

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Green Valley 3 Apartments Project
 Lead Agency: City of Fairfield Contact Person: David Feinstein
 Mailing Address: 1000 Webster Street Phone: (707) 428-7448
 City: Fairfield Zip: 94533 County: Solano

Project Location: County: Solano City/Nearest Community: Fairfield
 Cross Streets: Northwest Corner of Green Valley Road/Business Center Drive Zip Code: 94534
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 13 ' 13.00" N / 122 ° 8 ' 28.84" W Total Acres: 5.78
 Assessor's Parcel No.: 0148-540-350 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: I-80, I-680, SR-12 Waterways: N/A Solano Community College
 Airports: N/A Railways: Southern Pacific Railroad Schools: Nelda Mundy Elementary

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:
 Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation: Land Use Designation = Business and Industrial Park (IBP)
 Zoning = Business and Industrial Park - North Cordelia Overlay (IBP-NC)

Project Description: *(please use a separate page if necessary)* The project applicant is proposing to develop the 5.78-acre site with a 185-unit apartment complex. The single apartment building would consist of three wings and would be four-stories in height (a maximum of 49 feet). The apartment complex would consist of 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that would be provided as part of the project include a pool and spa area, a club house area, a dog run, and outdoor lounge area. Protected open space associated with the creek corridor east of the project would also be established as part of the project. A surface parking lot, carport area, and a two-story parking garage (maximum 16-feet in height) would be developed in support of parking requirements for the proposed apartment units. Overall, the project would provide a total of 340 parking spaces, of which 185 parking spaces would be covered and 155 parking spaces would be uncovered. Of the 340 parking spaces, 35 spaces would be Electrical Vehicle (EV) ready.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 17, 2022 Ending Date April 18, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>The Spanos Corporation - Nicolas Ruhl</u>
Address: <u>1504 Eureka Road, Suite 310</u>	Address: <u>10100 Trinity Parkway, 5th Floor</u>
City/State/Zip: <u>Roseville, CA 95661</u>	City/State/Zip: <u>Stockton, CA 95219</u>
Contact: <u>Kristin Nurmela</u>	Phone: <u>(209) 955-2530</u>
Phone: <u>(916) 844-2961</u>	

Signature of Lead Agency Representative:  Date: 3/14/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.