



## NOTICE OF COMPLETION / NOTICE OF AVAILABILITY

### CITY OF FAIRFIELD GREEN VALLEY 3 APARTMENTS DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse #2022030480

**Project Title:** Green Valley 3 Apartments  
**Lead Agency:** City of Fairfield  
**Project Location:** **4840 Business Center Drive (APN: 0148-540-350)**  
Fairfield, CA 94534  
**County:** Solano County  
  
**Contact Person:** Mr. Jonathan Atkinson, Senior Planner  
Community Development Department  
1000 Webster Street, Second Floor  
Fairfield, California 94533

Pursuant to Sections 15085 and 15087 of the *California Environmental Quality Act (CEQA) Guidelines*, and Public Resources Code Section 21092, the City of Fairfield as the Lead Agency is circulating a Draft Environmental Impact Report (DEIR) for public comment on the Green Valley 3 Apartments Project.

The proposed project includes the development of a single four-story, approximately 204,144-square-foot apartment building with 185 rental units situated around a central clubhouse area. The four-story building would consist of three wings and would be up to 49 feet tall. The proposed apartment building would include 36 studio/one bath units, 66 one bedroom/one bath units, 77 two-bedroom/two bath units, and 6 three-bedroom/two bath units. The building would contain a central lobby area with two elevators.

The proposed project would include common and private open spaces. Recreational amenities associated with the proposed project would include a pool/spa area with outdoor showers, picnic and barbeque areas, an outdoor kitchen, outdoor fireplace and fire table lounging areas, table tennis and corn hole game areas, an outdoor yoga area, a hammock lounge area, and lawn areas for passive play. A dog run would be located in the western portion of the project site adjacent to the open space area along the drainage ditch.

The project site would be accessed from an existing drive aisle that connects the Fairfield Business Center to Business Center Drive. From this drive aisle, the project would be connected via two access points "driveways." The internal circulation of the project site would consist of a drive aisle that would loop around the perimeter of the apartment building and the two-story parking structure. The proposed project would include the development of an approximately 54,845-square-foot two-story parking structure (up to 18 feet tall) with additional surface parking areas surrounding the apartment building and clubhouse that would accommodate residents and visitors. Parking would also be provided in private garages and carports as well as surface parking spaces along the perimeter of the project site.

The City of Fairfield General Plan designates the project site as Business and Industrial Park (IBP), and per the Zoning Ordinance, the project site is zoned Industrial Business Park-North Cordelia Overlay (IBP-NC). As the proposed project includes residential uses which are not permitted under the current General Plan designation and zoning of this site, the project applicant is requesting a General Plan Amendment (GPA) and rezone to redesignate the site as Residential Very High Density (RVH) and rezone as RVH-NC. Additional approvals required from the City include Development Review.

### **Environmental Review and Comment**

The DEIR addresses environmental impacts in the following resource areas: aesthetics, air quality, biological resources, cultural and tribal resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services and recreation, transportation, utilities and service systems, wildfire, and other CEQA considerations.

### **Project Impacts**

The DEIR identified potentially significant impacts associated with the following resource areas: air quality, biological resources, cultural and tribal resources, geology and soils, noise, and transportation. Implementation of the mitigation measures identified in the DEIR would reduce all impacts to a less-than-significant level. The project would not result in any significant and unavoidable impacts.

### **Document Availability**

Copies of the DEIR are available for review during office hours at the City of Fairfield Community Development Department, at the address noted above, or for download on the City of Fairfield website at: [www.fairfield.ca.gov](http://www.fairfield.ca.gov).

The DEIR is also available at the Fairfield Civic Center Library, 1150 Kentucky Street, Fairfield, California, and the Fairfield Cordelia Library, 5050 Business Center Drive, Fairfield, California.

The 45-day public review period for the DEIR begins on **January 9, 2023**, and ends on **February 23, 2023**. Your comments must be received no later than **5:30 PM** on **February 23, 2023**. Your name should be included in your comments. Please send your comments to the attention of Jonathan Atkinson at the address noted above. Comments can also be submitted via email to the following address: [jatkinson@fairfield.ca.gov](mailto:jatkinson@fairfield.ca.gov). **Email comments must also be received no later than 5:30 PM on February 23, 2023.**

### **Public Hearing**

The City will hold a public hearing on **Wednesday, February 8, 2023**, to take written and oral comments on the DEIR. The hearing will be held at Fairfield Council Chambers, located at 1000 Webster Street, at 6:00 PM.

If you have any questions regarding this Notice of Completion/Notice of Availability, please contact Jonathan Atkinson at the above address or via email at [jatkinson@fairfield.ca.gov](mailto:jatkinson@fairfield.ca.gov).