

**APPENDIX 1.0**

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**Notice of Preparation and Scoping Comments**



**NOTICE OF PREPARATION**  
**OF AN ENVIRONMENTAL IMPACT REPORT FOR**  
**GREEN VALLEY II MIXED-USE PROJECT**

**Date of Distribution: August 1, 2018**

PROJECT APPLICANT: The Spanos Corporation, 10100 Trinity Parkway, Suite 500, Stockton, CA 95219

Karen Garrett, Development Manager Northern California


CITY FILE NO: ER2018-004

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 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: Meily Sheehan, Associate Planner  
1000 Webster Street, Second Floor  
Fairfield, CA 94533  
Phone: (707) 428-7474  
Email: [msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)

  
\_\_\_\_\_  
Kevin H. Snyder, AICP  
Director of Community Development  
City of Fairfield, CA

Date: August 1, 2018

**NOTICE OF PREPARATION**  
**OF AN ENVIRONMENTAL IMPACT REPORT FOR**  
**GREEN VALLEY II MIXED-USE PROJECT**

August 1, 2018

***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; and to consider alternatives to the project that would avoid or reduce the project's significant environmental impacts while achieving most of the objectives of the proposed project.

The EIR for the proposed Green Valley II Mixed-use project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. The EIR will address the significant or potentially significant effects of the proposed project. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Other CEQA mandated analyses, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

***Project Location***

The proposed project is located on a 13.32-acre site at the southwestern corner of Business Center Drive and Suisun Valley Road intersection in the Green Valley Corporate Park in the City of Fairfield. Specifically, the site is bound by Business Center Drive to the north and west, Suisun Valley and Neitzel Roads to the east, and an

undeveloped parcel to the south (see **Figure 1, Project Location**). Regional access to the project site is provided by Interstate 80 (I-80) to the south via Neitzel Road. Direct access to the site is provided by Business Center Drive. Fairfield and Suisun Transit (FAST) provides bus service in the vicinity of the project site via Route 7. The closest bus stop is located at the intersection of Suisun Valley Road and Kaiser Drive, approximately 1,000 feet north of the project site.

### *Existing Site Conditions*

The project site is currently zoned for industrial business park uses and is presently undeveloped. Vegetation on the site consists of ruderal non-native grasses that are mowed on occasion. In addition, a single oak tree is located in the western portion of the site near Business Center Drive and scattered trees are located along the eastern border of the site along Suisun Valley Road.

### *Project Description*

The project applicant, Spanos Corporation, has applied to the City of Fairfield for approval of the Green Valley II Mixed-use project and related entitlements (proposed project). The applicant proposes to develop a 270-unit apartment complex and a 22,000 square-foot commercial complex on the site (see **Figure 2, Site Plan**). Specifically, the proposed apartment complex would include four apartment buildings, a clubhouse, recreation areas, parking, and associated site improvements while the commercial complex would consist of four buildings, parking, and associated site improvements. The commercial component would occupy 2.77 acres in the northern portion of the site along Business Center Drive while the residential component would occupy the remaining 10.55 acres of the site.

The residential component of the project would be built at a density of approximately 26 dwelling units per acre and include a mix of studio, one, and two bedroom units. Each apartment building would be 4-stories tall and would range in height from approximately 47 to 53 feet. The commercial component of the project would have a floor-to-area ratio (FAR) of about 0.2 and would consist of four single-story buildings ranging in height from 23 to 31 feet. Parking for the residential component would be separated from parking for the commercial component by private gateways and would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. Parking for the commercial component would be provided in a surface lot adjacent to the commercial buildings. Primary access to the residential and commercial components would be provided by a driveway located at the intersection of Business Center and Westamerica Drives. Secondary access to the residential component would be provided by a driveway in the southern portion of the site off Business Center Drive while secondary access to the commercial component would be provided by a right-turn only driveway in the northern portion of the site off Business Center Drive.

The City is also considering an option to revise the proposed site plan to accommodate a public safety facility. This option would not include a commercial component. If the City determines to proceed with this option, it will be evaluated for its environmental impacts in the EIR.

### ***Required Project Approvals***

The City of Fairfield's General Plan and Zoning Ordinance designates the project site as IBP (Industrial Business Park). As the proposed project would include residential and commercial uses, which are not permitted under the existing general plan and zoning designations, the applicant is requesting a General Plan Amendment (GPA) and rezone to re-designate the residential component of the site to RVH (Very High Density) and to re-designate the commercial component of the site to CC (Community Commercial). Additional approvals required include development review (residential), development review (commercial), a conditional use permit to allow additional building height for residential, and a lot line adjustment.

The proposed mixed-use project, GPA, rezone, and other approvals will require approval from the City of Fairfield. Because of the discretionary approvals required, 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.

### ***Potential Environmental Impacts of the Project***

The EIR will analyze the environmental effects anticipated to result from the construction and occupancy of the project as proposed. The EIR will include a detailed analysis of the impacts of the proposed project on the following specific resource topics:

#### ***1. Air Quality***

The EIR will address the regional air quality conditions in the Bay Area and evaluate the proposed project's impacts on local and regional air quality. Temporary construction-related emissions, such as emissions from construction vehicle and equipment exhaust and particular matter, as well as operational emissions will be estimated using CalEEMod, and evaluated relative to the Bay Area Air Quality Management District (BAAQMD) significance thresholds to determine the significance of the project's impact on air quality. Mitigation measures will be identified for significant impacts, as warranted.

#### ***2. Biological Resources***

The EIR will evaluate the project's impacts on special-status species or regulated habitats caused by development of the site. Mitigation measures will be identified for significant impacts, as warranted.

### 3. *Cultural Resources*

The EIR will analyze the potential for the proposed project to affect known archaeological, or paleontological resources, human remains, or a unique geologic formation. In addition, the EIR will discuss the likelihood for previously unknown resources to be encountered during construction. As the site has not been developed in the past and does not contain any man-made features, the project would not affect any known or unknown historic resources. As the proposed project requires a General Plan amendment, it is subject to SB 18. The EIR will document the results of the consultation conducted by the City with Native American tribes in compliance with SB 18. Mitigation measures will be identified for significant impacts, as warranted.

### 4. *Greenhouse Gas Emissions*

The EIR will estimate the greenhouse gas (GHG) emissions generated by the construction and occupancy of the proposed project, including emissions from mobile, stationary, and indirect sources and compare the estimated emissions to the BAAQMD significance thresholds. The project will also be evaluated for its potential to conflict with an applicable plan for the reduction of GHG emissions. Mitigation measures will be identified for significant impacts, as warranted.

### 5. *Hazards and Hazardous Materials*

The EIR will summarize known hazardous materials conditions on and adjacent to the project site, and will evaluate the potential for the proposed development to be affected by hazardous materials. Mitigation measures will be identified for significant impacts, as warranted.

### 6. *Land Use and Planning*

The EIR will describe the existing land uses adjacent to the project area. Land use impacts which would occur as a result of the proposed project will be analyzed, including the potential for conflict between the proposed project and existing land use plans, policies or regulations applicable to the project area. In addition, the EIR will evaluate the potential for the proposed project to physically divide an established community. Mitigation measures will be identified for significant impacts, as warranted.

### 7. *Noise*

The EIR will identify the existing noise conditions on the project site and its vicinity, and the location of the sensitive receptors that could be affected by project noise. The EIR will estimate the noise levels that would be generated during the construction and operation of the project both on the project site as well as at the nearest sensitive receptors. The increase in noise levels at the affected off-site receptors will be compared to applicable significance criteria to determine the significance of the impact. In addition, impacts to project site residents from

exposure to existing noise sources in the surrounding area will be analyzed. Mitigation measures will be identified for significant impacts, as warranted.

#### *8. Public Services*

The EIR will evaluate the impacts of the proposed project on fire, police, school, library, and parks and recreation facilities by estimating the demand for these services, contacting the service provider to determine whether the project's demand can be served with existing facilities, or whether new or modified facilities would be required. Mitigation measures will be identified for significant impacts, as warranted.

#### *9. Transportation and Traffic*

The EIR will characterize the existing transportation setting and use City of Fairfield significance thresholds to evaluate the significance of the potential traffic impacts of the proposed project. The EIR will analyze the impacts of the additional vehicular traffic generated from the operation/occupancy of the proposed project on the city intersections using the AM and PM peak-hour traffic volumes generated by the project.

Consistent with CEQA requirements and City guidelines for the evaluation of traffic impacts, the impacts of the proposed project on the study intersections will be analyzed for the following scenarios:

- Scenario 1: Existing
- Scenario 2: Existing with Project
- Scenario 3: Existing plus Approved Projects
- Scenario 4: Existing plus Approved Projects with Project
- Scenario 5: Cumulative without Project
- Scenario 6: Cumulative with Project
- Scenario 7: Cumulative plus Business Center Drive Extension
- Scenario 8: Cumulative plus Business Center Drive Extension with Project

The study intersections that will be analyzed include the following:

- Mangels Boulevard/Green Valley Road
- Business Center Drive/Green Valley Road

- Business Center Drive/Neitzel Road
- I-80 westbound ramps/Green Valley Road
- I-80 eastbound ramps/Green Valley Road
- Mangels Boulevard/Westamerica Drive
- Business Center Drive/Center Project Driveway- Westamerica Drive
- Business Center Drive/South Project Driveway- North Bay Driveway
- Westamerica Drive/Suisun Valley Road
- Business Center Drive/Suisun Valley Road
- I-80 westbound ramps-Neitzel Road/Suisun Valley Road
- I-80 eastbound ramps/Pitman Road
- Central Way/Pitman Road
- Central Way/Cordelia Road
- Lopes Road/Cordelia Road
- Lopes Road/Bridgeport Avenue

The EIR will also evaluate project impacts on bicycle and pedestrian facilities, emergency access, and transit and will include an informational vehicle-miles traveled (VMT) analysis. Mitigation measures will be identified for significant impacts, as warranted.

#### *10. Tribal Cultural Resources*

Assembly Bill (AB) 52, which came into effect on July 1, 2015, requires that lead agencies consider the effects of projects on tribal cultural resources and conduct notification and consultation with federally and non-federally recognized Native American tribes early in the environmental review process. The City will conduct consultation with the Native American Heritage Commission and local tribes pursuant to AB 52. The results of this consultation will be included in the EIR.



### *11. Utilities and Service Systems*

The EIR will describe the existing utilities on the project site and in its vicinity and analyze the potential for the proposed project to affect water supply and the water distribution system; wastewater collection, conveyance, and treatment systems; solid waste services; natural gas; and electricity. Mitigation measures will be identified for significant impacts, as warranted.

### *12. Other Resource Topics*

The EIR will include a chapter that provides an analysis of the project's impacts on all other environmental topics on the CEQA Appendix G Checklist, including aesthetics, agriculture and forestry resources, geology and soils, hydrology and water quality, mineral resources, and population and housing. Project impacts in these resource topics are generally expected to be less than significant.

### *13. Cumulative Impacts*

The EIR will include an analysis of cumulative impacts within each resource section which will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. Mitigation measures will be identified for significant cumulative impacts, as warranted.

### ***Other CEQA Mandated Analyses***

In addition to the analysis of project-level and cumulative impacts of the project in each of the resource topics identified above, the EIR will also include the following analyses which is mandated by CEQA to be included in an EIR.

#### *1. Alternatives*

The EIR will evaluate alternatives to the proposed project, including a "No Project" alternative and one or more alternative development scenarios depending on the project impacts that are identified to be significant. Alternatives evaluated in detail will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project. With respect to alternatives that are not carried forth for detailed evaluation, the EIR will provide reasons why the alternative was discarded. The EIR will identify the environmentally superior alternative.

#### *2. Significant Unavoidable Effects*

The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

### *3. Significant Irreversible Environmental Changes*

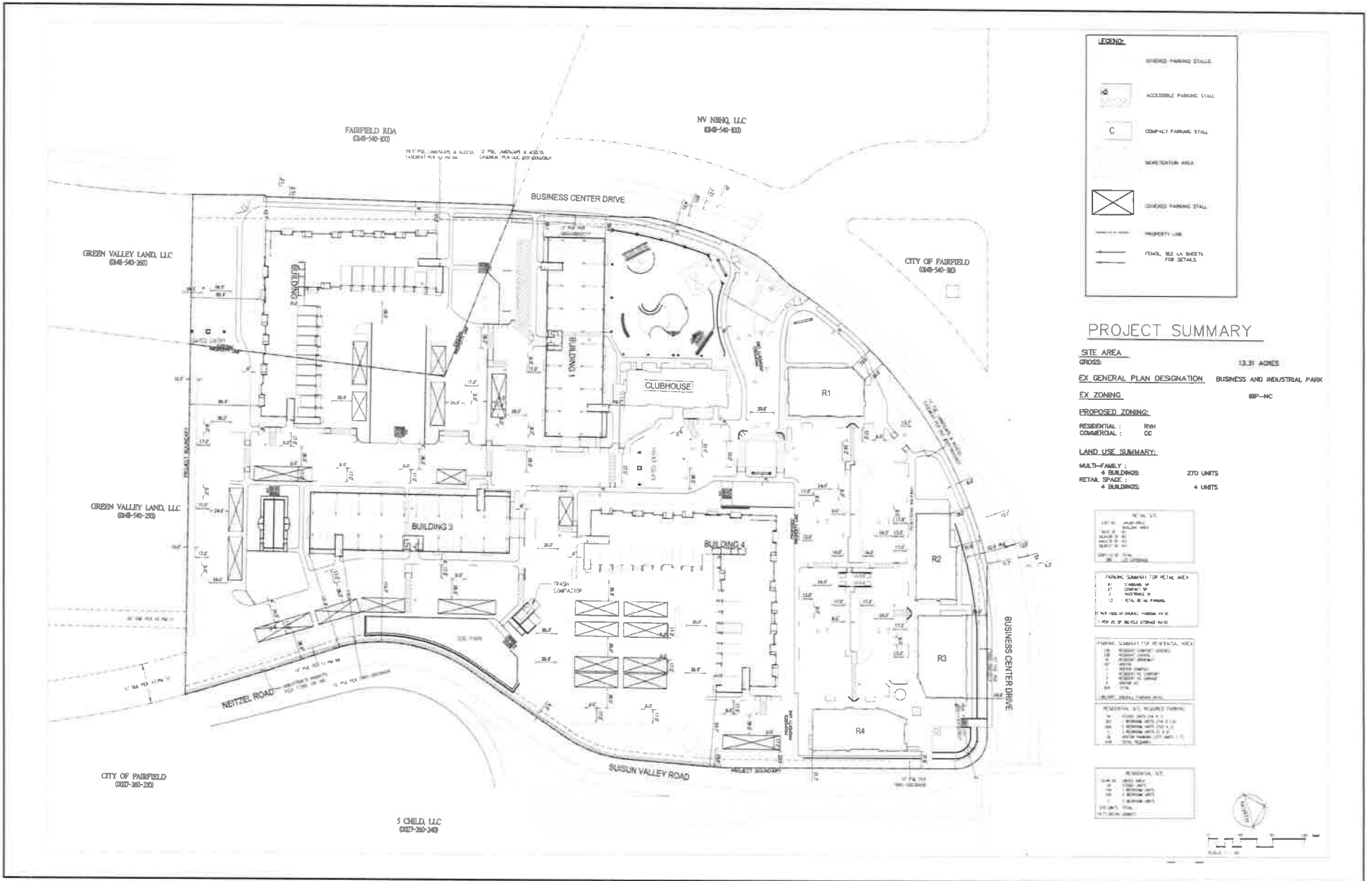
The EIR will include a discussion of any significant irreversible environmental changes that would be caused by a proposed project. Generally, a project would result in significant irreversible environmental changes if: a) the primary and secondary impacts would generally commit future generations to similar uses; b) the proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy); c) the project would involve a large commitment of nonrenewable resources; or d) the project involves uses in which irreversible damage could result from any potential environmental accidents associated with the project.

### *4. Growth Inducing Impacts*

The EIR will include a discussion of the potential for the proposed project to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. In general terms, a project may foster economic or population growth in a geographic area if it meets any one of the following criteria: a) 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); b) 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 c) if the project would result in the development or encroachment in an isolated or adjacent area of open space (being distinct from an "infill" type of project).



SOURCE: Google Earth, 2018



SOURCE: Phillippi Engineering, 2018

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Mixed Land Use - Industrial Park  
**Date:** Tuesday, August 28, 2018 9:45:02 AM

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**From:** K Patrice Williams J.D. [mailto:patrice@brandgov.com]  
**Sent:** Monday, August 27, 2018 12:16 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** Elect K Patrice <electkpatricewilliams@gmail.com>; gvmixeduse.comments@gmail.com  
**Subject:** Mixed Land Use - Industrial Park

**RE: Green Valley II Mixed-Use**

Good morning,

I am a Cordelia resident, community advocate and small business owner.

After living in Cordelia for 3 years and driving through the industrial business park a few times a month during that period, I am convinced that the highest and best use of the the Green Valley II mixed use area is to remain an industrial park.

According to Solano Workforce Development statistics, 36% percent of Solano County residents work in Solano County. 64% percent of our residents commute outside of the county for work.

For years, I commuted to Oakland for work. A 3-4 hour per day commute time meant I left the house before my school aged son woke up and was never able to see him off to school. I arrived home at the end of the day just in time, to review his homework to see my son off to bed. As typical for commuters, I would do my grocery and clothes shopping in where I worked. On Saturday I was exhausted and needed to recuperate. On Sunday I would spend quality time with a family and my husband. I was a weekend mom and wife, during the weekdays I was simply passing through.

Keeping the Green Valley II Mixed-Use as an industrial park allows Fairfield residents to thrive and work where they live. It increases the quality of life for Fairfield residents to work in the Industrial Park, which means our Fairfield neighbors get parents that can be involved in after school, community and volunteer activities. With an local economic boost for shops and grocery stores that will have the benefit of residents shopping locally as well.

K Patrice Williams  
Fairfield (Cordelia) Resident  
Candidate - Solano County Supervisor 2020  
707-560-1115  
[Electkpatricewilliams@gmail.com](mailto:Electkpatricewilliams@gmail.com)



# **K Patrice Williams J.D.**

CEO



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**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: SCH# 2018082002 Green Valley II Mixed-Use  
**Date:** Thursday, August 16, 2018 10:16:57 AM  
**Attachments:** [NOP 2018082002 GreenValley-CiFairfield-Sheehan 8-8-18.pdf](#)

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**From:** Totton, Gayle@NAHC [mailto:Gayle.Totton@nahc.ca.gov]  
**Sent:** Wednesday, August 8, 2018 10:40 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** SCH# 2018082002 Green Valley II Mixed-Use

Good morning,

Attached is our response to your Notice of Preparation for the above referenced project. Please let me know if you have any questions.

Sincerely,

Gayle Totton, M.A., Ph.D.  
Associate Governmental Program Analyst  
Native American Heritage Commission  
(916) 373-3714





## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
  
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
  
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
  
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
  
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.



**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** Comments from RWQCB  
**Date:** Tuesday, August 28, 2018 4:57:10 PM  
**Attachments:** [Regional Water Quality Control Board Comments 8.23.18.pdf](#)

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Hi Paul,

I received feedback from the Regional Water Quality Control Board on the NOP. Please see the attached response.

Best,

Meily Sheehan  
Associate Planner  
City of Fairfield  
Community Development Department 2<sup>nd</sup> Floor  
1000 Webster Street  
Fairfield CA 94533

P. 707-428-7474

\*\*Please note that City Hall is closed the 1<sup>st</sup> and 3<sup>rd</sup> Fridays of the month\*\*

## Central Valley Regional Water Quality Control Board

23 August 2018

Meily Sheehan  
City of Fairfield  
1000 Webster Street, 2<sup>nd</sup> Floor  
Fairfield, CA 94533

CERTIFIED MAIL  
91 7199 9991 7039 6993 7423

### COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, GREEN VALLEY II MIXED-USE PROJECT, SCH# 2018082002, SOLANO COUNTY

Pursuant to the State Clearinghouse's 1 August 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Green Valley II Mixed-Use Project, located in Solano County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

#### I. Regulatory Setting

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:  
[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/).

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:  
[http://www.waterboards.ca.gov/centralvalleywater\\_issues/basin\\_plans/sacsjr.pdf](http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

#### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

#### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

#### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.



drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

**Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

### **Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/for\\_growers/apply\\_coalition\\_group/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml) or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

### **Low or Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit3.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml)

If you have questions regarding these comments, please contact me at (916) 464-4644 or [Stephanie.Tadlock@waterboards.ca.gov](mailto:Stephanie.Tadlock@waterboards.ca.gov).



Stephanie Tadlock  
Senior Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: NOP of an EIR for Green Valley II Mixed-Use Project  
**Date:** Thursday, August 16, 2018 10:18:19 AM  
**Attachments:** [JGH Itr 13Aug18 - Green Valley II Mixed-Use.pdf](#)

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**From:** Joseph Green-Heffern [mailto:[jm.greenheffern@gmail.com](mailto:jm.greenheffern@gmail.com)]  
**Sent:** Monday, August 13, 2018 11:39 AM  
**To:** Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
**Subject:** NOP of an EIR for Green Valley II Mixed-Use Project

Meily:

See attached PDF of comment letter. Hardcopy being sent via regular mail.

Regards,

Joseph Green-Heffern  
[jm.greenheffern@gmail.com](mailto:jm.greenheffern@gmail.com)

City of Fairfield  
Community Development Department  
Attn: Meily Sheehan, Associate Planner ([msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov))  
1000 Webster Street, Second Floor  
Fairfield, CA 94533

August 13, 2018

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) dated 8/1/2018 for Green Valley Mixed-Use Project (City File No: ER2018-004)

Ms. Sheehan:

As requested during the study session/public scoping meeting that was held during the August 8, 2018 meeting of the City of Fairfield Planning Commission, I provide the following comments related to preparation of the EIR for the Green Valley II Mixed-Use Project. I am a City resident/homeowner in the Turnstone Subdivision located approximately ¼ mile north of the proposed Project; and also a board member of the Turnstone Homeowners Association.

As described in the NOP and meeting presentation, the proposed development by The Spanos Corporation would include approximately 270 apartments and 22,000 square-feet of commercial/retail space on approximately 13 acres in Green Valley Corporate Park at the southwest corner of Business Center Drive and Suisun Valley Road. Implementation of the Project requires a change of current zoning in the City's General Plan from Business and Industrial Park to Mixed Use. As noted in the NOP, the City has determined that an EIR is required for this project, with the EIR to be prepared by Impact Sciences under City guidance. The City's NOP also states it may also consider a public safety facility (fire station mentioned in the public meeting) as an alternative to the commercial/retail component of the Project.

The following comments are provided with respect to evaluating Project impacts and alternatives in the EIR that will be considered by the Planning Commission and City Council during the review/approval process for the Project.

**1 - Cumulative Effects with Recent Nearby Residential Developments**

While not directly related to the proposed Project, there are other recent/ongoing/future residential development projects in the North Cordelia Area that need to be considered in preparation of the EIR.

First, the recent/ongoing residential development projects in the North Cordelia Area on land previously zoned as Business Industrial Park in the General Plan:

- Approximately 350 apartments about ½ mile northeast of the Project along Business Center Drive (Vines @ 80 and Verdant at Green Valley)

- Rockville Terrace Senior Living Community Complex located about approximately ¼ mile west of the Project on Mangels Boulevard

Second, the recent/ongoing residential developments that are consistent with the original General Plan zoning of Medium Density Residential:

- Approximately 185 homes along Suisun Valley Road just to the north of the Project (Bradbury Park and Village Oaks)
- Approximately 150 homes approximately 1 mile southwest of the Project along Business Center Drive (Green Valley Harvest and Bloom)

Also, while outside the City of Fairfield limits, future residential development under Solano County's Specific Plan for Middle Green Valley will impact the North Cordelia Area. This future development demand should be considered in evaluating the Project given that they share primary access via Green Valley Road, and they also share school/library/public safety/retail resources.

## 2 – Major Local Concerns

- **Jobs/Housing Balance** – By further reducing the limited North Cordelia Area that is zoned Business Industrial Park, the proposed Project will worsen the jobs/housing balance in Fairfield, reducing future City tax revenues, and also reducing future local work opportunities for City residents. How will this be avoided or mitigated?
- **Traffic Congestion** – Local roadways are already congested due to capacity limitations through a few highly congested I-80 crossings (Green Valley Road and Pittman/Suisun Valley Road) and the Green Valley/Business Center Parkway intersection. How will this be avoided or mitigated?
- **Insufficient Local/Accessible Retail, Schools and Parks** – There are no nearby schools (excepting Solano College), retail (grocery, pharmacy, etc.), or parks located in the North Cordelia Area except for that west of Green Valley Road, which is difficult to access due to existing traffic congestion. Additional retail (e.g. Nugget or Sprouts grocery store, Walgreens, etc.) and elementary/middle schools are needed in the area east of Green Valley Road, and could help relieve traffic congestion at Green Valley Road. Parks with playground areas are also needed for all the high density and multi-family developments in the area east of Green Valley Road.
- **Noise, Air Pollution and GHG Emissions** – New high-density housing in this area will subject residents to noise and air pollution due to its' close proximity to the I-80 corridor. How will these potential adverse health effects be mitigated? Also the rezoning to mixed use will end up decreasing local jobs and increasing commuters and

commute mileage. The EIR needs to analyze the likely increase in greenhouse gas (GHG) emissions resulting from the additional commuters, and identify mitigation measures.

### **3 - Coordination with Future Transportation Improvements**

Given the long time-frame to fund/coordinate and implement planned Caltrans/STA/City transportation improvements near the I-80/680 interchange, the EIR should consider traffic impacts before as well as during construction of expected future improvements.

### **4 – Coordination with Future Added School Capacity**

Given that nearby schools in the Fairfield-Suisun School District are limited and at capacity, where will additional children go to school and when/where will capacity be increased?

### **5 - Alternatives**

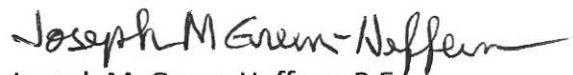
In addition to the proposed Project and No Action alternatives to be included in the EIR, I suggest the EIR also consider the following alternatives:

1. Mixed-Use with fewer apartments and more commercial/retail that would include a grocery store such as Nugget or Sprouts, and pharmacy such as Walgreens.
2. Mixed-Use with public safety (e.g. fire station) and commercial/retail but without apartments.

Further rezoning of Business Industrial Park areas to accommodate Mixed-Use with a high-density residential focus seems imprudent without a corresponding effort to restore balanced land use in the North Cordelia Area that includes local job opportunities, local retail/schools/parks, and multi-modal transportation improvements to reduce traffic congestion and offset GHG emissions.

Please include me on any mailing list as to when the Draft EIR is available for review and announcing the date of the associated public hearing.

Sincerely,



Joseph M. Green-Heffern, P.E.

680 Peridot Place

Fairfield, CA 94534

[jm.greenheffern@gmail.com](mailto:jm.greenheffern@gmail.com)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed-Use Project NOP Response Letter  
**Date:** Monday, August 20, 2018 8:33:33 AM  
**Attachments:** [Green Valley Mixed-Use Project NOP Response Letter.pdf](#)

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**From:** Jason Hade [mailto:jrhade@gmail.com]  
**Sent:** Friday, August 17, 2018 9:43 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** Green Valley Mixed-Use Project NOP Response Letter

Ms. Sheehan,

Please see attached and confirm receipt of this letter.

Thank You.

Jason Hade



City of Fairfield  
Community Development Department  
Attn: Meily Sheehan, Associate Planner ([msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov))  
1000 Webster Street, Second Floor  
Fairfield, CA 94533

August 17, 2018

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) dated 8/1/2018 for Green Valley Mixed-Use Project (City File No: ER2018-004)

Ms. Sheehan:

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As described in the NOP and meeting presentation, the proposed development by The Spanos Corporation would include approximately 270 apartments and 22,000 square-feet of commercial/retail space on approximately 13 acres in Green Valley Corporate Park at the southwest corner of Business Center Drive and Suisun Valley Road. Implementation of the Project requires a change of current zoning in the City's General Plan from Business and Industrial Park to Mixed Use. As noted in the NOP, the City has determined that an EIR is required for this project, with the EIR to be prepared by Impact Sciences under City guidance. The City's NOP also states it may also consider a public safety facility (fire station mentioned in the public meeting) as an alternative to the commercial/retail component of the Project.

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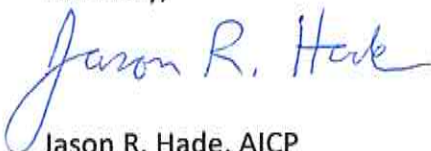
In addition to the proposed Project and No Action alternatives to be included in the EIR, I suggest the EIR also consider the following alternatives:

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Please include me on any mailing list as to when the Draft EIR is available for review and announcing the date of the associated public hearing.

Sincerely,



Jason R. Hade, AICP  
President, Turnstone Homeowners Association  
660 Granite Lane  
Fairfield, CA 94534  
[jrhade@gmail.com](mailto:jrhade@gmail.com)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Tuesday, September 11, 2018 9:44:11 AM  
**Attachments:** [FFPlanningLetter.pdf](#)

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**From:** Dianne Abeid [mailto:dianneegggers@hotmail.com]  
**Sent:** Tuesday, September 4, 2018 10:10 AM  
**To:** Sheehan, Meily <mshsheehan@fairfield.ca.gov>; GVMixedUse.comments@gmail.com  
**Subject:** Green Valley II Mixed Use Project

Dear Ms. Sheehan,

The consideration of high density housing near Business Center Drive and Suisun Valley Road is in bad taste. This is short term thinking about profit and not in the long term best interest of Fairfield. We need more revenue from business in our town. We need to keep our industrial business park zoning.

All of these high density housing projects make us pale in comparison to surrounding towns. Why are we not following their examples when they are so successful in drawing customers into their plentiful stores? Why are we trying to rezone areas that can help our communities flourish with business?

As of now, my family goes to Vacaville for a considerable amount of our shopping. We do not have enough anchor stores to keep us in the area. When we're looking for something to do with our family we usually head out of our own town. Why? Why are we wasting the perfect opportunity to have businesses in view and within a short distance from our highways? Why are we not doing our best to draw people, and especially families, in?

I plead with you to stop the doom of Fairfield. We need our vacant properties to stay in their current zoning. We don't want to lose the opportunity of having more businesses in our community. I know the rise of on-line shopping has hindered some business opportunities. We just need to find the right kinds of businesses to keep our residents, and surrounding communities, in the area for shopping and extracurricular activities.

Another huge issue is Fairfield traffic! In all decisions concerning what will be built in our communities, traffic needs to be taken into consideration. I live in Cordelia and am surrounded by three major highways. I fear a disaster in our area that will hinder my family's ability to get out. I'm near three major highways, so why should that even be a fear?! It's a fear because of the inconsideration our city is taking when cramming in more housing. In every building project, roads and the traffic they'll carry needs to be part of the planning phase. We do not need our housing to be high density.

Schools also need to be taken into consideration. Do we have room for the amount of students high density communities would bring? No, we do not. Our schools are already bursting at the seams due to all the housing being crammed into the Cordelia and Green Valley area. Schools also need to be taken into consideration when planning housing projects. Not because

you have to, but because it's what's best for the community. This consideration is imperative to the success of our community.

Please listen to the pleas of our community. For every person writing a letter to you, there are dozens more in agreement that couldn't find the time or resources to get one of their own to you in time. I can tell you that I'm very active in our community and that I haven't met anyone that opposes my thinking on this topic. Most of us are in agreement. Cramming in high density housing is not the solution for a successful community. It will be the downfall of Fairfield.

Thank you for your time and consideration!

Sincerely,

Dianne Abeid  
4922 Northwood Dr.  
Fairfield, CA 94534  
(707)480-6764  
[dianneegggers@hotmail.com](mailto:dianneegggers@hotmail.com)

August 30, 2018

Meily Sheehan  
Planning Division  
1000 Webster Street  
Fairfield, CA 94533

Dear Ms. Sheehan,

The consideration of high density housing near Business Center Drive and Suisun Valley Road is in bad taste. This is short term thinking about profit and not in the long term best interest of Fairfield. We need more revenue from business in our town. We need to keep our industrial business park zoning.

All of these high density housing projects make us pale in comparison to surrounding towns. Why are we not following their examples when they are so successful in drawing customers into their plentiful stores? Why are we trying to rezone areas that can help our communities flourish with business?

As of now, my family goes to Vacaville for a considerable amount of our shopping. We do not have enough anchor stores to keep us in the area. When we're looking for something to do with our family we usually head out of our own town. Why? Why are we wasting the perfect opportunity to have businesses in view and within a short distance from our highways? Why are we not doing our best to draw people, and especially families, in?

I plead with you to stop the doom of Fairfield. We need our vacant properties to stay in their current zoning. We don't want to lose the opportunity of having more businesses in our community. I know the rise of on-line shopping has hindered some business opportunities. We just need to find the right kinds of businesses to keep our residents, and surrounding communities, in the area for shopping and extracurricular activities.

Another huge issue is Fairfield traffic! In all decisions concerning what will be built in our communities, traffic needs to be taken into consideration. I live in Cordelia and am surrounded by three major highways. I fear a disaster in our area that will hinder my family's ability to get out. I'm near three major highways, so why should that even be a fear?! It's a fear because of the inconsideration our city is taking when cramming in more housing. In every building project, roads and the traffic they'll carry needs to be part of the planning phase. We do not need our housing to be high density.

Schools also need to be taken into consideration. Do we have room for the amount of students high density communities would bring? No, we do not. Our schools are already bursting at the seams due to all the housing being crammed into the Cordelia and Green Valley area. Schools also need to be taken into consideration when planning housing projects. Not because you have to, but because it's what's best for the community. This consideration is imperative to the success of our community.

Please listen to the pleas of our community. For every person writing a letter to you, there are dozens more in agreement that couldn't find the time or resources to get one of their own to you in time. I can tell you that I'm very active in our community and that I haven't met anyone that opposes my thinking on this topic. Most of us are in agreement. Cramming in high density housing is not the solution for a successful community. It will be the downfall of Fairfield.

Thank you for your time and consideration!

Sincerely,



Dianne Abeid

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Thursday, August 16, 2018 10:17:51 AM

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**From:** NANCY BARROT [mailto:nancy\_barrot@sbcglobal.net]  
**Sent:** Friday, August 10, 2018 12:26 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** Green Valley II Mixed Use Project

Good afternoon:

I attended the planning commission meeting on 8/8/18 and I wanted to follow up via email my thoughts and concerns.

**We need a FULL traffic study . Morning and afternoon school traffic needs to be included.** We also need to take into consideration the impact on traffic AFTER the approved developments are completed. You need to collect all of the pertinent data to really understand our daily frustrations when our kids all have to be at school at the same time and with limited bus services, our kids have no other way to get to school then to use a personal vehicle.

I live near Nelda Mundy Elementary school and I leave my house for work around 9:00 am on purpose to by pass the morning traffic. I commute into San Francisco and on good day using the carpool lane it takes me about 45 minutes to reach the Bay Bridge. My sister lives at the Lakes in Green Valley and she drives her kids to Green Valley Middle School and Rodriguez and she tells me on a GOOD DAY it can take her 40 minutes round trip to get home. No stopping to chat, not stopping to gas us, literally drops one off and moves to the next stop. Think about that for a minute. I can travel 45 miles in 45 minutes and my sister travels about 10 miles but takes her the same amount of time. **And you want to bring in more homes and kids to this area without addressing the current traffic issues?**

The parking lots at the elementary and middle schools have reached their capacity as well and parents are forced to park in the adjoining neighborhoods. Our neighbors are complaining that they can't get out of their neighborhoods because of the influx of parents having to drop off their kids. They get trapped in their own drive way. Its pure madness what they have to endure during the entire school year.

I dont have any school age kids so I can not make any comments on the current capacity of our schools, but I have to assume more homes will impact them in a very negative way.

Lets put our focus on what we can do to resolve the current traffic issues during the morning and after school grind BEFORE we bring in more homes. This is the responsible thing to do for this community.

Nancy Barrot  
5157 Abbey Drive  
Fairfield, CA 94534

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Project  
**Date:** Tuesday, September 11, 2018 9:43:06 AM

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**From:** Lory Carranza [mailto:loryc@fsusd.org]  
**Sent:** Tuesday, September 4, 2018 6:37 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** Green Valley Mixed Use Project

It's crazy to think that you can keep putting in new houses without considering the impact on the roads! It's amazing that citizens have to bring this issue to light, when it's a no brainer. New homes being built means more road space (more lanes) and more schools. Please think smart!!



**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Land  
**Date:** Tuesday, September 11, 2018 9:44:34 AM

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**From:** Carol Chervinko [mailto:tahiti9681@yahoo.com]  
**Sent:** Sunday, September 2, 2018 4:15 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Green Valley Mixed Use Land

Meily, I attended the August 2018 planning meeting because the Green Valley mixed use project was on the agenda. This project is important not only to me but to all impacted Fairfield residents who use the Business Center Drive, Netzel Road, Green Valley Road, and Suisun Road intersections. These road intersections are at capacity today, and this does not include the 140 total homes still being built across from Costco, the 38 homes at Village Oaks across from Solano Community College, the completed Bradbury Park homes, Verdant Luxury apartments, Bridgeport ranch apartments on Pittman Road, and other housing in the area. I estimate a total of 500 residences and 2 cars per residence resulting in about 1000 more vehicles in the area. If 50% of those vehicles go to San Francisco daily (and that estimate is likely on the lower end), that's about 500 more cars at the intersection of Business Center Drive and Green Valley Road heading westbound on I-80. If about 250 of the 1000 cars go to the East Bay via 680, then there will be 750 cars at the intersection of Business Center Drive and Green Valley Road. The remaining cars would likely head eastbound on I-80. Without the new proposed apartments (about 300 units), there is stress at Business Center Drive and Green Valley Road. This intersection cannot handle another 450-500 cars (estimated for 300 units).

I urge you to vote no to rezoning the Green Valley area, and also vote no for building apartments on the 13 acre site.

Thank you, in advance, for your consideration.

Carol Chervinko  
610 Gallery Ct.  
Fairfield, CA 94534

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use  
**Date:** Thursday, August 16, 2018 10:18:35 AM

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**From:** Erin [mailto:coxgreenvalley@comcast.net]  
**Sent:** Monday, August 13, 2018 9:58 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** Green Valley Mixed Use

Recently we were notified by our Neighborhood [Nextdoor.com](#) that a meeting was held on August 8th to discuss the Spanos Corp Green Valley project. Please note, we never received notice that this meeting was being held. We have grave concerns that this project is quietly being approved without proper vetting by the community. We have lived in the Green Valley area for over 25 years and have witnessed the rapid expansion of businesses and homes without citizen input. We must say, that over the course of our 25 years living in this area, we have never heard of a project being overturned by the “Planning Commission”.

With that being said, we would like to submit some some questions and appreciate your response:

- 1) Regarding infra structure, what plans have been made for additional schools, fire stations, police stations and hospitals?
- 2) We propose an independent traffic study be performed at the intersection of Green Valley Road and Business Center Drive during morning and afternoon commute times to access potential impact of the additional traffic that would be a result of this project. The findings of this study must be submitted to the public for review and discussion
- 3) Notices should be mailed, in a timely manner, to all Green Valley residents listing the time, date and agenda of any further meeting regarding this project. The time for these meetings must be at a time conducive to working peoples’ schedule i.e.not 10:00 AM.

We will wait for your reply to this email.

Kind regards,

Erin and Ken Cox  
600 Walnut Drive

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed use project comments  
**Date:** Tuesday, September 11, 2018 9:43:41 AM

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**From:** jisktr@aol.com [mailto:jisktr@aol.com]  
**Sent:** Tuesday, September 4, 2018 4:22 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** GVMixedUse.comments@gmail.com  
**Subject:** Green Valley II Mixed use project comments

Comments: Taking away the commercial area and changing it to residential hurts the community. People living in the area are looking for places near home where they can shop for groceries, besides safeway and more places to eat. Also, traffic in the Cordelia and Green Valley areas makes it difficult to even leave the area. Residents are worried about increase in traffic, over crowding in schools whose classrooms are already to capacity, and the concern that there is no police station in the area when so many new residents will be living in the due to already planned developments.

Thank you for your time  
Juliet Cubias  
756 Timberline pl  
Fairfield 94534

Sent from AOL Mobile Mail

**From:** [Sheehan, Meily](mailto:Sheehan, Meily)  
**To:** [Paul Stephenson](mailto:Paul.Stephenson)  
**Subject:** FW: Green Valley Mixed Use 2  
**Date:** Friday, August 31, 2018 8:58:59 AM

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**From:** n mdiz [mailto:2014nmd@gmail.com]  
**Sent:** Thursday, August 30, 2018 10:12 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** GVMixedUse.comments@gmail.com  
**Subject:** Green Valley Mixed Use 2

1. Stick to the general plan. This proposed project is located in the Green Valley Business Park. For the good of the community, stick with the Industrial Business Park zoning. It will bring LOCAL jobs, which Fairfield needs. We have an economic development manager. Have him find a business from more expensive bay area location that would benefit from a relocation to a lower cost area.

2. There is nothing good from high density housing. It creates the following problems:

a. Traffic - Charlie Beck wrote that there should be a moratorium: Nothing should be built until the Suisun Valley Road overcrossing and associate ramps are improved.

b. Schools - Nelda Mundy did increase capacity this year. But all of that new capacity is expected to be used up by the new home owners of the Tri Pointe development (across from Costco). There are NO plans for a new school. So, IF this is built, we will have children who will be attending: Oakbrook Elementary, Cordelia Hills Elementary, Green Valley Middle School, and Rodriguez High School. It is unclear that any of these schools will be able to handle the new student population.

c. School traffic - I thought there might be a near term solution for part of the school traffic problem, but it seems that Seeno has been encouraged to apply for the Goldhill Villages 3 project. This will delay the development on Red Top Road. This means that the widening of Red Top Road will be further delayed. School traffic is already a nightmare. Why is the staff helping to cause a delay of the widening of Red Top Road?

Then there is the nightmare at the Lopes, Cordelia, and Bridgeport intersection. Fairfield needs to re-assume responsibility for the problem as there is NO near term solution that the STA has for this area.

There has been a conceptual review completed for 375 homes on Nelson Hill. Seeing the track record that our city has, I expect this will be forced upon the community soon.

Though I support the Pacific Flyway Project, I can understand the opposition whose main disagreement with that project is traffic.

d. Ethics. The planning commissioners are supposed to make decisions based on what is good for the entire community, not just what benefits the developer. It seems that the planning department and city staff need to review and adopt the same standard.

This is an ugly project that the city should never have aided the developer on. The city did go to the state of CA to get the required clearances to reach this point where an application is being processed.

It seems that the community members are looked upon as mice in a cage. When is the welfare of the community going to be a concern of the city staff?

Nora Dizon  
5107 Ramsgate Court  
Fairfield, CA 94534  
(707) 864-5736

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Project  
**Date:** Tuesday, September 11, 2018 9:45:47 AM

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**From:** Jennifer Duncan [mailto:JDuncan@lasallemortgage.com]  
**Sent:** Saturday, September 1, 2018 9:16 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; GVMixedUse.comments@gmail.com  
**Subject:** Green Valley Mixed Use Project

Hello,

I am writing to comment on the Green Valley Mixed Use project. We have lived at 5113 Amberwood Cir, Fairfield CA for 4.5 years. One of the reasons we moved here was the beauty of the hills and the undeveloped land on Red Top Road. Little did we know that there was a plan to build homes on the empty land there. The traffic in Red Top Rd in the morning and the evenings are already a nightmare. When I was commuting to Napa for work the drive from my house to the stop sign at 80 alone takes 30-40 minutes. Trying to go around the traffic on Lopes took just as long. We were not aware of this issue either. Adding more homes sincerely has us concerned. Our 8 year old son attends Oakbrook elementary and the school is already packed. This area does not need more housing. It needs more options for shopping and restaurants. Our current options are gas stations and jack in the box for food or groceries on this side of the freeway. We would love a coffee shop, food providers and a grocery store. Please keep Green Valley as mixed use and stop adding housing developments. Please widen Red Top Rd before things get even worse. We love this area and do not want to see it ruined by more congestion on our roads and in our schools.

Sincerely,

Jennifer Duncan

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: My Comments on the mixed use project  
**Date:** Tuesday, August 28, 2018 8:57:36 AM

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**From:** george guynn jr [mailto:georgejr@hotmail.com]  
**Sent:** Monday, August 27, 2018 5:38 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** My Comments on the mixed use project

George Guynn

[georgejr@hotmail.com](mailto:georgejr@hotmail.com)

(707)429-3395

My comments on the mixed use project below.

I don't like the following:

1. Stack and pack housing, high density apartments.
2. Not owner occupied.
3. Tiny commercial with no identified businesses.

I like the following:

1. Prefer the current zoning, not a proposed one.
2. Commercial should be at Rockville



Springs site, not housing!

3. Getting businesses with well paying jobs to locate in this area should be the main focus of local government, not building more housing, especially low income housing and stack and pack housing that mostly all doesn't pay its own way.

4. A full ERI is a great idea.

5. Schools and government all want to grow, regardless of the cost to others, but should be limited when they get out of balance. For example, the size of a school population should be limited when the roads are jammed beyond a certain amount. Housing should be limited till there are high paying local jobs to match. Also, the STA should not tell parents that they have to have their kids biked to school.

6. Bicycles should not get equal road space with cars in road design. That is one of the

causes of present congestion.

7. Redevelopment should NOT be brought back.

8. Developers should not be able to tie their project to the Fairfield-Suisun Sewer District when they are outside the District as is the case with the Middle Green Valley Development.

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Friday, August 31, 2018 9:01:41 AM

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-----Original Message-----

From: CATHY JONES [<mailto:chatiecathy10@yahoo.com>]  
Sent: Thursday, August 30, 2018 11:28 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Cc: GVMixeduse.comments@gmail.com  
Subject: Green Valley II Mixed Use Project

I oppose this project for many reasons and I attended the meeting held on April 17, 2018 and filled out a form listing them but it seems Spanos Corp. conveniently forgot to forward them to the Fairfield City Planner.

First a traffic study needs to be done before any more new homes are approved that includes the traffic from newly built homes and homes in the process of being built.

The schools are already over crowded and no one seems to be addressing this issue. There are homes that are being built now and those children haven't enrolled yet and now you want to approve more before you know what the impact is from the current builds.

We need more stores and businesses in this area and if the city planners would put more time into trying to bring that to the area it will bring new jobs that are needed.

We need the City of Fairfield planners and the elected officials to listen to our reasons for opposing this project and investigate them before approving this project and any others.

Cathy Jones  
761 Emerald Bay Dr.  
Fairfield, CA 94534

Sent from my iPhone

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green valley Mixed use project  
**Date:** Friday, August 31, 2018 8:59:29 AM

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**From:** Nicole R Jones [mailto:nrjones728@yahoo.com]  
**Sent:** Thursday, August 30, 2018 1:15 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** Green valley Mixed use project

Hello,

I am writing express my concern with the GV mixed use project. When we moved to Green Valley almost a decade ago, we did so expecting the commercial land would be developed and the area would grow to have more stores and restaurants to support the continued building of homes. But that has not been the case. This area has been overbuilt with homes and we have seen very little added in stores or restaurants. We still only have one grocery store. Our roads are just getting worse with traffic. Most importantly our schools are over crowded. I am a teacher with my masters in administration and I can tell you that this overcrowding will be detrimental to the success of our schools and that will start the decline of this area. So far I only have a first grader, but from what neighbors tell me about the middle and high schools it is bad there too. If this area continues to build housing without more schools, roads, stores and restaurants, my family will leave to find an area with a better quality of life. I really hope that will deny this GV mixed use project and any other housing so that this area can catch up with development and the quality of life can improve.

Thanks, Nicole Barnum  
5099 Green Meadow ct. Fairfield 94534

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Project  
**Date:** Thursday, August 16, 2018 10:18:57 AM

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**From:** Laurie Tess Laxa [mailto:laurielaxa@sbcglobal.net]  
**Sent:** Tuesday, August 14, 2018 7:23 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** Green Valley Mixed Use Project

My name is Laurie Laxa (5264 Trophy Drive Fairfield 94534), and I am writing to you today to express my sincere concern over this project.

Adding more housing in our areas without addressing traffic concerns is not effective. Our area is already growing, however we are not seeing the economic growth and support our community really needs. We need more common spaces and indoor facilities for all ages, shopping/retail that can provide income to our area, and job opportunities for our residents.

Traffic is already a horrific experience! From that area (near Westamerica) you only have 1 freeway access (which is only eastbound 80). The other freeway access is near Safeway (Green Valley Rd) which already a traffic nightmare during peak hours. Please take the concerns of our residents and community into serious consideration. Thank you for your time.

[Sent from Yahoo Mail on Android](#)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Planning  
**Date:** Tuesday, September 11, 2018 9:43:50 AM

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**From:** Bob Liu [mailto:bobliupks@hotmail.com]  
**Sent:** Tuesday, September 4, 2018 1:20 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** GVMixedUse.comments@gmail.com  
**Subject:** Green Valley Mixed Use Planning

Hello,

I have been a resident of the Green Valley part of Fairfield for over 16 years. I'm writing to express my opposition to the Green Valley Mix Use Project. This area is zone for commercial and should be not changed to residential apartments. The current infrastructure is inadequate for existing residents. The schools are 30% over capacity and students are driven or bussed to other areas of the city. Flooding new housing without planning for this uptick in local residents and limited services/retail/roads is destructive to the current environment and in opposition for the stated goals of the City of Fairfield planning goals.

Strategic Priorities and Projects 2016

**The Fairfield City Council adopted six strategic priorities in January 2016. Along with the six priorities, Council further named its top 10 priority projects and adopted a work plan to attain these goals.**

**Strategic Priorities**  
**Community Infrastructure**  
**Community Safety**  
**Economic Development**  
**Financial and Operational Sustainability**  
**Quality of Life**  
**Travis Air Force Base**

Sincerely,

Robert Liu

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green valley mix use dev.  
**Date:** Tuesday, September 11, 2018 9:42:07 AM

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-----Original Message-----

From: Luciella [<mailto:redmamalu@aol.com>]  
Sent: Tuesday, September 4, 2018 1:53 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Subject: Green valley mix use dev.

Please stop high density housing here! I moved here for the country feel. Your constant building has destroyed every aspect that I loved about living here. The noise on suisun valley rd. From traffic is 24-7 now. The deer never visit anymore & all wildlife are disappearing. Please find a way to offer a San Francisco onramp here instead & some office bldg.s or shopping venues. A park or school, or church

Sent from my iPhone

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: No on GV Mixed Use Project  
**Date:** Tuesday, September 11, 2018 9:42:31 AM

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-----Original Message-----

From: Courtney Manton [<mailto:socie4@icloud.com>]  
Sent: Tuesday, September 4, 2018 11:10 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Cc: [gvmixeduse.comments@gmail.com](mailto:gvmixeduse.comments@gmail.com)  
Subject: No on GV Mixed Use Project

I am a resident of Green Valley Lakes and vehemently oppose the GV Mixed Use Project. The area is zoned for BUSINESSES. We simply do not have the infrastructure in this community to support high density housing. Our schools are full, our roads are crammed and we have limited local resources. To make matters worse, we have not yet even begun to fully realize the effects of the new housing across from Costco and Solano College.

What we DO need is more local businesses.

Courtney Manton  
Resident, Green Valley Lakes



**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Response to Spanos Corp (April 17, 2018)  
**Date:** Thursday, August 16, 2018 10:18:11 AM  
**Attachments:** [IMG\\_5617.HEIC](#)

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**From:** TANYA MILLS [mailto:norcamills@comcast.net]  
**Sent:** Saturday, August 11, 2018 5:26 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Response to Spanos Corp (April 17, 2018)

Hi Ms. Sheehan,

Attached are the exact notes I wrote and submitted to the Spanos group at their "open house" type meeting held at Homewood Suites on April 17. When we met last week (Aug 8) at the planning meeting, you informed us that the Spanos group had not shared the public's comments with you, even though we were specifically told by them at the open house meeting that they would. I am glad I took a photo! I was quite suspect that they would not share negative feedback and apparently I was right.

My opinion on this matter has not changed since April and I must say that I was quite please to hear several of the board members voice many of the same concerns and my friends and neighbors have. Until there is proper attention and corrections made to the current traffic plan to improve traffic flow and congestion, the addition of more housing is absolutely ludicrous. Any application to re-zone commercial/industrial land to residential or mixed use in areas of heavy traffic and overcrowded schools should be handily denied and discouraged.

Furthermore, the Green Valley/Cordelia/Suisun Valley region is desperately in need of day to day retail such as grocery stores, REAL restaurants, dry cleaner, car wash, etc. If these services were added to our area we, the current residence of the region, could contribute to the reduction of traffic by being able to shop and use services within our own neighborhood, eliminating the need to travel back and forth on the highways as well as pour more of our money into the community rather than other neighboring cities.

Thank you so much for your time. I look forward to any updates you may provide in

the future,

Tanya Mills

478 Mountain Meadows Dr

(707) 863-7724

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green valley 111  
**Date:** Tuesday, September 11, 2018 9:43:14 AM

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-----Original Message-----

From: Luciella [<mailto:redmamalu@aol.com>]  
Sent: Tuesday, September 4, 2018 6:12 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Subject: Green valley 111

I think we need schools, parks, onramps & wider streets. No more high density housing till seeno meets infrastructure obligations.

Lu Mines MSW

Sent from my iPhone

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Gvmixeduse.comments@gmail.com  
**Date:** Tuesday, September 11, 2018 9:43:31 AM

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-----Original Message-----

From: anamin2004@gmail.com [<mailto:anamin2004@gmail.com>]  
Sent: Tuesday, September 4, 2018 4:48 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Subject: Gvmixeduse.comments@gmail.com

Hello,

My name is Amenda Namin and I am a Fairfield resident living in Cordelia since 2001. I would like to inform you of my strong opposition in changing the current zoning per the Green Valley Mixed Use project. I think the current zoning needs to stay as it is, please do not rezone it for apartments or further housing. Instead, I ask that the City of Fairfield take a better approach to attracting more businesses and employers to the area. While Fairfield already does not have the proper infrastructure in place to support all of its current residents, adding more housing will just exacerbate the problem with schools and traffic.

Prior to Fairfield, I lived in Vallejo for 20 years and saw the long term results of the leaders of the city insisting on a "bedroom community only" mindset for their city. They neither welcomed nor attracted business to the area, but they made sure housing starts were done for whoever applied for it. The city ultimately had to deal with bankruptcy and a gross shortage of infrastructure. What they do have now is a crowded and low standard school system, lots of traffic, and lots of crime.

I can see that building more housing would attract more people to Fairfield and so city leaders see that as quicker and easier revenue. But I would hope our city leaders understand the importance of attracting businesses to Fairfield. It probably takes a lot more work but in the end it will pay off better for all of us residents in the long run. We don't want to turn into another Vallejo. As a voter I strongly urge you to keep the zoning as it is for business/employers and not to include additional housing.

Amenda Namin

Sent from my iPad

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Objection!!  
**Date:** Friday, August 31, 2018 4:48:53 PM

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**From:** mookey001@aol.com [mailto:mookey001@aol.com]  
**Sent:** Friday, August 31, 2018 4:42 PM  
**To:** Sheehan, Meily <mshsheehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** Objection!!

I am writing to express my deepest objections to all the rezoning on going on Fairfield. Parcel after parcel continues to rezoned from comercial to residential without developing the infastrutures to support all this housing. Worse, it appears the developers are the ones running the city and building this AWFUL looking high density housing which is completely destroying to appeal to GreenValley/Cordiela areas.

We have 1 grocery store. We have roads that are so congested they are safety hazards. The majority of local traffic is routed through one intersection (GreenValley/Business Center) and only 1 entrance to East Bound 80. Again, the only entrance to West Bound 80 is thru Business Center/Green Valley Rd. Our schools certainly cannot support the number of families moving to the area. Families are moving into homes in the area, paying Mello Roos taxes for the schools and their kids cannot even attend the schools closest to their homes.

These issues continue to be an ongoing issue, year after year!! Why do the long time residents continue to have to fight the people who are suppose to be representing them??? Please stop all this rezoning from commerical to residential and please listen to the residents!!!

Thank you,  
Heidi Oestreich

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Housing Development and Mixed Use in Green Valley/Cordelia  
**Date:** Tuesday, September 11, 2018 9:44:02 AM

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**From:** Carol Paniccia [mailto:caroline416@comcast.net]  
**Sent:** Tuesday, September 4, 2018 1:04 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** Re: Housing Development and Mixed Use in Green Valley/Cordelia

Resending in order to include my address which is: Paniccia Household, 851 Spindrift Place, Fairfield, CA 94534 Twenty-two plus+ years at this address.

On September 4, 2018 at 11:33 AM Carol Paniccia <[caroline416@comcast.net](mailto:caroline416@comcast.net)> wrote:

Sept. 4, 2018

Hello there!

I am hearing that with all the starting and stopping with the recent housing developments, particularly the Red Top Road/Fieldcrest Development/Suisun Valley Rd., we are asked to resubmit our original opinions by today's deadline. This does not change our opinions as a group of neighbors over the past years, especially those of us who have voiced concerns in the past. We still remain EXTREMELY concerned because the problems that were voiced at the time still exist right NOW!

I am opposed to the continuation of home building in our area. The homes going in at Red Top, Suisun Valley Rd. and Fieldcrest/Business Ctr. are all of particular concern to me. The areas that clearly are business areas, are getting changed from business ONLY to mixed use and the City is squeaking in more houses often times without notifying the nearby residents sufficiently--local people typically learn after the fact! This is in an area which ought to be devoted to bringing businesses and jobs to the area, NOT more homes! We need closer areas for shopping! We need to draw people to Fairfield! We need to stop driving up to Vacaville or down to Vallejo to bring our regular patronage, profits and tax dollars to OTHER CITIES! Fairfield is losing out on this vital daily (long-term) income--the better way to keep \$\$ flowing IN over the long haul! Oh, and might I add here...forget about roof-top studies. You can lure MORE patrons than just those within walking distance, just think of all of

those in cars driving along 80 on any given day, how silly not to consider the BIG picture!!!

Back to the local traffic issue. The Cordelia/Green Valley/Red Top Road area has always had problems with traffic during peak times. For example, when Rodriguez High School was first proposed before the year 2000, the area complained loudly that the Red Top Road would NOT be able to support the heavy use in the mornings and after school. Those predictions came true, of course. It is total bottleneck trying to get to 80 using single lane Red Top Road after school. So, of course, people use the surrounding roadways creating traffic jams everywhere. The amount of cars all at once at that location make it awful to get in and out of ALL of Cordelia. If a problem or accident occurs anywhere in the area, or even typical heavy Friday use, the problems are compounded. All of this because Red Top Rd. continues to be one lane. Because the high school is located at the main artery into the housing area, ALL residents are impacted during these times every SINGLE week day, as well as during major weekend sporting events, etc. Even those without students have to avoid leaving or returning home during those heavy use times! All because the infrastructure is NOT there to support this situation, and it never was there on Day One when the High School first opened back in 2001.

We really should have widened the road 20 years ago before the high school was even constructed! This is not primarily a letter about crowded schools in our area, however....the crowded sardine-like atmosphere plus the vehicle traffic getting to school and back out, adds to the unpleasantness of the matter for students, faculty and parents. Super Crowded schools is another reason to HALT the building of more homes that service our local schools! As the years tick by, this problem gets worse and will NOT get better. We are frustrated beyond measure!

We really do need to address proper roadways for our school students from Elementary, Middle and High School. Adding more and more houses is just a bad decision before this issue gets resolved. Please widen Red Top Road!

May I take this opportunity to say once AGAIN, that I still want more businesses to be the focus of Suisun Valley Rd where Hwy 80 comes into Solano College and our Agriculture/Wine Country. Stop putting homes and residential in that area, and do NOT change the zoning to mixed use

City Wide, follow your General Plan! Thank You for hearing my voice!

Sincerely,

Mrs. Caroline Paniccia, resident for 20+ years, mother to 4 now young adults.



**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Widen Red Top Road BEFORE new housing!!  
**Date:** Tuesday, September 11, 2018 9:45:19 AM

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**From:** Julie Parish [mailto:imjuliep@aol.com]  
**Sent:** Saturday, September 1, 2018 12:01 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Widen Red Top Road BEFORE new housing!!

Going back on promises it appears. The city needs to widen Red Top Road BEFORE building more homes! Why is this so HARD TO COMPREHEND. Fed up with this nonsense!

Julie Parish  
5207 Venetian Drive  
Fairfield, CA 94534

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley project II  
**Date:** Thursday, August 16, 2018 10:17:59 AM

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-----Original Message-----

From: Jeremy Perrin [<mailto:jeremyp4242@gmail.com>]  
Sent: Saturday, August 11, 2018 12:20 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Cc: GVMixedUse.coments@gmail.com  
Subject: Green Valley project II

Hello,

I have a question concerning the road work going on at Mangels and antiquity. The last week in June, a notification board was placed close to my house. It stated that the road will be closed from 7/5-9/5. Ok I get it and I understand that the road had to be closed to build the roundabout. My issue is that on 7/5 0800 sharp, they were out here cutting up the road, and there has not been any trucks or work going on over here since.

I am now hearing that this road had to be closed to show a percentage complete on this project to be able to move people into this new housing district! Is this true ???

Jeremy Perrin 5250 Kenrick ct

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Tuesday, September 11, 2018 9:44:24 AM

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**From:** Ana Petero [mailto:apetero@sbcglobal.net]  
**Sent:** Monday, September 3, 2018 3:16 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; GVMixedUse.comments@gmail.com  
**Subject:** Green Valley II Mixed Use Project

I am writing in support of the Green Valley II Mixed Project for the following reasons;

1. We have new businesses in Fairfield that cater to a younger demographic. For example, as a resident at the Ranch, I drive by "Slanted Tree" tavern daily and see it filled with millennials. Furthermore, many young people prefer to live in apartments because we no longer live in a society where careers span a life time. Therefore, this project will bring a younger demographic to Fairfield while providing an incentive for those who already live in Fairfield, to stay and frequent these businesses, thus, contributing to our local economy.
2. Because Americans change careers more often than not, purchasing a home is impractical for some. Therefore, we should not discriminate against those who prefer have the flexibility of renting/leasing.

Thank you for your consideration,

Ana Petero  
4062 Sierra Court  
Fairfield, CA 94534

Sent from [Mail](#) for Windows 10

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: OPPOSE Green Valley Mixed Use Development  
**Date:** Tuesday, September 11, 2018 9:42:14 AM

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**From:** Heather Ringo [mailto:heatherringo@gmail.com]  
**Sent:** Wednesday, September 5, 2018 3:58 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** OPPOSE Green Valley Mixed Use Development

Dear Ms. Sheehan,

I am a resident of 513 River Road writing to let you know that I vehemently oppose the Green Valley Mixed Use Development. My apologies for the belated response, but I work over 70 hours per week on average teaching at two different colleges and for an agency in Sonoma County. My husband works usually over 70 hours per week as a law enforcement officer in another city. I mention this because my husband and I both pay our fair share of taxes and largely fail to see those taxes benefit us: since we moved to Cordelia, we have been victims of burglary three times, mail theft at least twice, identity theft twice, and in each instance have usually experienced poor police response. My husband is literally an expert and he has described the lacklustre response from the Fairfield Police Department as "unacceptable." It seems this is because most police resources go towards the violent crime in downtown Fairfield rather than property crime in Green Valley and Cordelia. I spoke with a Fairfield officer about my frustrations and he stated in response: "even I have a difficult time getting back up when I need it." Clearly that resource is stretched too thin for the existing population. As I type this now, I have been awake since 3:00am even though I work 12+ hour days because I just heard someone testing car doors again. I woke my husband and we observed 2-3 people in a large van driving through the neighborhood testing car doors and using flashlights to look in cars and trash cans, obviously up to a nefarious purpose. It took police over 15 minutes to respond (once we got through the purgatorial maze of the non emergency line: try it sometime when witnessing a crime and see how frustrated you get) and by the time they did the people were gone. Our neighborhood has suffered a rash of burglaries far too many times.

This is just one example of an inadequate resource in our area. Another is the mail system. Our mail delivery - even when not stolen - has, historically, been utterly inconsistent. Sometimes it arrives in the early afternoon, sometimes in the evening, sometimes never at all. When I called the post office to ask about this, they said that there are basically not enough mailmen or mail women, and too many houses, so when one falls sick it is difficult to find a replacement. Sometimes this causes a breach in service.

Another example of a strained resource - and perhaps the one most obviously impacted by yet another high impact development - is the traffic on Red Top Rd. My husband and I cannot even leave our house at peak school times. The road is completely blocked both ways after school. This is not even to mention the traffic accidents, speed exhibition events, and overly crowded schools.

Given the lack of resources available for the existing residents, how does another housing development make any sense?

Fix the existing infrastructure. Develop businesses so that people do not have to commute to other cities to make a living. Hire more police officers. Invest in the education of the existing student population. Be a civil servant; listen to the people who live here - the neighbors who care for each other, who bring pies to the neighbor with cancer or lend garden tools to the neighbor who cannot afford them - the neighbors who pay your wages with our taxes - rather than the developers who do not give a damn about anything other than lining their own pockets.

Respectfully,

Heather Ringo

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Thursday, August 16, 2018 10:18:24 AM

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-----Original Message-----

From: 4rborre@att.net [<mailto:4rborre@att.net>]  
Sent: Monday, August 13, 2018 1:44 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Subject: Green Valley II Mixed Use Project

I strongly object to additional apartment complexes in this area. The infrastructure does not have the capacity to handle the additional 500 plus cars driving to and from another large density populated apartment building. We need jobs centers and retail/restaurants.

Please deny their application to add additional apartments to my neighborhood. I would like the traffic congestion addressed in additional traffic studies and the environmental document to include all mitigation required to address the loss of open space to high density residential. Please provide me with a copy (electronically) of the traffic studies, the environmental document and all other infrastructure studies that show there is existing capacity for all utilities and roadways. Please provide a report showing all the development conditions that would be required before the developer can add the additional apartment buildings.

Thank you!

Robin Ruddock Borre  
814 Bridle Ridge Drive  
Fairfield, CA 94534

Sent from my iPad

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Thursday, August 16, 2018 10:17:43 AM

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**From:** Diane and Kent [mailto:dianeandkent@comcast.net]  
**Sent:** Friday, August 10, 2018 9:39 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; GVMixedUse.comments@gmail.com  
**Subject:** Green Valley II Mixed Use Project

To the entire Planning Commission:

Thank you for the opportunity to again provide comments regarding the GV Mixed Use Project.

The city of Fairfield is zoned for various uses. A lot of thought and work went into this planning process. To start re-zoning areas for the sole purpose of the developers is not in the best interest of the city nor its residents. The area in question is in the middle of a Business Industrial Park. This area should remain as zoned so as to attract more businesses to employ local citizens. If the city continues to re-zone for more housing, it will leave no areas for business or commercial development leading to more traffic, overflowing schools and the need for more fire stations and police stations in the local area. The current infrastructure does not support more housing, especially very high density housing.

The traffic on Green Valley Road during the morning commute is almost unbearable. Parents and students trying to get from GV to GV Middle School and the High School cause back-ups on GV Rd. that extend from Business Center Drive to beyond Mangles at times. Add the commuters trying to get on the freeway to commute to jobs elsewhere proves that this area does not need any more apartment complexes.

While I understand the frustration of the planning commission to attract more businesses, maybe it's time for the city to offer more incentives for businesses to build in Fairfield. Also, has the city tried to separate the demographics of Green Valley, Cordelia and Rancho Solano to attract commercial development to this area? It seems that so many businesses pass by the area and build in Vacaville which is less populated than Fairfield. It's time for the city to be creative in attracting new businesses.

Diane Sagara  
617 Gallery Ct.  
Fairfield, CA 94534



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: No more houses in Cordelia!  
**Date:** Tuesday, September 11, 2018 9:44:48 AM

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**From:** Kamaljit Samra [mailto:k\_samra@yahoo.com]  
**Sent:** Sunday, September 2, 2018 12:17 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** No more houses in Cordelia!

Expansion of the roads around Cordelia need to happen before any additional housing is approved or built. Already it is too difficult getting in and out especially during school drop off and pick up times. Schools are way overcrowded already and we need to see more infrastructure before more housing is built.

Kam Samra  
1909 Clarendon Drive

[Sent from Yahoo Mail on Android](#)



**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: No to more housing in cordelia  
**Date:** Tuesday, September 11, 2018 9:44:40 AM

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**From:** Gurpreet Samra [mailto:[garysamra@yahoo.com](mailto:garysamra@yahoo.com)]  
**Sent:** Sunday, September 2, 2018 12:21 PM  
**To:** Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>; [gvmixeduse.comments@gmail.com](mailto:gvmixeduse.comments@gmail.com)  
**Subject:** Re: No to more housing in cordelia

Expansion of roads around Cordelia must happen before additional housing is approved or built. It's too difficult during school drop off and pick up times. Schools are too overcrowded. We need infrastructure before more housing.

Gurpreet Samra  
1909 Clarendon Drive

[Sent from Yahoo Mail on Android](#)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use  
**Date:** Monday, August 27, 2018 8:30:16 AM

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**From:** Manveer Sandhu [mailto:manveer@manveerforfairfield.com]  
**Sent:** Saturday, August 25, 2018 12:13 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Green Valley Mixed Use

Manveer Sandhu  
[Manveer@ManveerForFairfield.com](mailto:Manveer@ManveerForFairfield.com)

For all who live in Fairfield, I want us to have the opportunity to work in the city we call home. In order for that to happen, we need more jobs. That is why I want the land where the “Green Valley II Mixed-Use” development project may occur to not be rezoned but continue as an Industrial Business Park. Doing so will grow our economy, foster entrepreneurship, and decrease traffic on the roads. America is the land of opportunity and we wouldn’t be fulfilling that creed by stifling business opportunities with apartments. I understand that we need more housing in Fairfield, but let’s develop housing where land is not zoned for business. As costs rise even more in San Francisco and Silicon Valley, businesses and companies will find Fairfield as an ideal place to operate, not only because of our lower costs but also our geographical location. Being right in the middle of Sacramento and San Francisco makes Fairfield the heart of Northern California. By developing an Industrial Business Park, residents of Fairfield will have a significantly shorter commute to work in turn decreasing traffic on the freeways. Let’s

help Fairfield's economy, and not rezone the land for the "Green Valley II Mixed-Use" project.

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Objections  
**Date:** Tuesday, September 11, 2018 9:42:56 AM

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-----Original Message-----

From: Alessandra Silva [<mailto:alex510silva@gmail.com>]  
Sent: Tuesday, September 4, 2018 6:50 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Cc: [gvmixeduse@comments.gmail](mailto:gvmixeduse@comments.gmail)  
Subject: Objections

Good evening,

My name is Alessandra Silva.

I purchased my (older) home built in 1988 in Cordelia in 2014.

I am very concerned about the proposed building of housing developments in Cordelia and Green Valley.

We don't have the roadways or stores to accommodate that many more people. The roads are jammed during school hours and god forbid there was a natural disaster we would never be able to get out of the area. My son attends Kindergarten at Oakbrook elementary and there are 30 students in his classroom. My other son attends Rodriguez and his classes are at capacity also with some kids not having a seat. It's ridiculous to continue building when we lack the resources to support the new population these homes will bring. Our school district will have to consider removing open enrollment because so many students from other parts of the city go to RHS.

Red Top road and Gold Hill are the only exits off the freeway is there any consideration for another exit to get to Cordelia? You think with so many houses out here we would get a sound barrier freeway wall?

Please really research the negative effects of building more because of families and children are going to suffer the consequences.

Please take this all into consideration.

Thanks,  
Alessandra Silva

Sent from my iPhone

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Support Green valley mixed use project  
**Date:** Thursday, August 16, 2018 10:17:29 AM

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-----Original Message-----

From: Grant Staking [<mailto:gstaking@yahoo.com>]  
Sent: Thursday, August 9, 2018 6:10 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Subject: Support Green valley mixed use project

I am writing in support of the Green Valley mixed use project.

It's about time the land be developed.

With the growing population we need more services We need more business's We need more competition

I'd love to see a Sprouts market be build in this location. Fairfield is evolving, our developments should as well.

Grant

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Support Green valley mixed use project  
**Date:** Thursday, August 16, 2018 10:19:36 AM

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-----Original Message-----

From: Grant Staking [<mailto:gstaking@yahoo.com>]  
Sent: Wednesday, August 15, 2018 4:22 PM  
To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>  
Subject: Re: Support Green valley mixed use project

Please also add that because of the high density housing, Spanos should allocate resources to build a nice park for children to play in. And not a park with one piece of equipment. Something that the community would be proud of and have input on.

> On Aug 15, 2018, at 4:02 PM, Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)> wrote:

>

> Hello Grant,

>

> Thank you for reaching out to the City. Your comments will be documented as part of the project file. Please be advised that the Draft Environmental Impact Report will be available for public review once completed. By contacting the City with this email you will automatically be registered for email notifications on the project.

>

> Best,

>

> Meily Sheehan

> Associate Planner

> City of Fairfield

> Community Development Department 2nd Floor

> 1000 Webster Street

> Fairfield CA 94533

>

> P. 707-428-7474

>

> \*\*Please note that City Hall is closed the 1st and 3rd Fridays of the month\*\*

>

> -----Original Message-----

> From: Grant Staking [<mailto:gstaking@yahoo.com>]

> Sent: Thursday, August 9, 2018 6:10 PM

> To: Sheehan, Meily <[msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov)>

> Subject: Support Green valley mixed use project

>

> I am writing in support of the Green Valley mixed use project.

>

> It's about time the land be developed.

>

> With the growing population we need more services We need more business's We need more competition

>

> I'd love to see a Sprouts market be build in this location. Fairfield is evolving, our developments should as well.

>

> Grant

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Project  
**Date:** Friday, August 31, 2018 9:00:08 AM

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**From:** Matt Steiger [mailto:msteiger@wateroneonline.com]  
**Sent:** Thursday, August 30, 2018 3:45 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Green Valley Mixed Use Project

Hello,

I am writing this email to tell you I am adamantly against the green valley mixed use project. The irresponsibility that is happening at the Fairfield Planning Department is unbelievable. I do not understand how the planning department can think this project is remotely good for Fairfield at all. Cramming people into a small area without doing anything to support infrastructure is completely irresponsible.

All the planning commission seems to care about is building new homes, apartments and densely populated areas. Again you do this with no plan to support infrastructure. Schools are full, crime and homelessness is out of control in Green Valley, traffic is continually escalating especially at Business Center Drive and the planning department doesn't seem to care. Last I checked, there was no plan for new substations for Police or Fire, building new schools or increasing the size of the schools. If you buy a house in Green Valley right now, you cannot get into Nelda Mundy the homeschool for the area, how is that acceptable? Meanwhile the Planning Commission says BUILD MORE HOMES! Disgusting.

My mind is blown with the thoughtless promotion of building homes without shopping, schools, police, fire or traffic being taken into account. These studies that my tax dollars are spent on that skew towards the direction of your way of thinking is unacceptable. I don't know who benefits more from this money grab the builders or the Fairfield Planning Commission.

Regards,

Matt Steiger

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Opposition to GV Mixed use project  
**Date:** Thursday, August 16, 2018 10:17:35 AM

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**From:** Deep Takhar [mailto:deeptakhar@gmail.com]  
**Sent:** Friday, August 10, 2018 8:00 AM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** GVMixedUse.comments@gmail.com  
**Subject:** Opposition to GV Mixed use project

To whom it may concern,

My name is Deshdeep Takhar and I am a resident of the Green Valley Lakes sub division.

I am writing this email in opposition to the proposed residential units being planned as a part of the Green Valley II Mixed use project.

Adding more residential units to the area will put a tremendous amount of strain on the already strained infrastructure.

I am not sure if you have experienced the traffic nightmares that the residents have endure every morning during the morning and evening commutes. On most mornings we experience traffic backed up from I 80 on ramp on Green Valley road all the way back to Mangles Blvd.

This problem will only get worse once the residents start moving in to the new houses being built next to Costco and also when 400 more houses get built as a part of the Middle Green Valley project.

400 new houses will mean atleast a 1000 more cars travelling along the already clogged up Green Valley road.

It takes us more than 45 mins to pick our kids up from Rodriguez High and bring them to the lakes sub division.

These residential units are a bad idea and the residents voices should be heard. If the developer is saying that the new units will have no impact on the traffic in the area, well then they have don't have all the facts or they are trying to downplay the impact. A full traffic impact study should be performed by a neutral 3<sup>rd</sup> party.

Schools are already running to capacity. That means the in some cases kids from area will have to be driven to other schools and with



no School Bus service, its going add to the woes.

As a long time resident of resident of Green Valley, I strongly oppose the Green Valley Mixed use project and hopefully the elected officials will make a decision after looking at all the facts and not just the developer's statements.

Thanks

Deshdeep Takhar

506 Woodlake Drive, Fairfield, CA 94534

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II Mixed Use Project  
**Date:** Monday, August 20, 2018 2:43:23 PM  
**Attachments:** [IMG\\_0798.PNG](#)  
[image001.png](#)

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**From:** Javier & Susan Valdes [mailto:jsavaldes@comcast.net]  
**Sent:** Monday, August 20, 2018 2:38 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Subject:** Green Valley II Mixed Use Project

Dear Ms. Sheehan:

I am resubmitting my email after the 8/8/18 meeting since my original one was not forwarded to the planner. I have been a resident of Green Valley since 2000. I have seen our area change drastically over the past 18 years. In my opinion, it has not been positive for the Green Valley/Cordelia area in the last 3-5 years.

1. This community is growing at an incredible “roof” rate, but I do not see a plan for supporting the community itself. There is a horrible traffic problem on weekdays. Trying to drop off and pick up kids at school as well as trying to get to work is a nightmare to say the least! The streets have not been widened in the 15 years I have been a resident. All streets are two lanes that merge into 1 lane and then we have to deal with many stops signs at so many intersections.
2. There is an overcrowding student population problem at our local schools from the elementary, middle to the high school. New students moving into the area may no longer attend their closest local school. It is the case for Nelda Mundy Elementary, but it could be a matter of time before Green Valley Middle School and Rodriguez High School start turning away students.
3. Nelda Mundy Elementary School has a horrible congestion of cars during morning and afternoon when students need to be dropped off or picked up. The neighbors directly near the school at times cannot get out of or into their own driveways. I see it at Green Valley Middle School as well how the parents takeover the neighboring streets by the school. It creates resentment from residents. The schools were built a long time ago when this community was barely blossoming. Any event at the schools creates a burden on the neighboring residents.
4. There is not enough police and fire service in the Green Valley/Cordelia area. I’ve seen a fire truck literally trapped on the new overpass attempting to get to a fire near the cemetery on Rockville Road at 2:10 p.m. when there should not have been any traffic. During the Atlas fires, I really was scared that if we all had to evacuate at the same time, we would be trapped in the only few ways out of the community. Crime here has been on the rise for over 5 years. I would welcome the presence of a police station or substation.
5. We could use more local stores in our area. I would like to see more retail and restaurants, but not as in a fast food stops. The City of Fairfield would benefit from the sale

tax which would help support its residents.

Finally, I will add that I am in a carpool with 5 other families and about to add 1 more family. We have one driver that drops off at Green Valley Middle School and another one that drops off at Rodriguez High School. Then we have 2 drivers that go to each school to get the kids home. We have taken out 4 cars out of the traffic flow. Lots of parents are carpooling. It is more convenient, efficient and green. We have looked into bus schedules. The FSUSD yellow bus to Green Valley Middle School picks up at Nelda Mundy Elementary which is a mess in the mornings and I would have to go into that loop to drop off my daughter so she could wait for the school bus. It would take me just as long to simply drive her straight to school than spend 20 minutes for the 2 miles from my house to Nelda Mundy. I could send her on her bike, but the traffic flow is not safe in the area and she has to carry a really heavy backpack (sometimes 2 backpacks when she is on the school team). If all of us wanted to send our middle schoolers in the Green Valley Area by school bus, there wouldn't be enough room for all the students to get into one bus. The majority of the parents take our own children or carpool. I looked into the transit system for my high schooler son and it's not good. I have to drop him off before 6:30 a.m. at the Cordelia Library and he would arrive at Rodriguez by 6:50 a.m. then wait till his class starts at 8:00 a.m. or drop him off at the Cordelia Library before 7:30 a.m. so he gets to school by 7:50 a.m. Should the bus be late due to traffic, he will not be in his classroom by 8:00 and will be marked tardy. We do not have good options here in Green Valley. It's a burden that we must deal, but now I'm really upset to hear that our troubles could become worse if there is no real consideration as to the effects of adding more rooftops to our area without dealing with the every day issues faced by the residents.

We have been going along with our busy lives and not speaking up, but now there is a large majority that is asking **NO MORE homes/apartments developments in this community. We would need a FULL traffic study.** I'm attaching some pictures from 2017 and 2018 school traffic by Rodriguez.

Thank you for your time.

Susan Valdes  
5146 Lakeshore Drive  
Fairfield, CA 94534





**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: GV development  
**Date:** Tuesday, September 11, 2018 9:43:25 AM

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**From:** Dustin Walker [mailto:dustmite77@yahoo.com]  
**Sent:** Tuesday, September 4, 2018 5:17 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Re: GV development

Sorry I meant to include my address:

Dustin & Wendy Walker  
661 Vintage Valley Drive  
Fairfield, CA 94534

[Sent from Yahoo Mail on Android](#)

On Tue, Sep 4, 2018 at 5:05 PM, Dustin Walker  
<[dustmite77@yahoo.com](mailto:dustmite77@yahoo.com)> wrote:

We have lived in Green Valley for 16 years and have seen it grow and change- not always for the better. We have had children in the GV area schools since 2009 and have seen traffic and accidents, including children being hit, get worse. We moved here from Vallejo for peace and quiet and a lovely small community. We don't want to lose that. There are many homes on the market and are just sitting there. We do not have a need for more homes. Apartments typically bring problems. We need businesses! Safeway is price gauging our community. We need a GV alternative desperately. We need more jobs in GV so parents don't have to commute and can be involved. If you polled all of GV, I don't believe anyone wants more building of dwellings- only businesses. This has been a very hot topic in our community and people are not happy. The city needs to look past their pockets and do what's best for the people who live here. Thank you.

Wendy Walker

[Sent from Yahoo Mail on Android](#)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley Mixed Use Project  
**Date:** Friday, August 31, 2018 4:31:26 PM

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**From:** CT Walton [mailto:ctwalton@comcast.net]  
**Sent:** Friday, August 31, 2018 4:23 PM  
**To:** Sheehan, Meily <msheehan@fairfield.ca.gov>  
**Cc:** gvmixeduse.comments@gmail.com  
**Subject:** Green Valley Mixed Use Project

Dear Meily Sheehan,

I have been a resident and homeowner in Cordelia Village for 19 years now. I am writing to you in regards to the proposed rezoning of the Green Valley Mixed use project. which is currently zoned as industrial and business. My understanding is that at the August 8<sup>th</sup>, 2018 meeting, the city is now asking to rezone this property to high density residential and that a fire station is to be built along with 270 apartments units on roughly 13 acres. I find this completely unacceptable for the following reasons:

1. The city planned this zoning for a purpose many years ago. We need businesses which bring in a higher tax base and the opportunity for local jobs. In addition, I would like more services to be offered close to my community so that I am not spending my day traveling to Fairfield, Vallejo and Vacaville. Additionally, what will these apartment dwellers do for services?
2. We do not need another fire station. We have a brand new one on Lopes road that can cover Cordelia and Green Valley.
3. 270 apartments would be a nightmare for our traffic situation. When Rodriguez High, Oakbrook Elementary, Cordelia Hills Elementary and Green Valley Middle School go into session or are done for the day, there is no getting out of my neighborhood. I do not have children therefore I do not know all four school schedules. Do you know how many appointments I have missed sitting in school traffic even if I give myself extra time to get there? Our roads are simply not equipped to handle the traffic now, let alone the traffic the children from this apartment complex will generate. Trying to get onto Hwy 80 using Red Top road is impossible. It is wonderful that we have some services in Green Valley, but sadly trying to just get to Green Valley can take at least a half hour if not more. I know this because my husband does shift work and does our grocery shopping and errands when the parents are all trying to get the kids to school, or picking them up.
4. There is no room for these children at Nelda Mundy. I realize that Nelda Mundy has been expanded, but I am sure that those spots will be filled with kids from the Tri Pointe development. Therefore, those children will have to go to our schools here in Cordelia. Is there room for all these children at our schools in Cordelia? I don't think so.
5. If these apartments were to go in, I have to admit I would be very concerned about more crime in our community.

6. I talk to my neighbors and while many don't have the time to write a letter, e-mail or attend meetings, as they are raising small children, they ALL feel the same as I do. We have a close neighborhood watch and really care about our community and our quality of life.

I am strongly asking that the City of Fairfield keep the zoning of Green Valley Mixed use project as an Industrial Business Park so that we may avoid overcrowding our schools, increasing already poor traffic issues, bringing in more crime and taking away our opportunity to have new businesses and jobs in our community.

Sincerely,

Tamie Walton  
826 Spindrift Place  
Fairfield, CA 94534



**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Green Valley II  
**Date:** Friday, August 31, 2018 9:01:31 AM

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**From:** brianne whiteside [mailto:briannewhiteside@gmail.com]  
**Sent:** Thursday, August 30, 2018 6:05 PM  
**To:** Sheehan, Meily <mshreehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** Green Valley II

Please don't rezone Green Valley II & continue this trend of overbuilding homes which is leading us to over crowded schools, horrible traffic & hardly any stores/restaurants.

Brianne Whiteside  
529 River Rd Fairfield CA 94534

Sent from [BlueMail](#)

**From:** [Sheehan, Meily](#)  
**To:** [Paul Stephenson](#)  
**Subject:** FW: Red Top Road  
**Date:** Tuesday, September 11, 2018 9:44:58 AM

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**From:** Brianne Whiteside [mailto:whitesidebrianne@gmail.com]  
**Sent:** Saturday, September 1, 2018 1:56 PM  
**To:** Sheehan, Meily <mshsheehan@fairfield.ca.gov>; gvmixeduse.comments@gmail.com  
**Subject:** Red Top Road

We cannot afford more housing development before Red Top Road is widened to at least 4 lanes. Traffic is already awful at peak school times. Failure to expand to account for traffic BEFORE further development is just negligent. We should not even need to be arguing this fact. It's obvious - - any first year engineer or project manager could see that.

Brianne Whiteside

Sent from [BlueMail](#)