacts of the proposed project in conjunction with other past, present, or probable future projects. The cumulative analysis will rely on both a list-based and projections level approach, as appropriate for each technical topic.

1. Aesthetics

The existing setting would be altered by the construction of a new high-density residential development and modifications to existing site access and circulation. The new development would be visible from public vantage points available from surrounding roadways and residential areas. The EIR will describe the area's existing visual character using photographs and narrative, and will include views from and to the site, noting the site's visibility as seen from key public vantage points located within the vicinity. The visual attributes and patterns of the project site and its surroundings will be assessed according to the following descriptive categories: site location and spatial organization, landform, vegetation, land uses, cultural features, and specific objects having aesthetic significance. Effects of the proposed development on the existing visual character of the site and its



surroundings will be described and analyzed based on proposed building elevations/sections. The EIR will address the project's potential visibility and visual contrast and compatibility as seen from key public view corridors and sensitive viewing locations. If aesthetic impacts are determined to be significant, mitigation measures will be identified in the EIR to reduce the significance of the project's impacts on aesthetics.

2. Air Quality

Following the Bay Area Air Quality Management District's (BAAQMD) CEQA Air Quality Guidelines, the EIR will identify existing air quality conditions and potential air quality impacts resulting from the proposed project. The EIR will analyze construction and operational air quality emissions generated by the proposed project. Short-term local and regional air quality effects associated with construction of the proposed project will be evaluated based on emissions that will be estimated using the California Emissions Estimator Model (CalEEMod). As the proposed project would generate new vehicular trips within the region, it is expected that the proposed project would generate operational air quality emissions. As such, the EIR will include calculation of regional emissions of criteria air pollutants associated with new vehicle trips using CalEEMod. Emissions associated with stationary sources, such as on-site energy consumption and landscaping equipment use will also be estimated in the EIR. Since project construction activities would occur near existing residential uses (i.e., sensitive receptors), the EIR will also include results of a construction Health Risk Assessment (HRA) to identify any potentially significant health risk impacts resulting from project construction. If necessary, construction and operational mitigation measures will be developed and identified in the EIR section to reduce the significance of the project's short-term and long-term air quality impacts.

3. Biological Resources

The EIR will evaluate the project's impacts on special-status species and any sensitive habitats that could occur from the development of the site. Based on a preliminary review, the project site supports annual grasses and ruderal plant species that commonly occur in disturbed habitats. Isolated seasonal wetlands potentially occur on the project site, and a riparian corridor associated with Green Valley Creek is also present to the west of the site. Thus, the EIR will include a description of the existing conditions pertaining to biological resources, a summary of the applicable regulations, an assessment of potentially significant impacts to special-status plant and wildlife species and other sensitive biological resources, and any necessary mitigation measures to reduce the significance of the impacts.

4. Cultural Resources and Tribal Cultural Resources

The project site has not been developed as far back as the late 1800s. With the exception of a narrow band of pavement along the northeast boundary of the project site that is associated with the adjacent office complex's parking lot, the site does not contain any man-made features. The EIR will discuss and analyze potential impacts that may occur to known archaeological, historical cultural resources, and Native American human remains. Additionally, the EIR will discuss and analyze the likelihood for previously unknown resources to be encountered during construction. The proposed project will also be evaluated for its potential to impact tribal cultural resources. The City will conduct consultation with the Native American Heritage Commission and local tribes pursuant to Assembly Bill (AB) 52, and the results of this consultation will be included in the EIR. Pursuant to AB



52, letters to interested Native American Tribes will be sent out to commence consultation efforts between the City and Native American Tribes pertaining to the proposed project. The purpose of the consultation is to identify and preserve specified places, features, and objects located within the City's jurisdiction that have a unique and significant meaning to California Native Americans. The proposed project is also subject to Senate Bill (SB) 18, as a General Plan Amendment is required for project approval. The EIR will document consultation results between the City and Native American tribes as required by SB 18. As warranted, mitigation measures will be identified in the EIR to reduce potentially significant impacts to cultural resources. If requested by contacted tribes, the EIR will present mitigation measures agreed upon by the City and tribe that will protect or mitigate any impacts of the proposed project on tribal cultural resources.

5. Energy

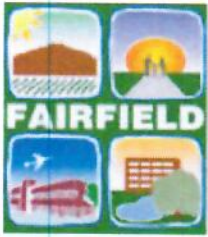
The proposed project would increase the demand for energy consumption during both construction and operation activities. Thus, the EIR will evaluate the project's impacts related to energy use for construction and operation based on the air quality model output data included in the air quality and greenhouse gas emissions analysis. Specifically, construction-period energy usage associated with diesel fuel use in construction off-road equipment and diesel and gasoline fuel use in construction on-road vehicles will be estimated, fuel use associated with vehicle trips generated by the proposed project will be calculated, and natural gas and energy consumption using default energy intensities by building type will be estimated and reported in the EIR. The EIR analysis will also address the project's compliance with applicable energy efficiency standards. If significant impacts are identified, construction and operational mitigation measures will be presented in the EIR section to reduce the significance of the project's short-term and long-term energy impacts.

6. Greenhouse Gas Emissions

The EIR will provide a quantitative assessment of greenhouse gas emissions associated with all relevant sources related to the proposed project, including construction activities, new vehicle trips, energy consumption (electricity and natural gas), water usage, wastewater, and solid waste generation and disposal. Emissions from these sources will be estimated using CalEEMod. The EIR will also include a review adopted plans related to clean air and the reduction of greenhouse gas emissions in the State of California, BAAQMD, and City of Fairfield to determine the project's consistency with these plans. If required to reduce greenhouse gas emissions impacts to a less than significant level, the EIR will identify mitigation measures and present, to the extent information is available, the estimated percentage of reductions in emissions from the recommended mitigation measures and project design features.

7. Hydrology and Water Quality

The EIR will discuss the project area watershed, groundwater basin, receiving waters, and drainage; applicable regulations; and project impacts and mitigation related to hydrology and water quality. The EIR will qualitatively evaluate project impacts against the applicable thresholds related to surface and groundwater water quality; groundwater supply and recharge; alteration of drainage patterns and potential to result in flooding; and potential conflicts with water quality control plans or sustainable groundwater management plan. If hydrology and water quality impacts are



determined to be significant, mitigation measures will be presented in the EIR to reduce the significance of the project's impacts.

8. Land Use and Planning

The EIR will evaluate the existing and planned land use designations and zoning for the project site and the project's consistency with the General Plan, Zoning Code, and other land use regulations. The EIR will identify and analyze the impacts of the proposed project pertaining to land use and planning, with a focus on conflicts with policies and regulations designed to avoid or mitigate an environmental effect. Any policy inconsistencies and potential planning conflicts will be identified in the EIR, and mitigation measures will be presented in the EIR, as needed, for any potential significant adverse land use and planning impacts.

9. Noise

The EIR will present the existing ambient noise conditions on the project site. The nearest sensitive receptors (i.e., residences to the north of the project site) that could be affected by project construction and operational noise will be identified in the EIR. Project construction and operational noise and vibration will be evaluated in the EIR and compared to City significance criteria to determine if off-site sensitive receptors will be impacted. To address the General Plan requirement that residents in the City must not be exposed to excessive noise, noise impacts to on-site project residents from exposure to roadway noise will be evaluated in the EIR. If significant impacts are identified, mitigation measures will be included in the EIR to reduce the significance of the project's impacts.

10. Transportation

The EIR will characterize the existing transportation network and traffic conditions in the vicinity of the project site and disclose if traffic generated by the proposed project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation. The EIR will also analyze whether the proposed project will result in Vehicle Miles Traveled (VMT) that will conflict with CEQA Guidelines Section 15064.3, subdivision (b), substantially increase transportation related hazards due to project design, or result in inadequate emergency access or potential impacts on evacuation routes (e.g., due to a fire). If necessary, mitigation measures will be included in the EIR to reduce significant impacts.

11. Utilities and Service Systems

The EIR will describe existing conditions with respect to water supply, wastewater, solid waste, telecommunications, electricity, and natural gas service/infrastructure that is present on and near the project site. Based on the project demand for utilities, the EIR will evaluate whether the proposed project would require the construction of new or expanded utilities and entitlements. If additional facilities would be required to serve the proposed project, the potential environmental impacts from the construction and operation of those facilities will be evaluated in the EIR. If significant impacts would result from the construction or operation of the utilities to serve the proposed project, mitigation measures will be provided in the EIR to reduce the significance of the impacts.



12. Other Resource Topics

The EIR will include a chapter that provides an analysis of the project's impacts on all other environmental topics included in the CEQA Guidelines Appendix G Checklist, including agricultural and forestry resources, geology and soils, hazards and hazardous materials, mineral resources, population and housing, public services, recreation, and wildfire. Project impacts associated with these resource topics are generally expected to be less than significant.

OTHER CEQA MANDATED ANALYSES

In addition to the project-level and cumulative impact analyses for each of the above identified resource topics, the EIR will also include the following mandated CEQA analysis:

1. Alternatives

The EIR will include an evaluation of alternatives to the proposed project, including a "No Project" alternative and an adequate range of reasonable alternatives depending on the project impacts that are determined to be significant. The alternatives will be chosen based on their ability to reduce or avoid the identified significant impacts of the proposed project while achieving most of the identified objectives of the project. A discussion of alternatives not carried forth for detailed evaluation in the EIR will also be provided, as well as the reasons why they were rejected for detailed analysis. The EIR will identify the environmentally superior alternative.

2. Significant Unavoidable Effects

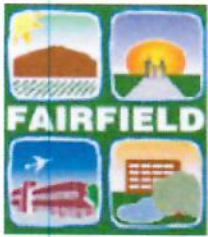
Impacts that are significant and cannot be avoided due to project implementation will be identified and discussed in the EIR.

3. Significant Irreversible Environmental Changes

Any significant irreversible environmental changes caused by the proposed project will be discussed in the EIR. A project would generally result in significant irreversible environmental changes if it would: 1) result in primary and secondary impacts that would generally commit future generations to similar uses; 2) consume resources that are not justified (e.g., the project involves the wasteful use of energy); 3) involve a large commitment of nonrenewable resources; or 4) involve uses in which irreversible damage could result from any potential environmental accidents generated during construction and operation.

4. Growth Inducing Impacts

The project's potential to foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment will be discussed in the EIR. A project may foster economic or population growth in a geographic area if it meets any one of the following criteria: 1) the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of new access to an area, or a change in zoning or general plan designation; 2) economic expansion, population growth, or the construction of additional housing occurs in the surrounding environment in response to the project, either directly or indirectly (e.g., changes in revenue base, employment expansion, etc.); or 3) if the project would result in the

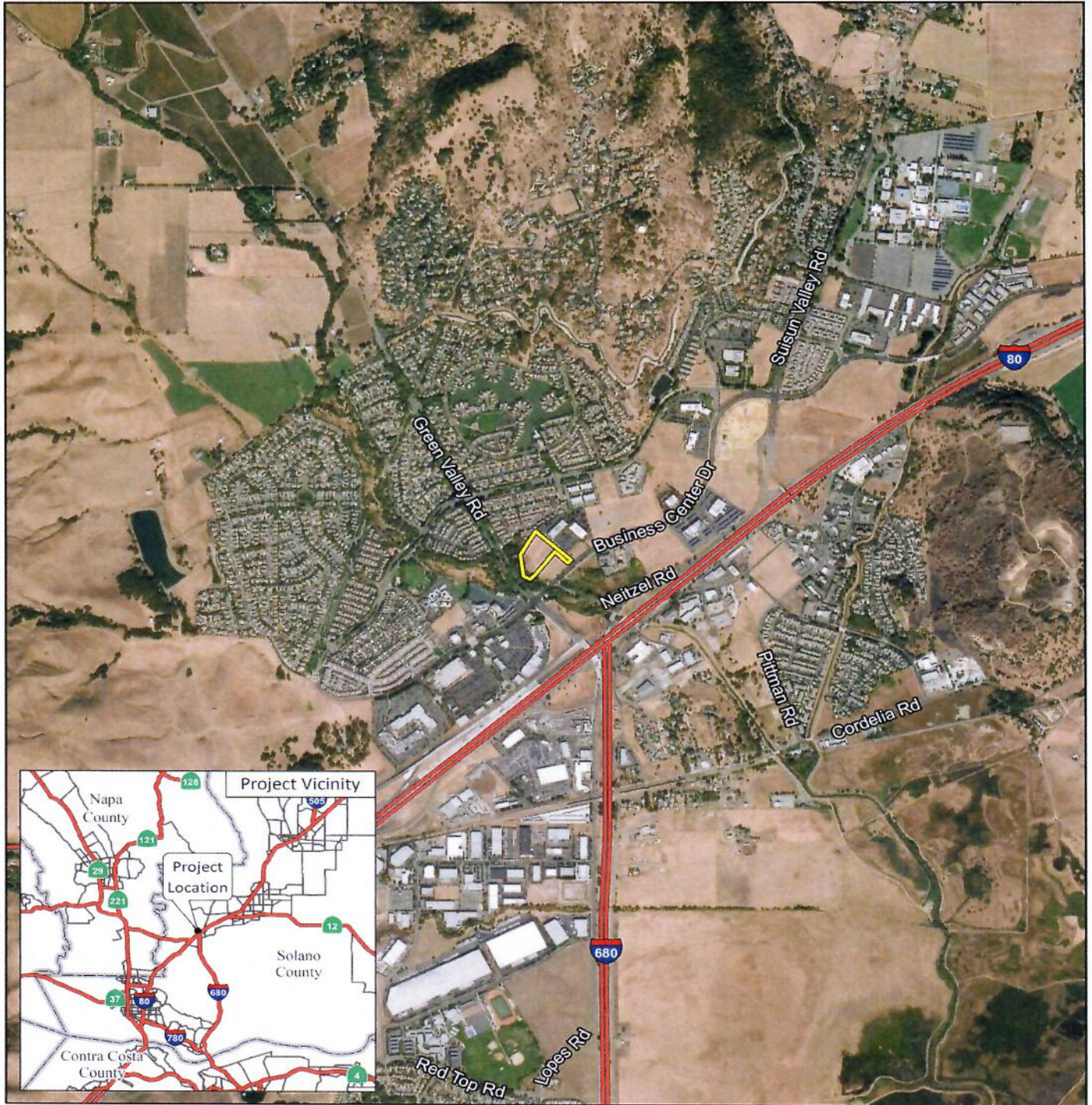


development or encroachment in an isolated or adjacent area of open space (i.e., distinct from an “infill” project).

ATTACHMENTS

A: Project Location and Vicinity

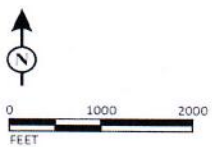
B: Project Site Design



LEGEND

 Project Location

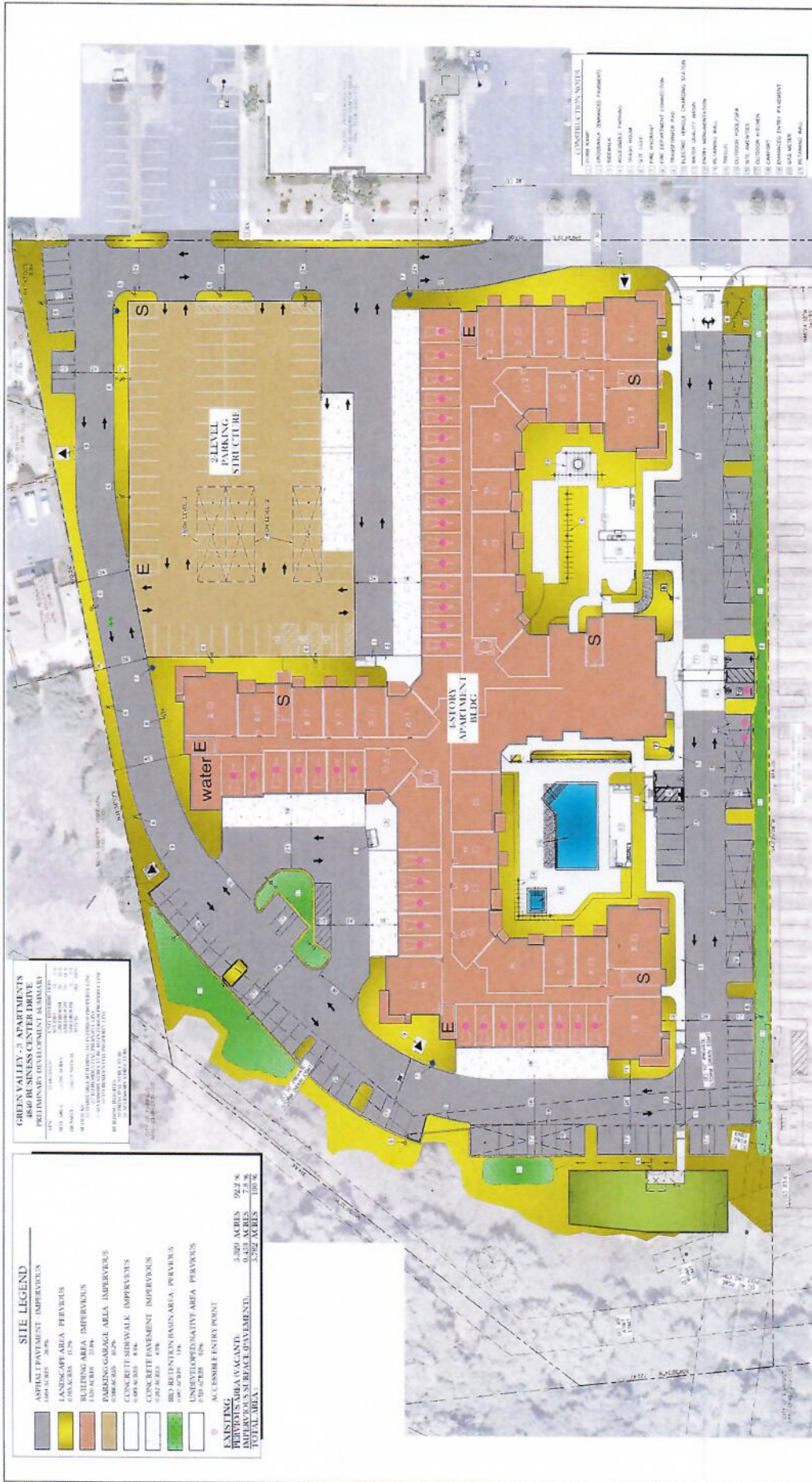
ATTACHMENT A



SOURCE: Google (2021)

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Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B

Green Valley 3 Apartments Project Site Design



SOURCE: TSO Engineering, Inc.
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