

1.0 INTRODUCTION

1.1 PURPOSE OF THIS EIR

In compliance with the California Environmental Quality Act (CEQA), this Environmental Impact Report (EIR) describes the potential impacts of the proposed Green Valley 3 Apartments Project (project) submitted by Spanos Corporation (project applicant). The City of Fairfield (City) is the CEQA Lead Agency for the environmental review of this project.

The purpose of this EIR is to inform City decision-makers, responsible agencies, and the general public about the proposed project and the potential physical environmental consequences of project implementation. This EIR also examines alternatives to the proposed project and recommends mitigation measures to reduce or avoid potentially significant physical environmental impacts, to the extent feasible. This EIR will be used as an informational document by the City's Planning Commission and/or City Council, responsible agencies, and the public in their review of the proposed project and associated approvals described below and in more detail in **Chapter 3.0: Project Description**.

1.2 PROPOSED PROJECT

The approximately 5.78-acre project site is located at 4840 Business Center Drive in the City of Fairfield, Solano County. The project site consists of one parcel, Assessor's Parcel Number (APN) 0148-540-350, that is currently undeveloped. The proposed project would include 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 with some building features, such as mechanical screening and rooftop stairwell access, potentially extending up to approximately 55 feet. The proposed apartment building would include 11 studio/1 bath units (approximately 482 square feet), 92 one-bedroom/1 bath units (between approximately 580 and 700 square feet), 76 two-bedroom/2 bath units (between approximately 1,045 and 1,152 square feet), and 6 three-bedroom/2 bath units (approximately 1,416 square feet). The proposed project includes an internal circulation system that loops around the apartment building, surface parking areas, and a two-story parking garage.

Discretionary actions and approvals by the City that would be necessary for development of the proposed project include environmental review, General Plan Land Use Amendment/Rezoning, and Development Review.

1.3 EIR SCOPE

The City circulated a Notice of Preparation (NOP) informing responsible agencies and interested parties that an EIR would be prepared for the proposed project and indicated the environmental topics anticipated to be addressed in the EIR. The NOP was published on March 17, 2022, and the NOP was mailed to public agencies, organizations, property owners within 1,000 feet of the site, and individuals likely to be interested in the potential impacts of the proposed project. A scoping session was held as a public meeting before the Planning Commission on April 13, 2022, to solicit feedback regarding the scope and content of the EIR. Both verbal comments from members of the Planning

Commission and the public provided during the scoping session, and written comment letters submitted by public agencies and members of the public on the NOP were considered during preparation of this EIR.

Based on the preliminary analysis provided in the NOP, consultation with City staff, and review of the comments received during the scoping process, the following environmental topics are addressed in **Chapter 4.0: Environmental Setting, Impacts, and Mitigation Measures**, of this EIR:

- 4.1 Aesthetics
- 4.2 Air Quality
- 4.3 Biological Resources
- 4.4 Cultural Resources and Tribal Cultural Resources
- 4.5 Energy
- 4.6 Geology and Soils
- 4.7 Greenhouse Gas Emissions
- 4.8 Hydrology and Water Quality
- 4.9 Land Use and Planning
- 4.10 Noise
- 4.11 Public Services and Recreation
- 4.12 Transportation
- 4.13 Utilities and Service Systems
- 4.14 Wildfire

Preliminary analysis conducted during the scoping process determined that development of the proposed project would not result in significant impacts to the following environmental topics: Agriculture and Forest Resources, Hazards and Hazardous Materials, Mineral Resources, and Population and Housing. Consequently, these environmental topics are not examined at the same level of detail as the topics listed above and are addressed in **Chapter 5.0: Other CEQA Considerations**.

1.4 REPORT ORGANIZATION

This EIR is organized into the following chapters:

- **Chapter 1.0 – Introduction:** Discusses the overall EIR purpose, provides a summary of the proposed project, describes the EIR scope, and summarizes the organization of the EIR.
- **Chapter 2.0 – Summary:** Provides a summary of the impacts that would result from implementation of the proposed project, describes mitigation measures recommended to reduce or avoid potentially significant environmental impacts, and describes the alternatives to the proposed project.
- **Chapter 3.0 – Project Description:** Provides a description of the project site, project objectives, proposed project, and uses of this EIR.

- **Chapter 4.0 – Environmental Setting, Impacts, and Mitigation Measures:** Describes the following for each technical environmental topic: existing conditions (setting), potential environmental impacts of the proposed project and their level of significance, and mitigation measures recommended to reduce or avoid identified potential impacts. Potential adverse impacts are identified by levels of significance, as follows: significant impact (S), less than significant impact (LTS), and significant and unavoidable impact (SU). The significance of each potential impact is categorized before and after implementation of any recommended mitigation measures.
- **Chapter 5.0 – Other CEQA Considerations:** Provides an analysis of effects found not to be significant, including the other CEQA Appendix G resource topics not analyzed in **Chapter 4.0** of this EIR, growth-inducing impacts, unavoidable significant environmental impacts, and significant irreversible changes.
- **Chapter 6.0 – Alternatives:** Provides an evaluation of three alternatives to the proposed project, including the CEQA-required No Project Alternative.
- **Chapter 7.0 – Report Preparation:** Identifies preparers of the EIR.
- **Chapter 8.0 – References:** Identifies references used in the preparation of this EIR.
- **Appendices:** The appendices contain the Air Quality/Greenhouse Gas Emissions Data (Appendix A); Construction Health Risk Assessment Model Snapshots (Appendix B); Biological Assessment (Appendix C); Cultural Resources Study (redacted) (Appendix D); Tribal Consultation Letters (Appendix E); Energy Calculations (Appendix F); Geotechnical Report (Appendix G); Preliminary Stormwater Control Plan (Appendix H); Land Use Compatibility Assessment for Noise (Appendix IA); Noise Data (Appendix IB); Vehicle Miles Traveled Memorandum (Appendix J); and Phase I Environmental Site Assessment (Appendix K).

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