

CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

March 24, 2022

Laverne Bill
Cultural Resources Manager
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

Re: AB 52 Notification (Public Resources Code Section 21080.3.1)

Dear Laverne Bill:

Pursuant to your request for notification of all projects within the City of Fairfield ("City") for which a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report will be prepared, we are providing you with notification of the following project:

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicholas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

Overall, the project will provide 340 vehicle parking spaces: 185 spaces will be covered, and 155 spaces will be uncovered. There will be 35 spaces that can charge Electric Vehicles (EV) out of the total 340 spaces. Vehicle parking spaces will be sited in a two-story parking garage, individual garage units, and carports and surface parking around the perimeter of the project site.

March 24, 2022

Regional access to the project site is provided via Interstate 80 while local access is provided via Business Center Drive and Green Valley Road. The project site will share access from Business Center Drive with an existing office complex that abuts the northeast portion of the project site and a planned hotel under construction that abuts the southern portion of the project site. The internal circulation system of the project site will connect to the existing drive aisle of the abutting office complex via two access ways. The proposed project will connect to existing off-site utilities. The "Project Site Design" attachment depicts the site plan of the proposed project.

Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

The City is seeking input on any concerns that your Tribe may have related to the proposed project. Early identification of tribal concerns will allow the City to consider ways to avoid and minimize potential impacts to tribal resources as project planning and alternatives are considered, developed and refined.

In accordance with Public Resources Code § 21080.3.1 (b), **please respond within 30 days of receipt of this letter if you wish to participate in consultation under AB 52 with respect to the proposed project.** Alternatively, if you find that the nature of this project does not require consultation, you are requested to sign the bottom of this letter, agreeing that no further consultation is necessary.

Consultation may include a discussion of tribal cultural resources that may be in the area, the proposed project's impacts on tribal cultural resources, and project alternatives or appropriate mitigation or preservation measures that the Tribe may recommend. In accordance with Public Resources Code 21082.3(c), any information including, but not limited to, the location, description, and use of the tribal cultural resources that is submitted to the City during the environmental review process shall not be included in the environmental document or disclosed without the Tribe's prior consent. To that end, please notify the City about the confidentiality of any information that is submitted, in order to assist us in preserving its confidentiality.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Page 3

RE: AB 52 Notification (Public Resources Code Section 21080.3.1)

March 24, 2022

Sincerely,

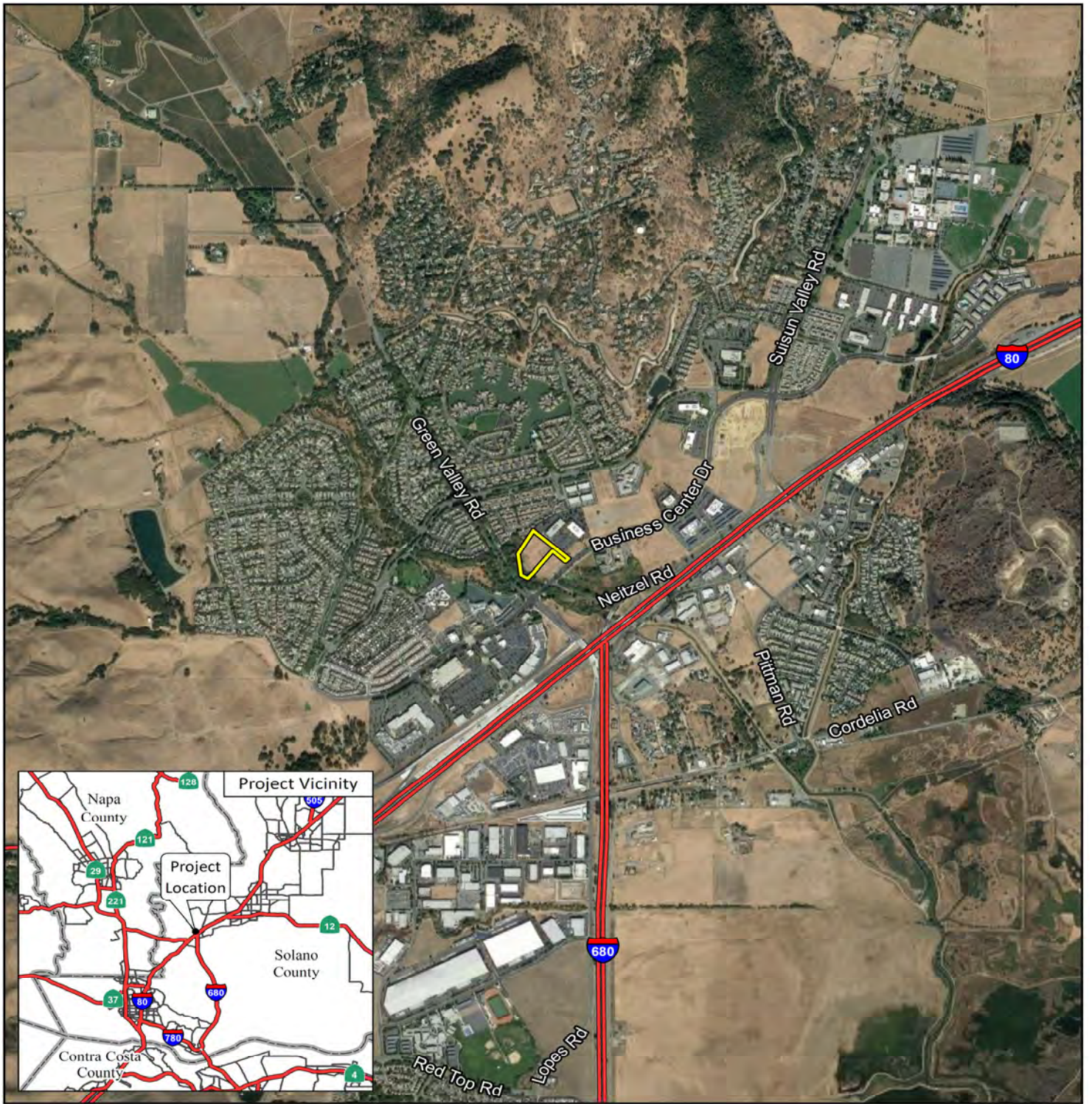
A handwritten signature in blue ink, appearing to read "Jon P. Atkinson", with a horizontal line extending to the right.

JONATHAN ATKINSON


Senior Planner

*Enclosed: Project Location Map
Project Site Design
Cultural Resource Study*

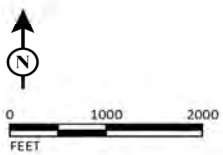
I, _____, agree that no further consultation is necessary due to the nature of Green Valley 3 Apartments Project.



LEGEND

 Project Location

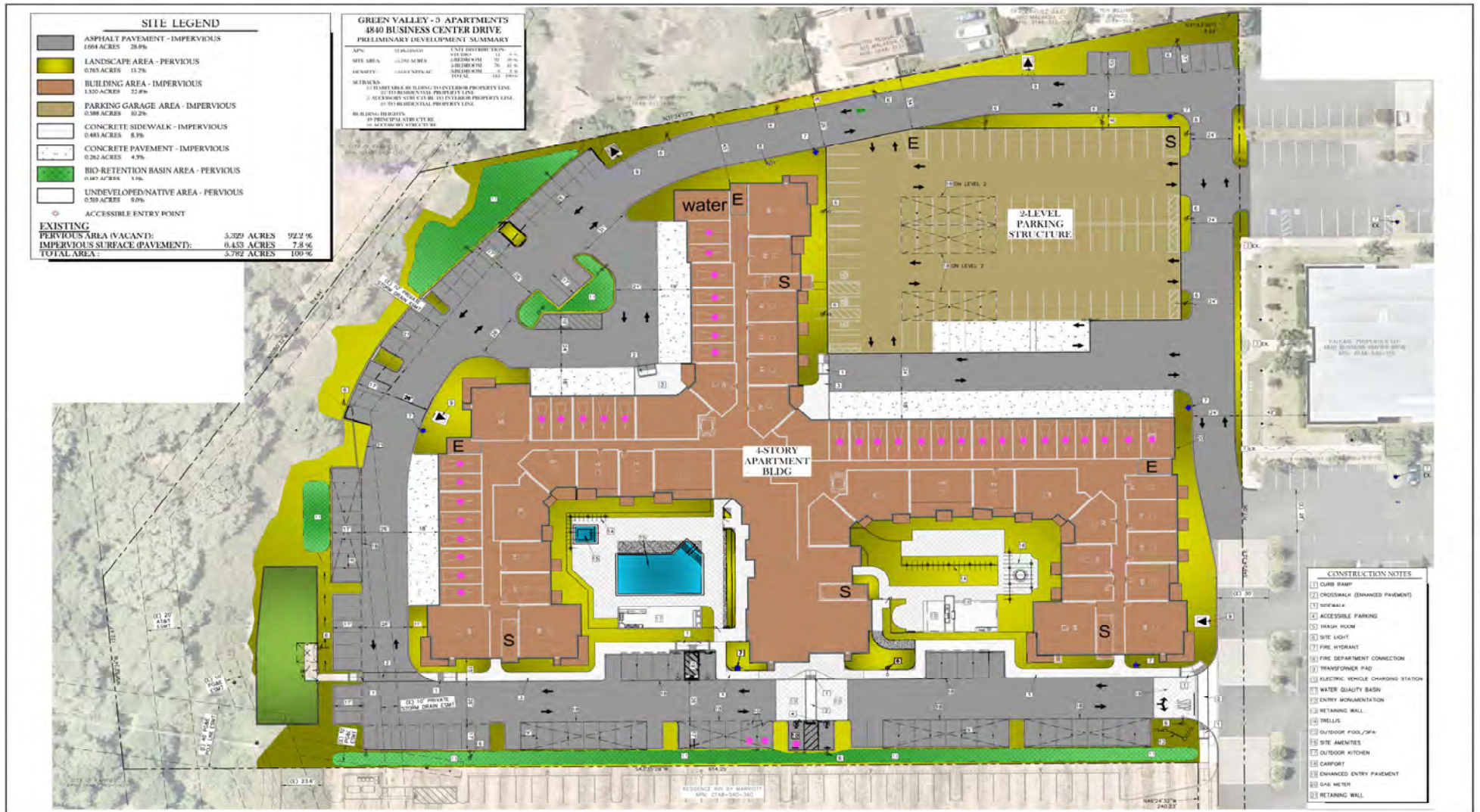
ATTACHMENT A



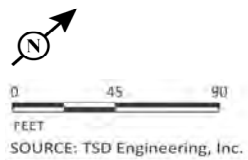
SOURCE: Google (2021)

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Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Anthony Roberts
Chairperson
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Anthony Roberts:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC. As you may know, we also sent Laverne Bill of Yocha Dehe Wintun Nation a letter, dated March 24, 2022, regarding AB 52 consultation for this same project.

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

April 8, 2022

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Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

In accordance with Government Code § 65352.3, the City is offering you the opportunity to consult on this project. The City is interested in receiving your input regarding any concerns related to the proposed General Plan Amendment. The Tribe's participation is an important part of the planning process.

You may respond **within 90 days** of receiving this letter to request consultation. Alternatively, if you find that the nature of this project does not require consultation, please sign the bottom of this letter, agreeing that no further consultation is necessary.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Sincerely,



JONATHAN ATKINSON
Senior Planner

Page 3

Re: SB 18 Notification (Government Code Section 65352.3)

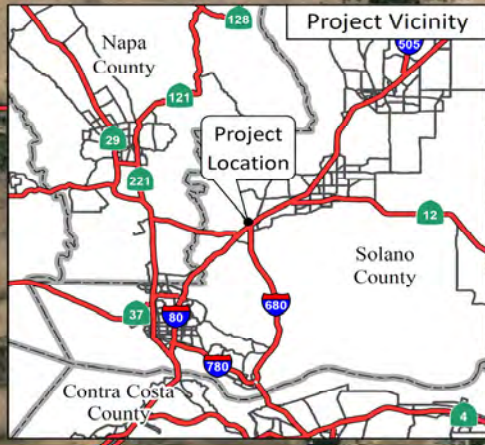
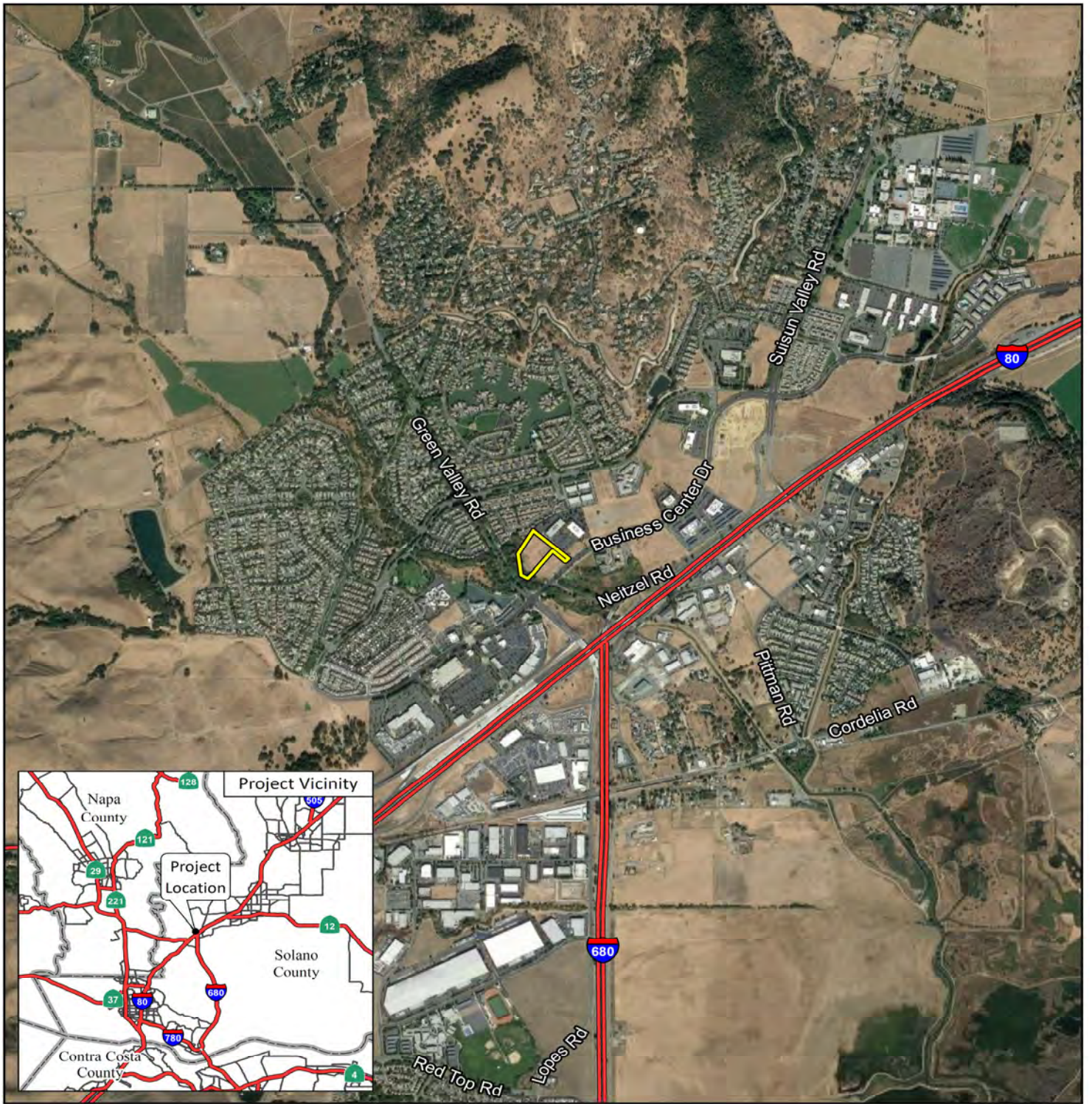
April 8, 2022

Enclosed: Project Location Map


Project Site Design

Cultural Resource Study

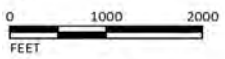
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LEGEND

 Project Location

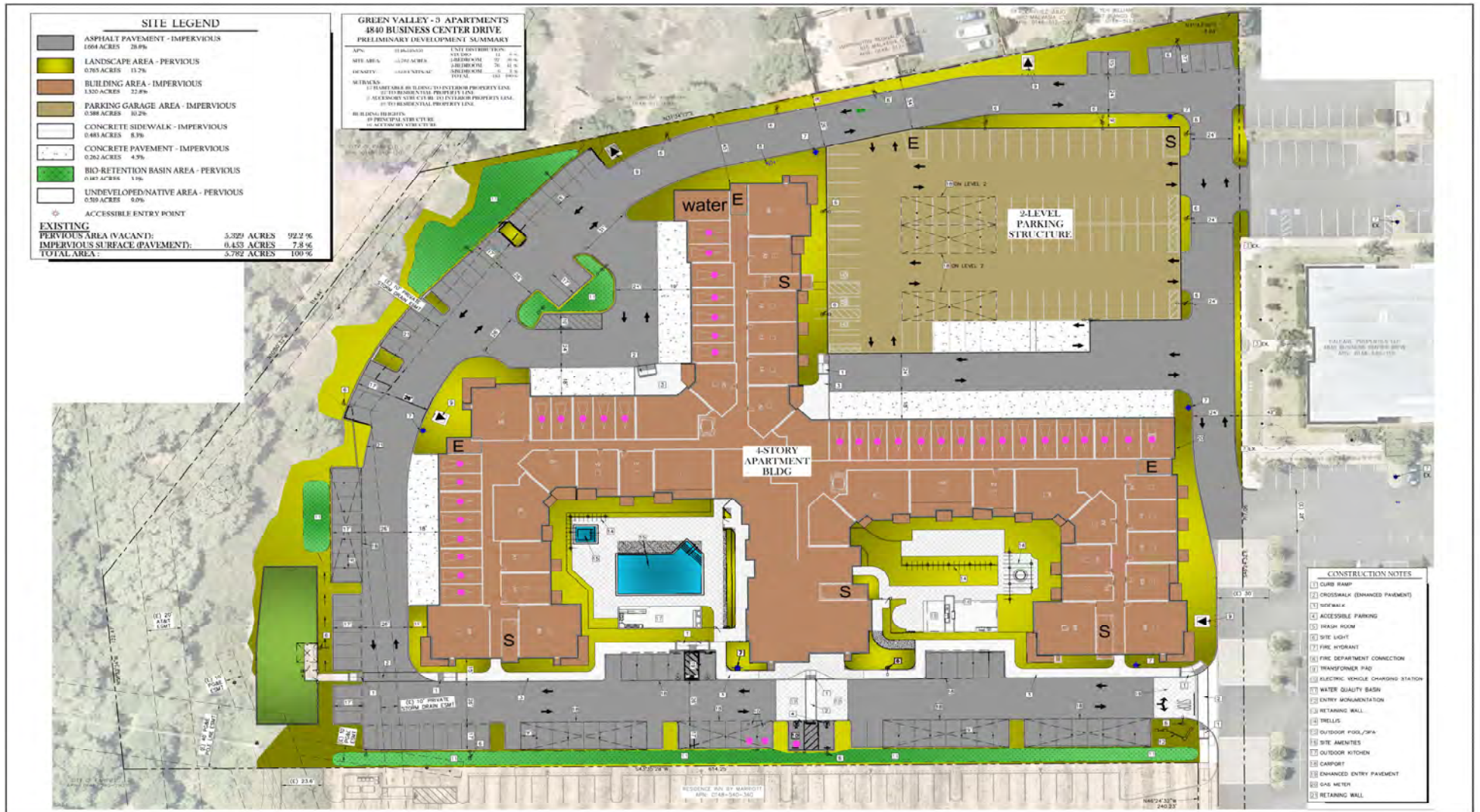
ATTACHMENT A



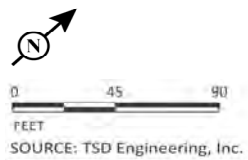
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Green Valley 3 Apartments
Project Location and Vicinity



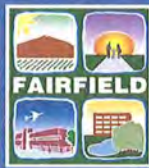
ATTACHMENT B



SOURCE: TSD Engineering, Inc.

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Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Carrina Gould
Chairperson
The Confederated Villages of Lisjan
10926 Edes Avenue
Oakland, CA, 94603

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Carrina Gould:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC. As you may know, we also sent Laverne Bill of Yocha Dehe Wintun Nation a letter, dated March 24, 2022, regarding AB 52 consultation for this same project.

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and Industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

April 8, 2022

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Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

In accordance with Government Code § 65352.3, the City is offering you the opportunity to consult on this project. The City is interested in receiving your input regarding any concerns related to the proposed General Plan Amendment. The Tribe's participation is an important part of the planning process.

You may respond **within 90 days** of receiving this letter to request consultation. Alternatively, if you find that the nature of this project does not require consultation, please sign the bottom of this letter, agreeing that no further consultation is necessary.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Sincerely,



JONATHAN ATKINSON
Senior Planner

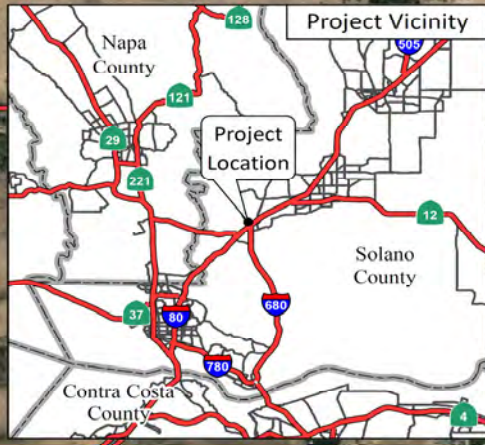
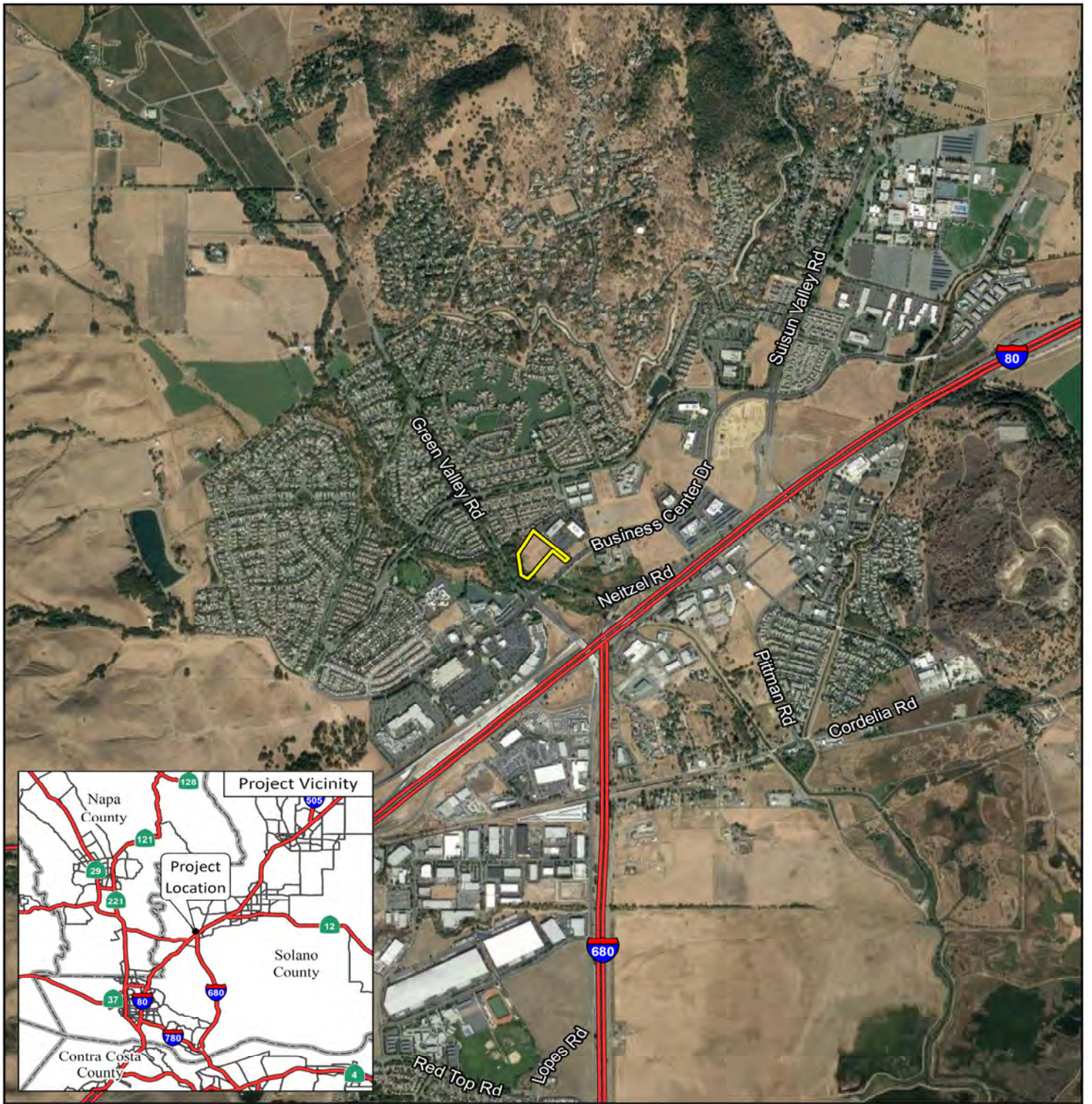
Page 3

Re: SB 18 Notification (Government Code Section 65352.3)

April 8, 2022

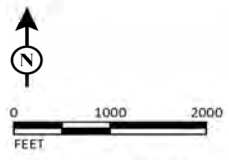
*Enclosed: Project Location Map
Project Site Design
Cultural Resource Study*

I, _____, agree that no further consultation is necessary due to the nature of Green Valley 3 Apartments Project.



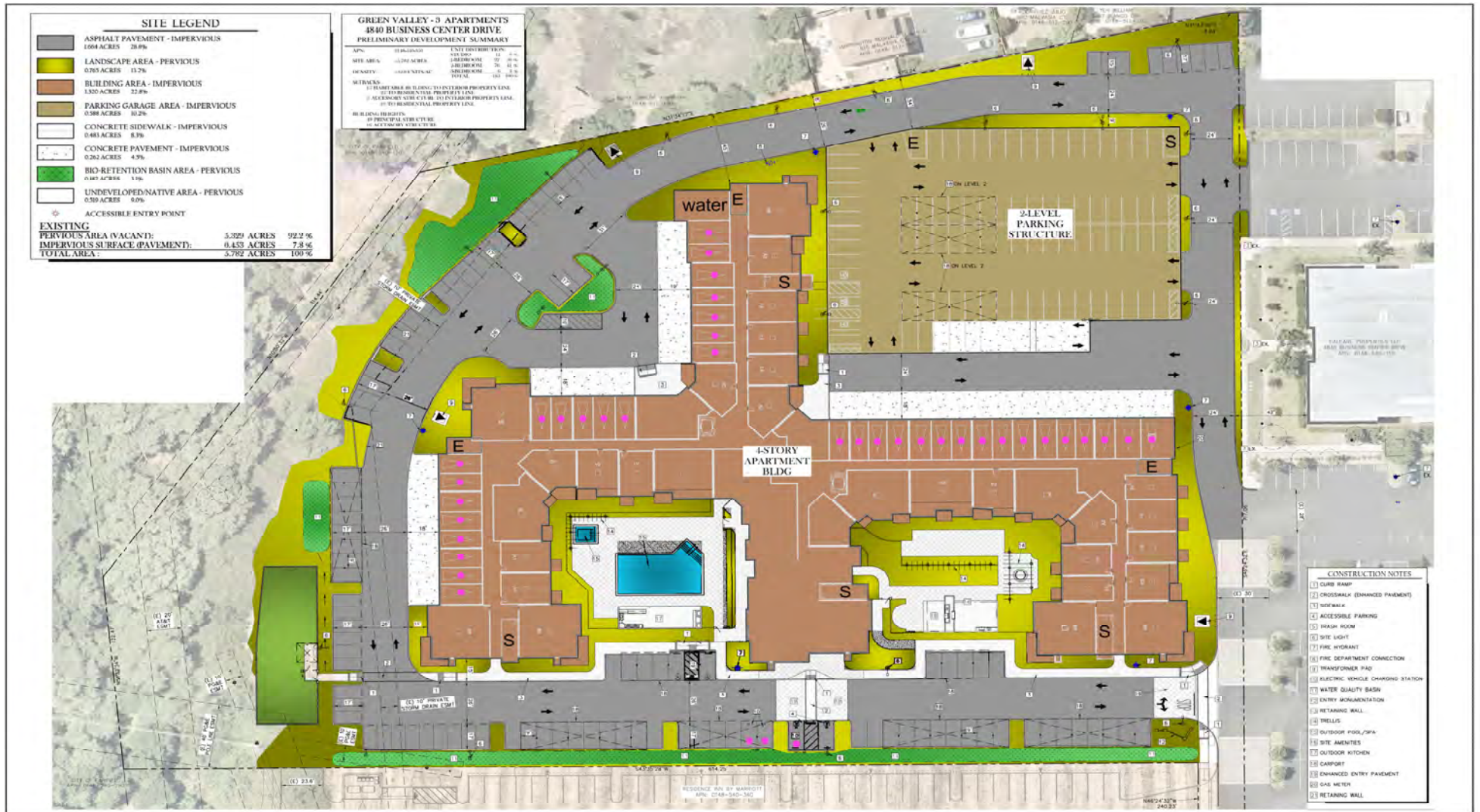
LEGEND
 Project Location

ATTACHMENT A

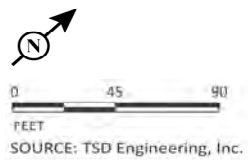


SOURCE: Google (2021)
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Green Valley 3 Apartments
 Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Charlie Wright
Chairperson
Cortina Rancheria – Kletsel Dehe Band of Wintun Indians
P.O. Box 1630
Williams, CA, 95987

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Charlie Wright:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC.

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Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and Industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

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Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

In accordance with Government Code § 65352.3, the City is offering you the opportunity to consult on this project. The City is interested in receiving your input regarding any concerns related to the proposed General Plan Amendment. The Tribe's participation is an important part of the planning process.

You may respond **within 90 days** of receiving this letter to request consultation. Alternatively, if you find that the nature of this project does not require consultation, please sign the bottom of this letter, agreeing that no further consultation is necessary.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

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JONATHAN ATKINSON
Senior Planner

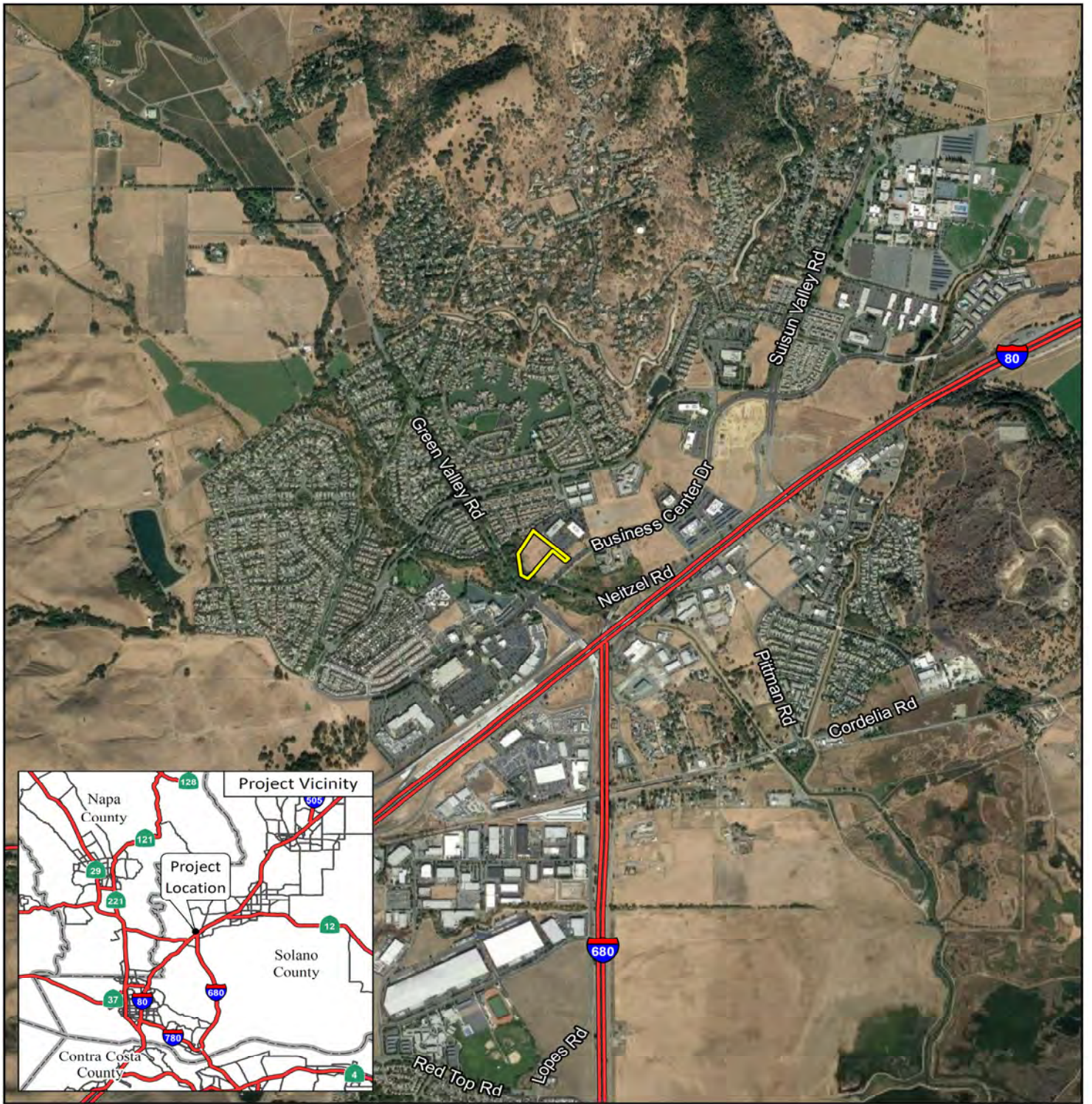
Page 3

Re: SB 18 Notification (Government Code Section 65352.3)


April 8, 2022

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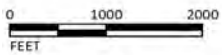
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LEGEND

 Project Location

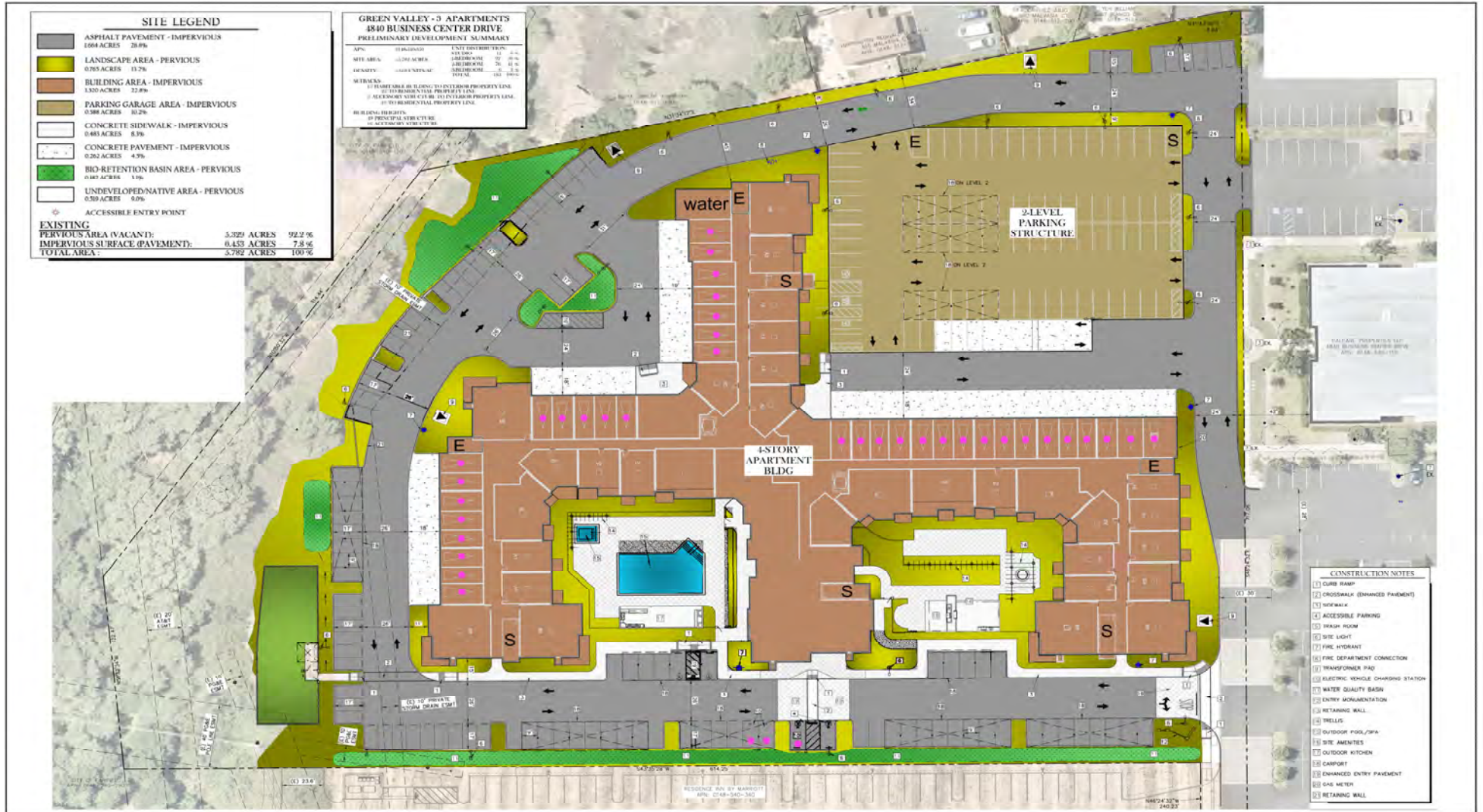
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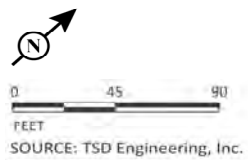
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Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B



SOURCE: TSD Engineering, Inc.

I:\BTI2101\G\Site_Plan_NOP.ai (3/1/2022)

Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Clifford Mota
Tribal Preservation Liaison
Cachil Dehe Band of Wintun Indians of the Colusa Indian Community
3730 Highway 45
Colusa, CA, 95932

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Clifford Mota:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC.

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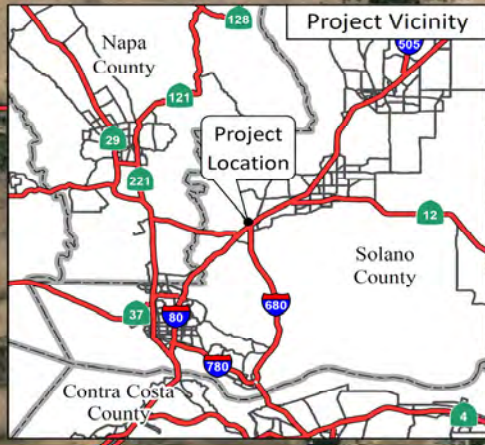
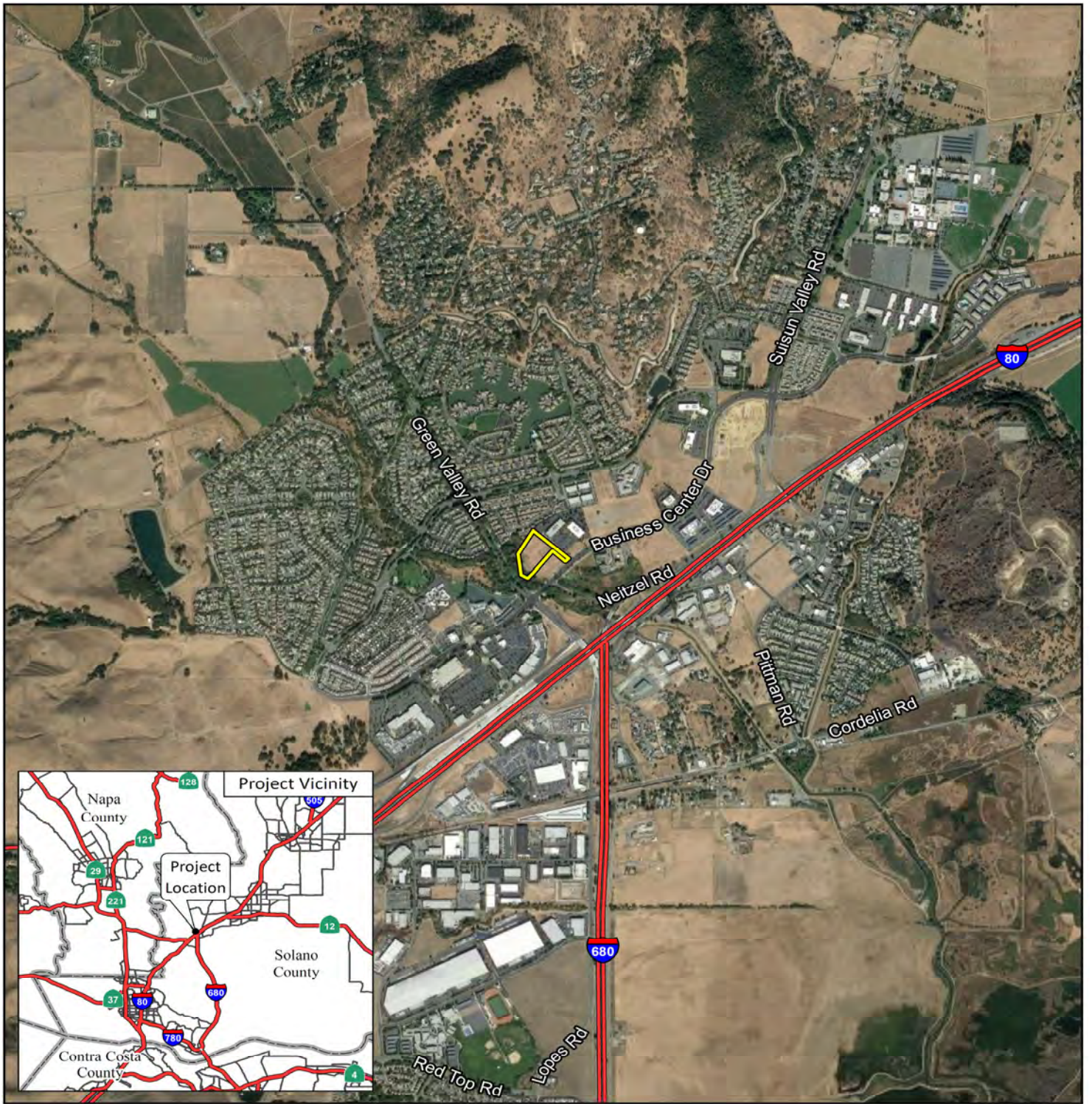
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Re: SB 18 Notification (Government Code Section 65352.3)


April 8, 2022

*Enclosed: Project Location Map
Project Site Design
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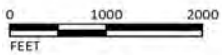
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LEGEND

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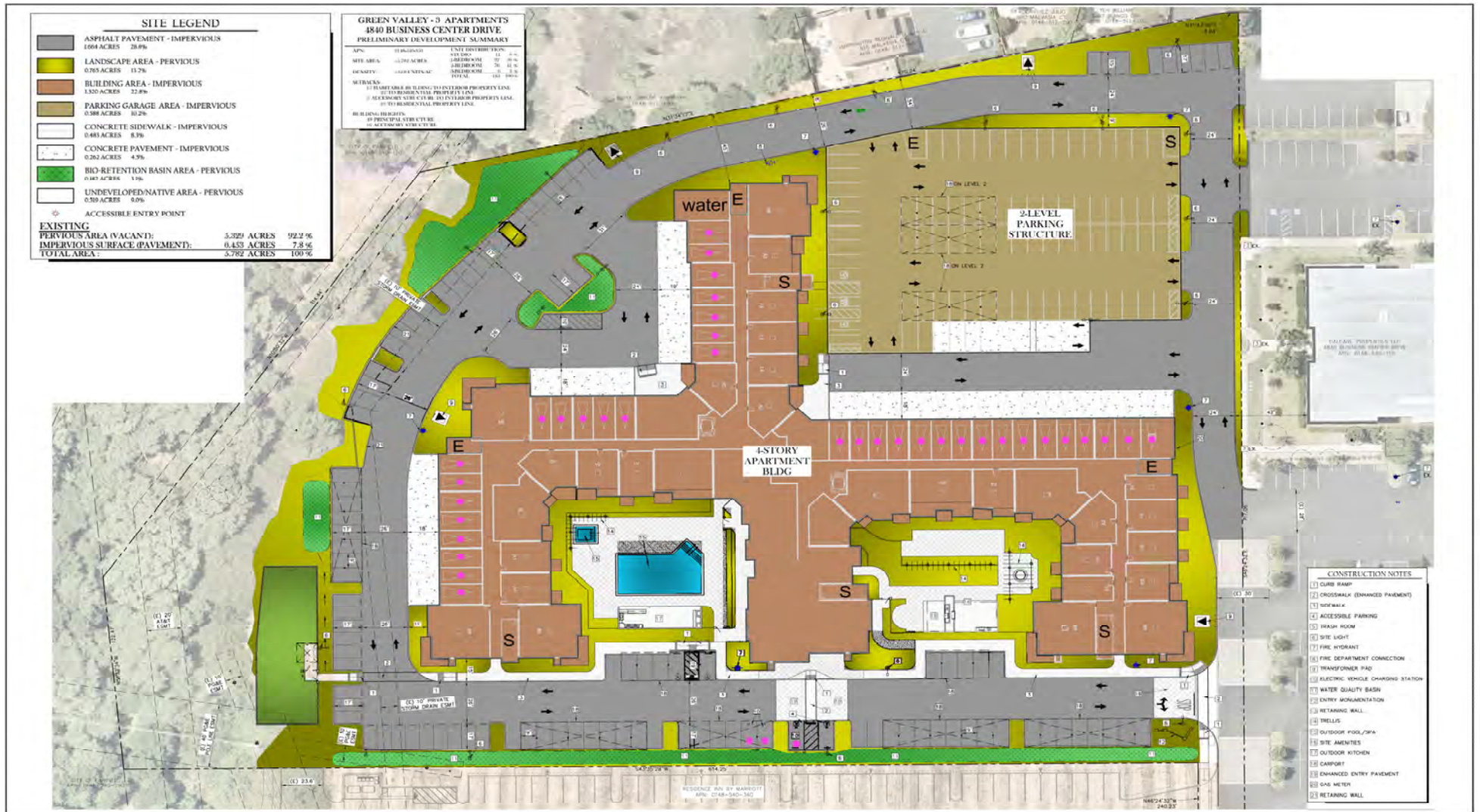
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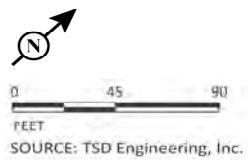
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Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Daniel Gomez
Chairman
Cachil Dehe Band of Wintun Indians of the Colusa Indian Community
3730 Highway 45
Colusa, CA, 95932

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Daniel Gomez:

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JONATHAN ATKINSON
Senior Planner

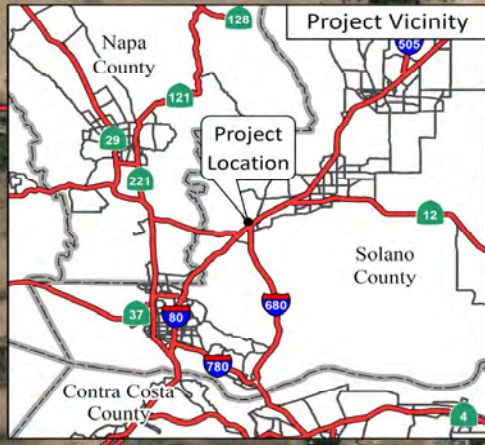
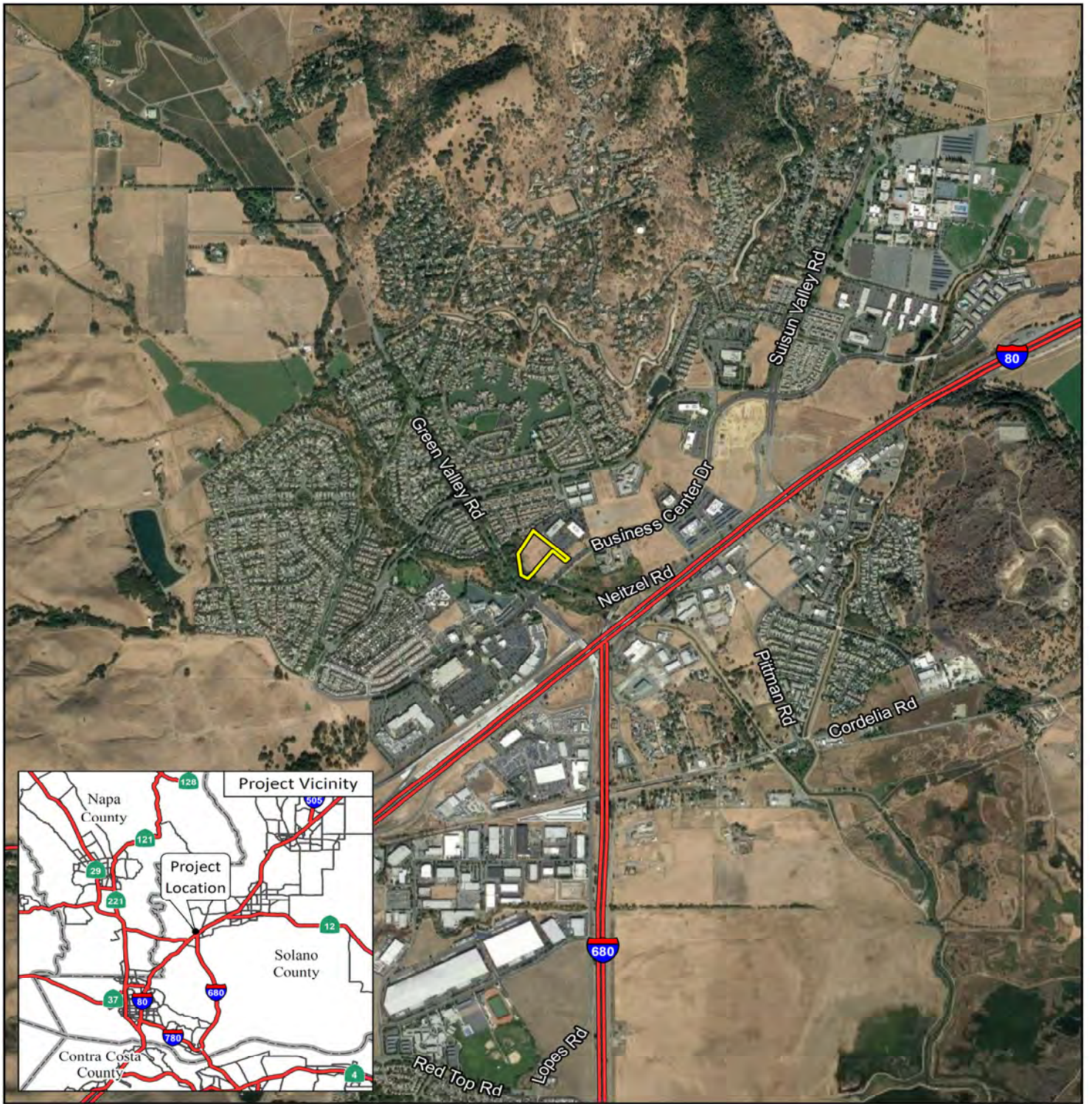
Page 3

Re: SB 18 Notification (Government Code Section 65352.3)

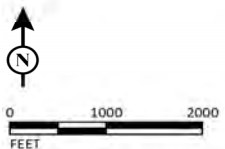
April 8, 2022

*Enclosed: Project Location Map
Project Site Design
Cultural Resource Study*

I, _____, agree that no further consultation is necessary due to the nature of Green Valley 3 Apartments Project.



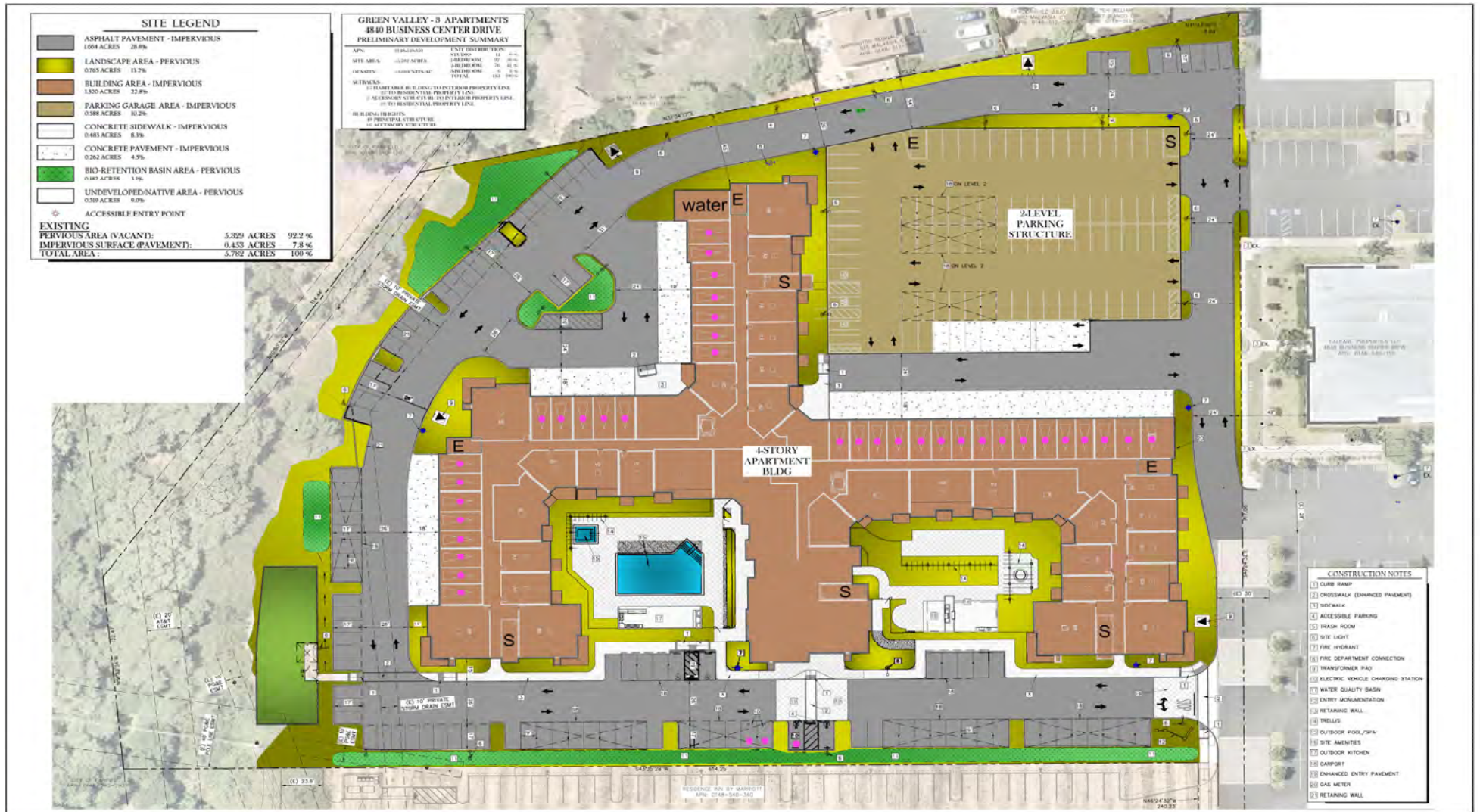
LEGEND
 Project Location



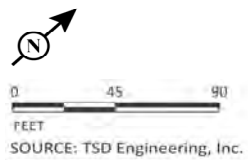
SOURCE: Google (2021)
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ATTACHMENT A

Green Valley 3 Apartments
 Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Donald Duncan
Chairperson
Guidiville Indian Rancheria
P.O. Box 339
Talmage, CA, 95481

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Donald Duncan:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC.

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

April 8, 2022

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Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

In accordance with Government Code § 65352.3, the City is offering you the opportunity to consult on this project. The City is interested in receiving your input regarding any concerns related to the proposed General Plan Amendment. The Tribe's participation is an important part of the planning process.

You may respond **within 90 days** of receiving this letter to request consultation. Alternatively, if you find that the nature of this project does not require consultation, please sign the bottom of this letter, agreeing that no further consultation is necessary.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Sincerely,



JONATHAN ATKINSON
Senior Planner

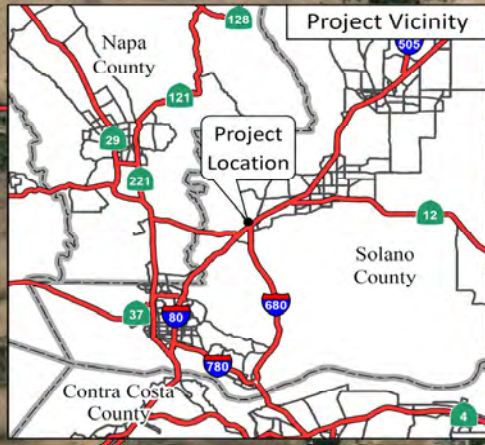
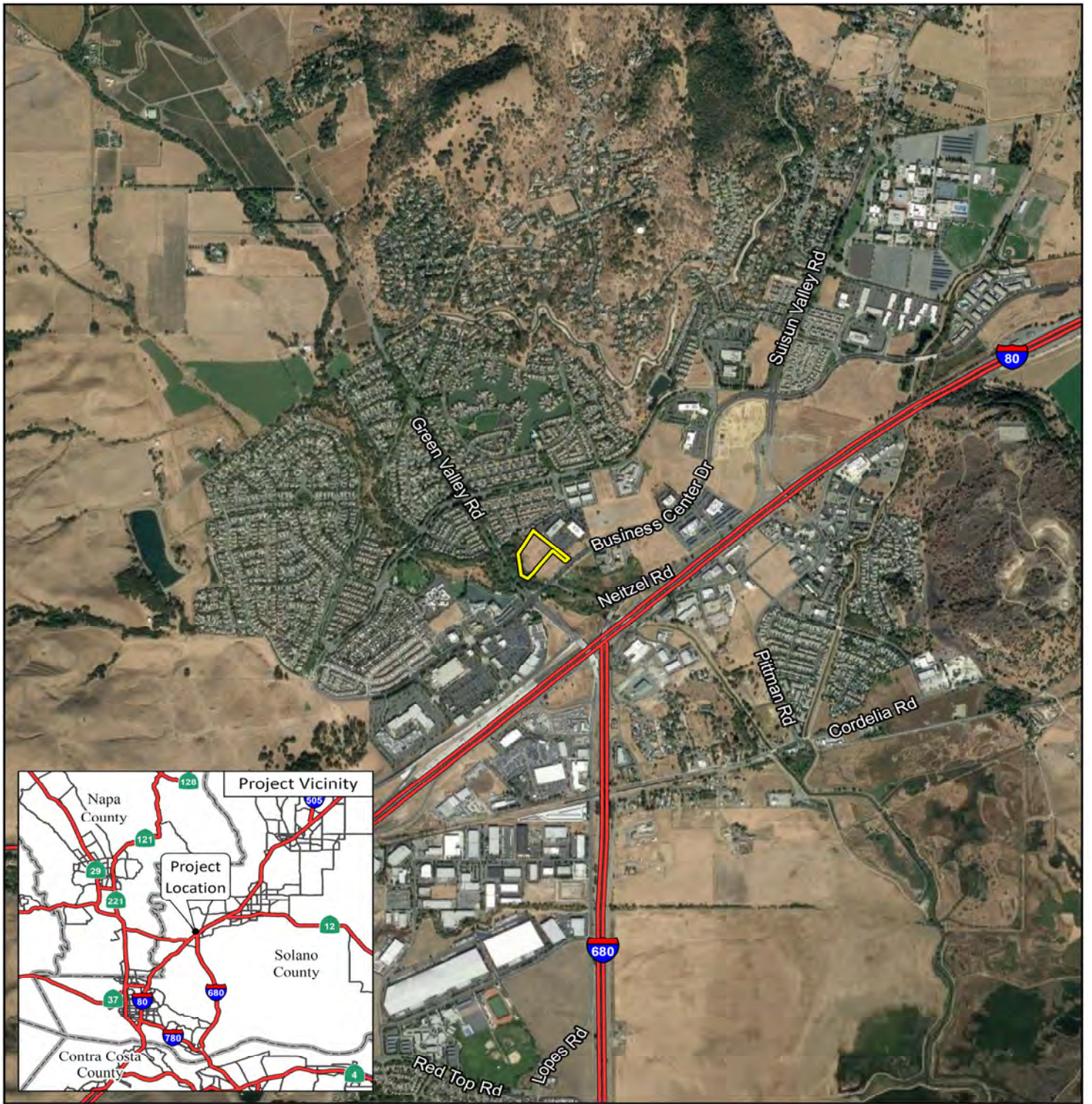
Page 3

Re: SB 18 Notification (Government Code Section 65352.3)


April 8, 2022

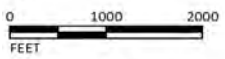
*Enclosed: Project Location Map
Project Site Design
Cultural Resource Study*

I, _____, agree that no further consultation is necessary due to the nature of Green Valley 3 Apartments Project.



LEGEND

 Project Location

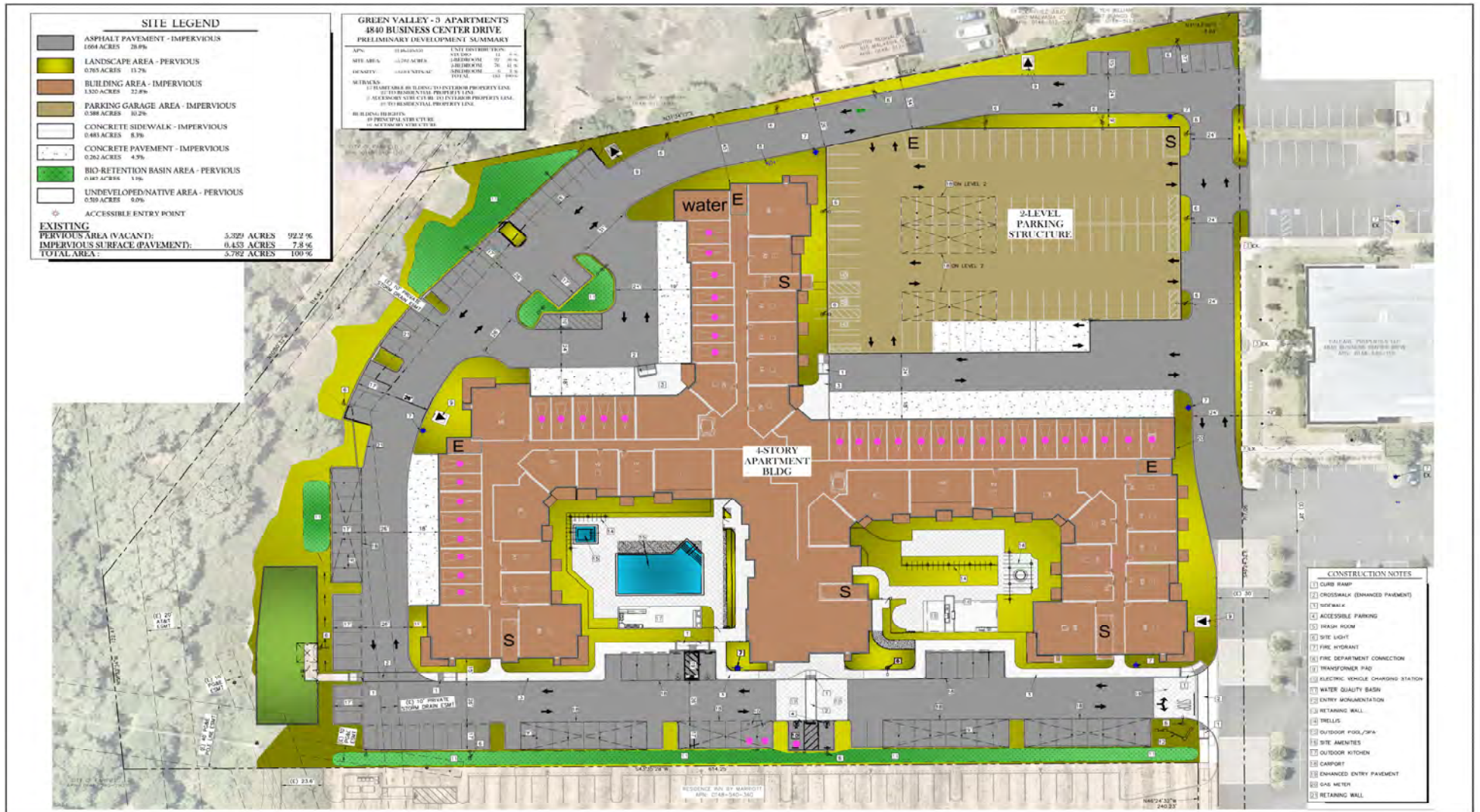


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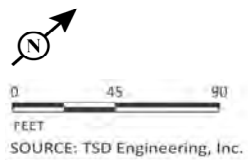
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ATTACHMENT A

Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Laverne Bill
Director of Cultural Resources
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Laverne Bill:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC. As you know, we also sent you a letter, dated March 24, 2022, regarding AB 52 consultation for this same project.

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

April 8, 2022

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Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

In accordance with Government Code § 65352.3, the City is offering you the opportunity to consult on this project. The City is interested in receiving your input regarding any concerns related to the proposed General Plan Amendment. The Tribe's participation is an important part of the planning process.

You may respond **within 90 days** of receiving this letter to request consultation. Alternatively, if you find that the nature of this project does not require consultation, please sign the bottom of this letter, agreeing that no further consultation is necessary.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Sincerely,



JONATHAN ATKINSON
Senior Planner

Page 3

Re: SB 18 Notification (Government Code Section 65352.3)

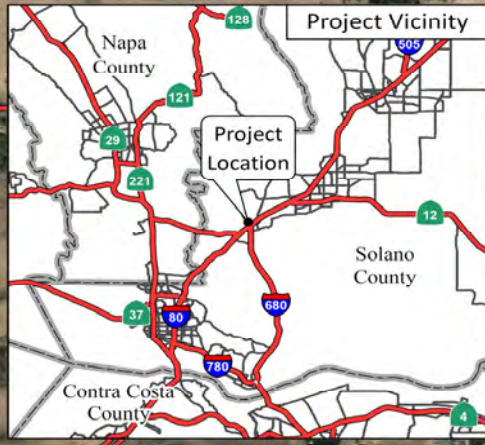
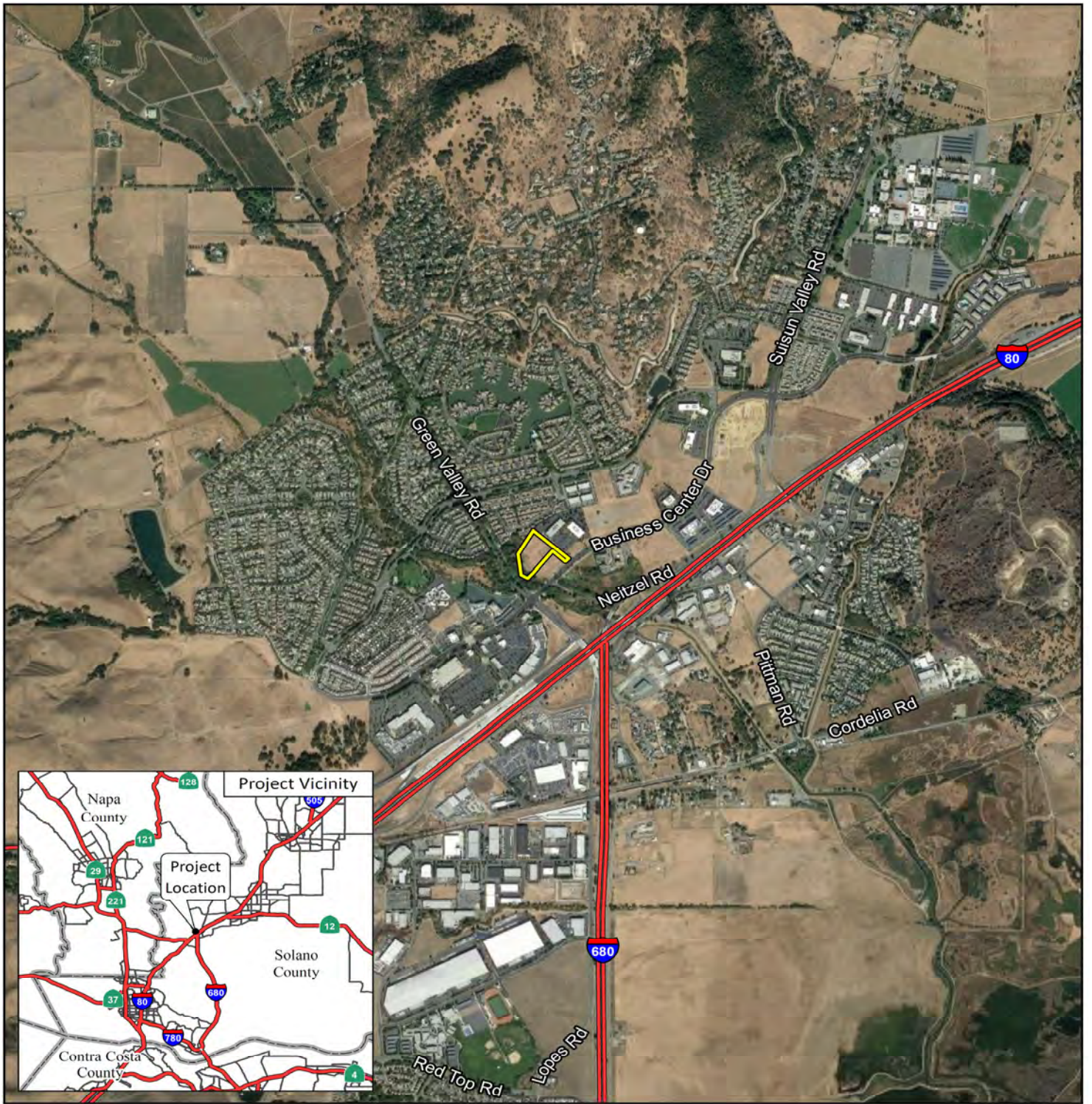
April 8, 2022

Enclosed: Project Location Map


Project Site Design

Cultural Resource Study

I, _____, agree that no further consultation is necessary due to the nature of Green Valley 3 Apartments Project.



LEGEND

 Project Location

ATTACHMENT A

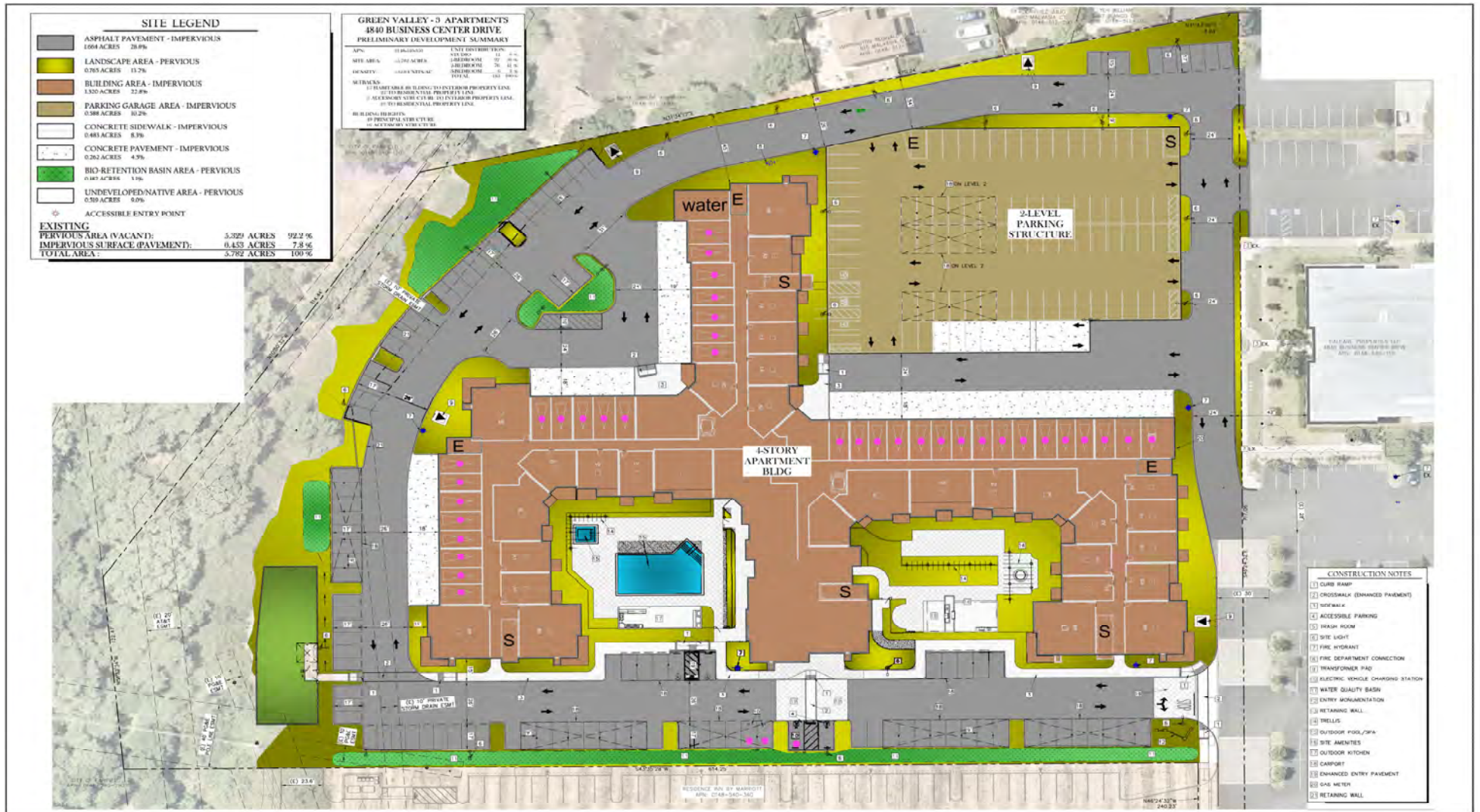


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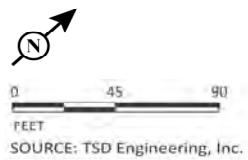
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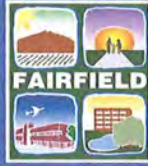
Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Monica Arellano
Vice Chairwoman
Muwekma Ohlone Indian Tribe of the SF Bay Area
20885 Redwood Road: Suite 232
Castro Valley, CA, 94546

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Monica Arellano:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC.

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

Page 2

Re: SB 18 Notification (Government Code Section 65352.3)

April 8, 2022

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Please be advised that the project applicant has had a Cultural Resource Study completed for the project site. Additionally, an Environmental Impact Report is currently being prepared for the proposed project.

In accordance with Government Code § 65352.3, the City is offering you the opportunity to consult on this project. The City is interested in receiving your input regarding any concerns related to the proposed General Plan Amendment. The Tribe's participation is an important part of the planning process.

You may respond **within 90 days** of receiving this letter to request consultation. Alternatively, if you find that the nature of this project does not require consultation, please sign the bottom of this letter, agreeing that no further consultation is necessary.

Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Sincerely,



JONATHAN ATKINSON
Senior Planner

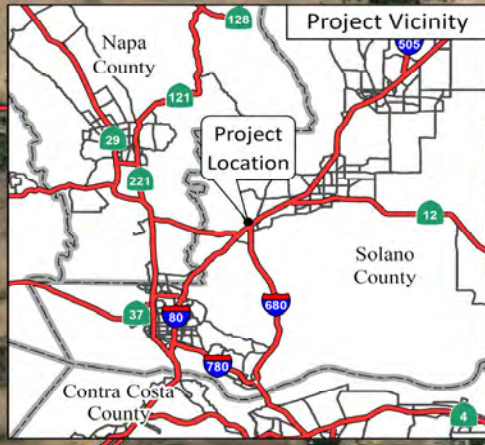
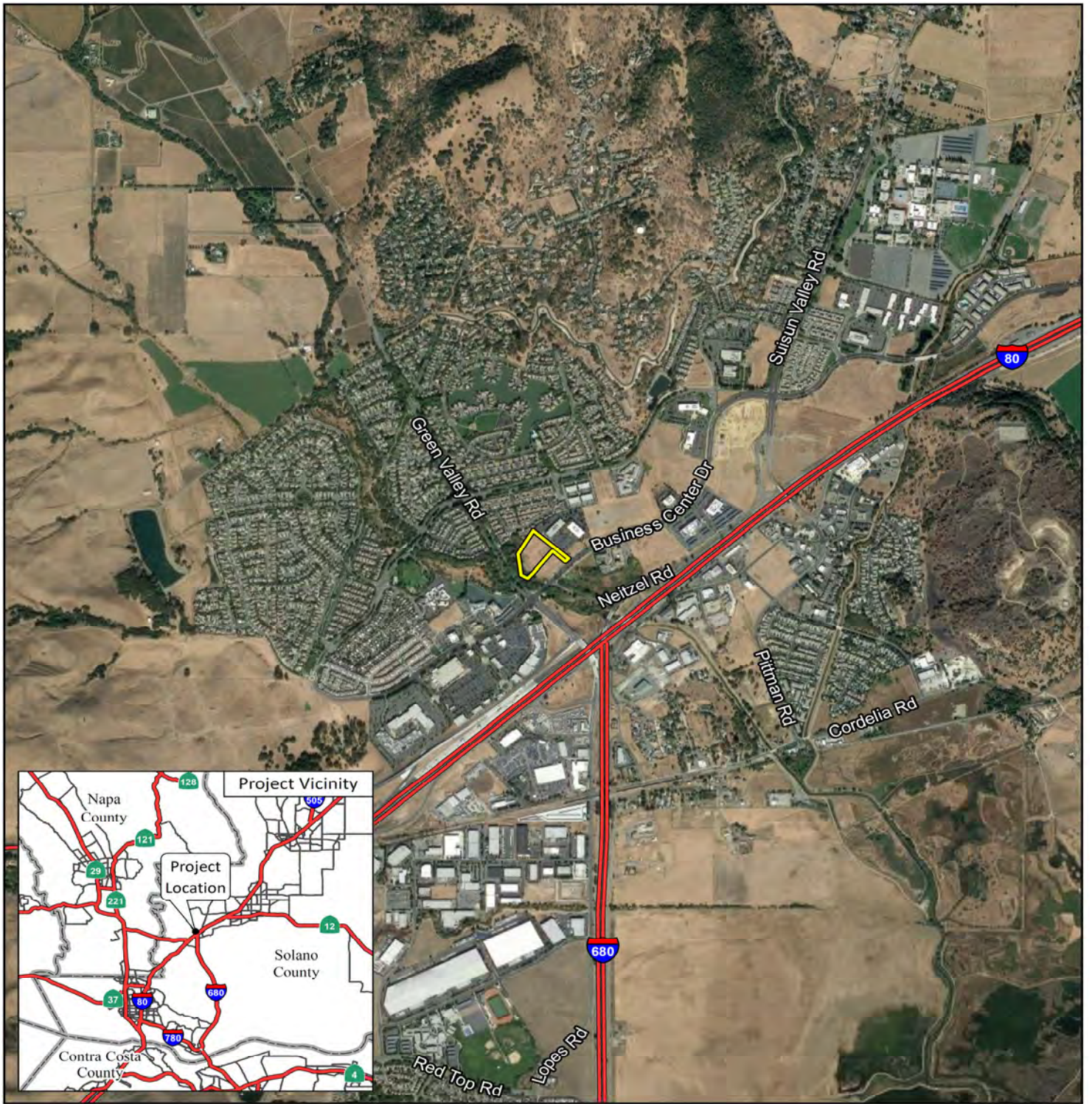
Page 3


Re: SB 18 Notification (Government Code Section 65352.3)

April 8, 2022

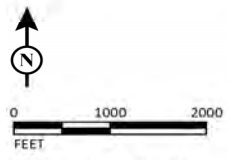
*Enclosed: Project Location Map
Project Site Design
Cultural Resource Study*

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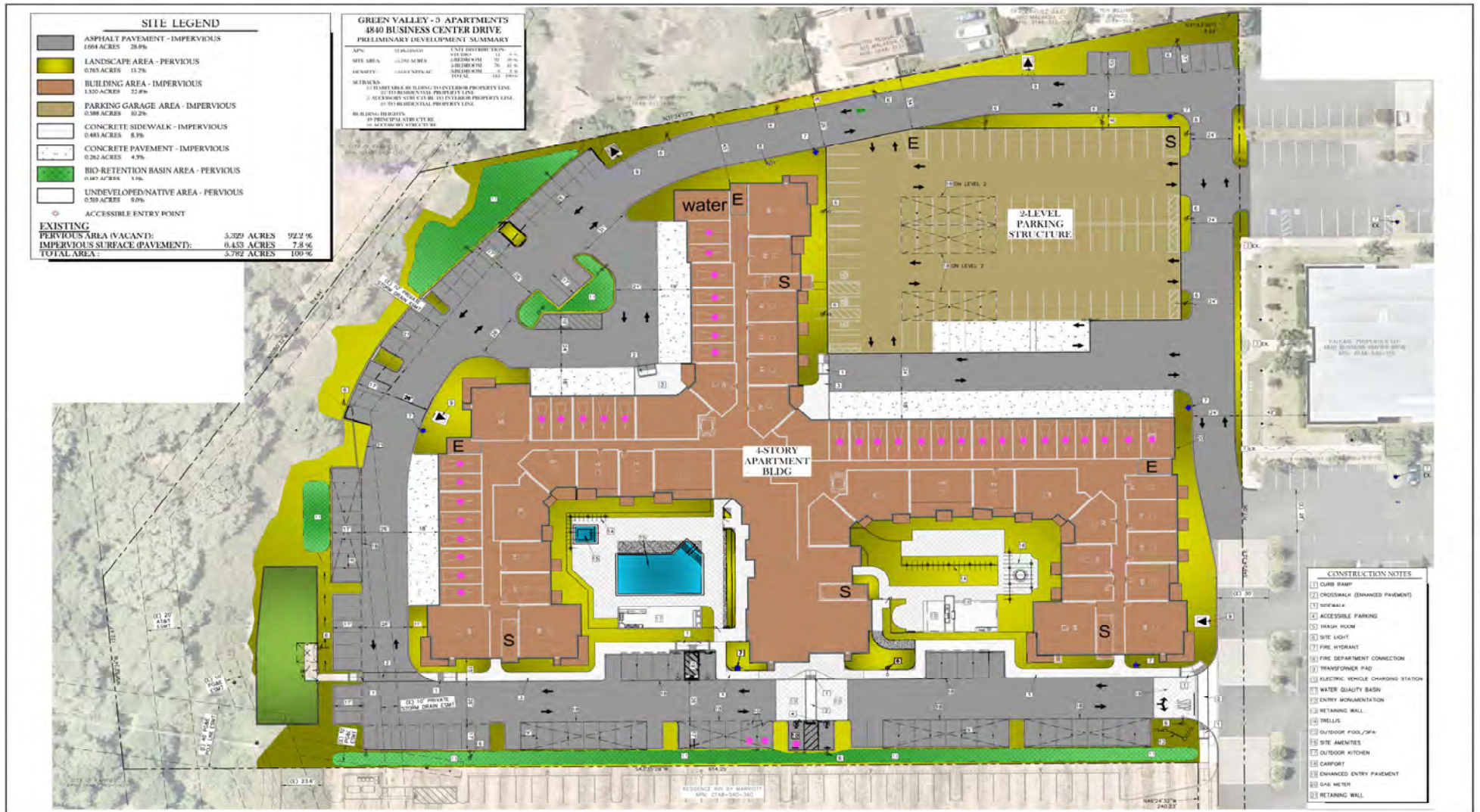
LEGEND
 Project Location

ATTACHMENT A

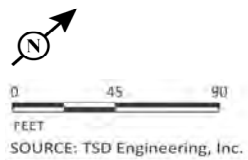


Green Valley 3 Apartments
 Project Location and Vicinity

SOURCE: Google (2021)
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ATTACHMENT B



SOURCE: TSD Engineering, Inc.

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Green Valley 3 Apartments
Project Site Design



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

April 8, 2022

Yvonne Perkins
THPO / Cultural Resources Chairman
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

Re: SB 18 Notification (Government Code Section 65352.3)

Dear Yvonne Perkins:

Pursuant to Senate Bill 18 (Government Code § 65352.3) and in an effort to fully evaluate potential adverse effects to cultural resources, the City of Fairfield is contacting you to provide notice of the following project. The Native American Heritage Commission (NAHC) provided us with a Native American Tribal Consultation List on March 29, 2022 applicable to the project. You were among those listed by NAHC. As you may know, we also sent Laverne Bill of Yocha Dehe Wintun Nation a letter, dated March 24, 2022, regarding AB 52 consultation for this same project.

Project Name: Green Valley 3 Apartments

Project Location: 4840 Business Center Drive, Fairfield, CA (APN: 0148-540-350)

Project Description: Nicolas Ruhl of The Spanos Corporation is proposing a multifamily development with 185 apartments on 5.78-acres of undeveloped land. The project will require a General Plan Amendment from Business and industrial Park to Very High Density Residential and a Zone Change from IBP (Industrial Business Park) District to RVH (Residential, Very High Density) District. The apartments will all be located within a single building with three wings at four stories in height. The apartments break down as follows: 11 studios, 92 one-bedroom units, 76 two-bedroom units, and 6 three-bedroom units. Amenities that will be provided as part of the project include a two-story residential clubhouse, pool and spa area, central courtyard and lounge area, and dog run. Existing protected open space associated with the Green Valley Creek corridor will be retained as part of the project.

April 8, 2022

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Your prompt response would be appreciated. Please feel free to contact me at (707) 428-7387 or by email at jatkinson@fairfield.ca.gov should you have any questions concerning the proposed project or this letter. I look forward to hearing from you.

Sincerely,



JONATHAN ATKINSON
Senior Planner

Page 3

Re: SB 18 Notification (Government Code Section 65352.3)

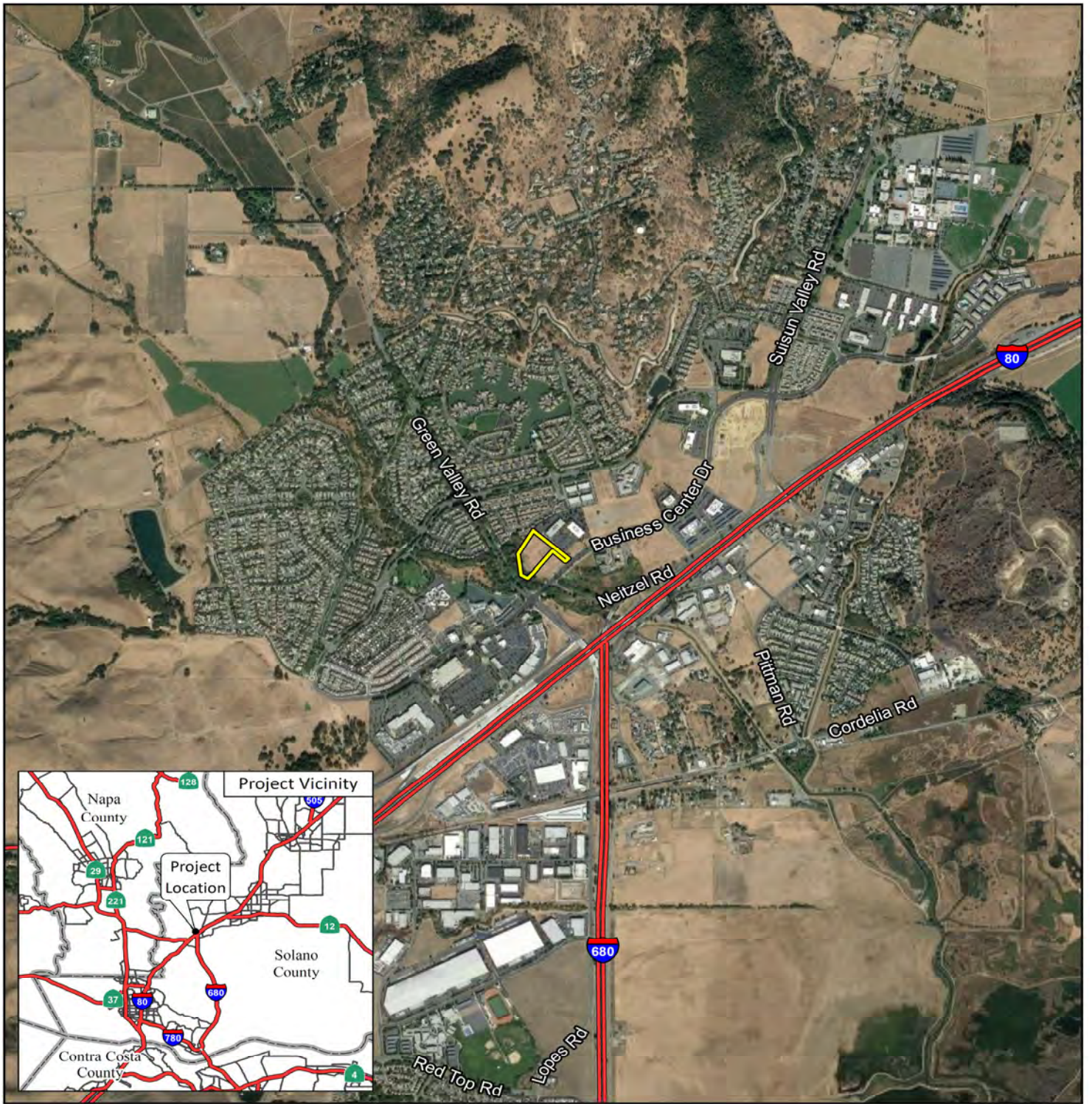
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Enclosed: Project Location Map


Project Site Design

Cultural Resource Study

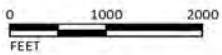
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LEGEND

 Project Location

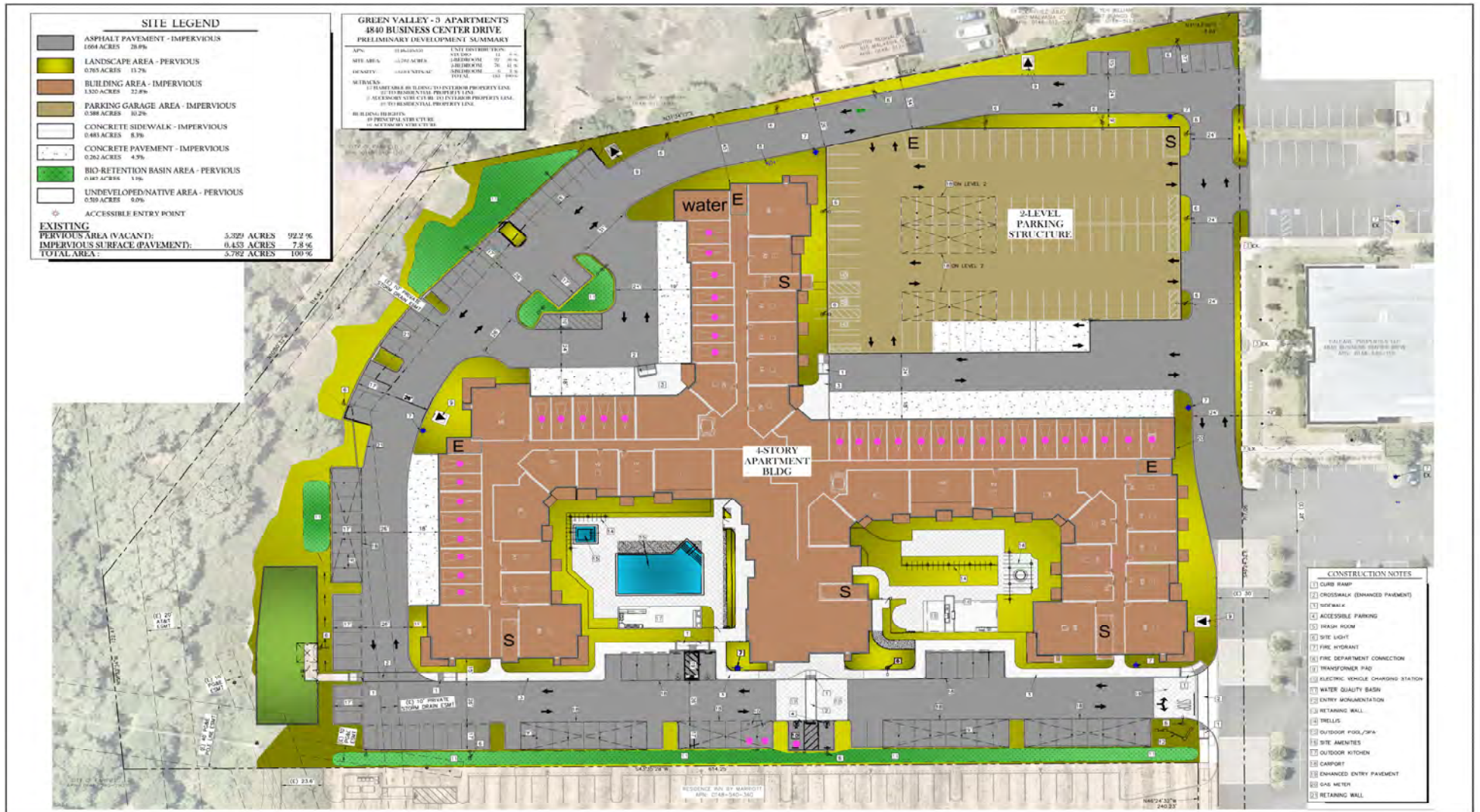
ATTACHMENT A



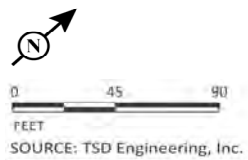
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Green Valley 3 Apartments
Project Location and Vicinity



ATTACHMENT B



Green Valley 3 Apartments
Project Site Design



YOCHA DEHE
CULTURAL RESOURCES

April 21, 2022

City of Fairfield
Attn: Jonathan Atkinson, Senior Planner
1000 Webster Street
Fairfield, CA 94533

RE: 4840 Business Center Dr Fairfield Apartments Project YD-03172021-04

Dear Mr. Atkinson:

Thank you for your project notification letter dated, March 24, 2022, regarding cultural information on or near the proposed 4840 Business Center Dr Fairfield Apartments Project. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that the project is within the aboriginal territories of the Yocha Dehe Wintun Nation. We request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Additionally, we would like to follow up on last year's study, to ensure that the tribe is consulted in the future prior to all testing and wet screening.

Please submit the updated mitigation measures to the Cultural Resources Department once completed.

Should you have any questions, please feel free to contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD - 03172021-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

A handwritten signature in blue ink, appearing to be the initials "MP", enclosed within a blue rectangular border.

5ED632FDB9C34EA
Tribal Historic Preservation Officer



YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation (“Tribe”) traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee (“Committee”) to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. Inadvertent Discovery of Native American Human Remains

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant (“MLD”) under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission (“NAHC”) upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II



YOCHA DEHE CULTURAL RESOURCES

of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

IV. Non-Disclosure of Location of Reburials

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 *et seq.* The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including



YOCHA DEHE
CULTURAL RESOURCES

ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

VI. Inadvertent Discoveries

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.



YOCHA DEHE
CULTURAL RESOURCES

ADDENDUM I

**Yocha Dehe Wintun Nation
Tribal Monitors
Description of Work and Treatment Protocol**

I. Preferred Treatment

The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Comportment

All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.



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(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, “Burial 1 Perimeter Balk,” “Burial 1 Exposure Balk,” “Burial 1 Matrix.”

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8”-screened. All **Exposure** soil is to be 1/8”-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.



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(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(E) Additional Lab Finds. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.



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VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.



**COLUSA INDIAN COMMUNITY COUNCIL
CACHIL DEHE BAND OF WINTUN INDIANS**

April 18, 2022

City Of Fairfield
Attn: Jonathan Atkinson, Senior Planner
1000 Webster Street
Fairfield, CA 94533

RE: SB 18 Notification

Dear Mr. Atkinson:

Thank you for your project notification letter dated, April 8, 2022, regarding information on the Green Valley 3 Apartments Project. We appreciate your effort to contact us and wish to respond.

The Executive Committee of the Cachil Dehe Band of Wintun Indians of the Colusa Indian Community (CICC) has reviewed the project. At this time, we do not have the capacity to consult on this project but respectfully ask that you defer all correspondence on this project to:

**Yocha Dehe Wintun Nation
Attn: Laverne Bill
PO Box 18
Brooks, CA 95606**

Please refer to identification number CICC-3023-01 in any future correspondence to CICC concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

Daniel Gomez
Chairman

Atkinson, Jonathan

From: Corrina Gould <cvltribe@gmail.com>
Sent: Wednesday, April 27, 2022 2:10 PM
To: Atkinson, Jonathan
Subject: SB 18 Notification, Green Valley 3 Apartments

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for your letter. The Confederated Villages of Lisjan Nation does not require to be consulted on the project listed above. We will respect the decision of the Yocha Dehe Wintun Nation.

'Uni (Respectfully),

Corrina Gould, Tribal Chair

Confederated Villages of Lisjan Nation Tribe