



## NOTICE OF COMPLETION / NOTICE OF AVAILABILITY

### CITY OF FAIRFIELD GREEN VALLEY II MIXED-USE DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse #2018082002

**Project Title:** Green Valley II Mixed-Use Project  
**Lead Agency:** City of Fairfield  
**Project Location:** **The southwestern corner of Business Center Drive and Suisun Valley Road**  
Fairfield, CA 94534  
**County:** Solano County  
  
**Contact Person:** Ms. Meily Sheehan, Associate 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 II Mixed-Use Project.

The proposed project would develop a multifamily residential and commercial project on the approximately 13.32-acre site. The commercial component would occupy 2.77 acres in the northern portion of the site along Business Center Drive while the residential component would occupy the remaining 10.55 acres of the site.

The proposed project includes 270 rental apartment units and would have an overall density of approximately 26 dwelling units per acre. The apartment units would be located in four residential buildings. Each apartment building would be 4-stories tall and would range in height from approximately 47 to 53 feet. The apartment units would range from 635 square feet to 1,248 square feet in size, with a mix of 34 studio units, 134 one-bedroom units and 102 two-bedroom units.

The commercial component of the proposed project would include four structures that would provide approximately 22,600 square feet of commercial space and an overall floor-to-area (FAR) of about 0.2. The structures would range in height from 23 to 31 feet. Each building would range in size from 5,675 square feet to 5,839 square feet.

#### **Environmental Review and Comment**

The DEIR addresses environmental impacts in the following resource areas: air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, transportation and traffic, utilities, and other CEQA considerations.

## **Project Impacts**

The proposed project will result in unavoidable significant impacts with regard to the following areas: Traffic and Transportation.

## **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 downloading 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 **August 22, 2019** and ends on **October 7, 2019**. Your comments must be received no later than **5:00 PM on October 7, 2019**. Your name should be included with your comments. Please send your comments to the attention of Meily Sheehan at the address noted above. Comments can also be submitted via email to the following address: [msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov). **Email comments must also be received no later than 5:00 PM on October 7, 2019.**

## **Public Hearing**

The City will hold a public hearing on Wednesday, **September 11, 2019** 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 NOC/NOA, please contact Meily Sheehan at the above address or via email at [msheehan@fairfield.ca.gov](mailto:msheehan@fairfield.ca.gov).