

# Notice of Determination

Appendix D

**To:**

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Solano  
 Address: 675 Texas Street, Suite 1900  
Fairfield, California 94533

**From:**

Public Agency: City of Fairfield  
 Address: Community Development Department  
1000 Webster Street Fairfield, California 94533

Contact: Jonathan Atkinson  
 Phone: 707-428 -7387

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2022030480

Project Title: Green Valley 3 Apartments Project

Project Applicant: Spanos Corporation - Nicolas Ruhl

Project Location (include county): 4840 Business Center Drive, City of Fairfield, Solano County

**Project Description:**

The project includes the development of a four-story, approximately 204,144-square-foot apartment building with 185 rental units situated around a central clubhouse area. The apartment building will consist of three wings and will be up to 49 feet tall. The project includes a two-story parking structure; recreational amenities; and several green features including roof-top solar generation; a fully electric building; and EV charging facilities. The project requires a general plan amendment and rezone.

This is to advise that the City of Fairfield has approved the above  
 Lead Agency or  Responsible Agency)

described project on 08/15/2023 and has made the following determinations regarding the above  
(date)  
described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Fairfield Community Development Department, 1000 Webster Street, Fairfield, CA 94533

Signature (Public Agency):  Title: Senior Planner

Date: 08/17/2023 Date Received for filing at OPR: \_\_\_\_\_