

3.0 PROJECT DESCRIPTION

This chapter describes the proposed Green Valley 3 Apartments project (herein referred to as the “proposed project” or “project”) proposed by the Spanos Corporation (project applicant) and evaluated in this Draft Environmental Impact Report (EIR) for its environmental impacts. A description of the proposed project’s location, context, and objectives is followed by details of the proposed project and a summary of required approvals and entitlements.

3.1 PROJECT SITE

The following describes the geographic context of the project site and provides a brief overview of the existing land uses on and in the vicinity of the project site.

3.1.1 Regional Location and Access

The project site is located at 4840 Business Center Drive in the City of Fairfield, Solano County. Fairfield is located approximately 12 miles north of Suisun Bay, approximately 40 miles northeast of the City of San Francisco, and approximately 37 miles southwest of Sacramento. The entire site is 5.78 acres and includes an approximately 0.4-acre riparian area in the northern and western portions of the site which would not be developed.

Regionally, Fairfield is accessed via Interstate 80 (I-80) and State Route 12 (SR 12) from the west and east, and Interstate 680 (I-680) from the south. The project site is just north of the I-80/I-680 interchange and is accessed via the Benicia 680/Green Valley Road exit (Exit Number 40) from eastbound I-80 and the Suisun Valley Road/Green Valley Road exit (Exit Number 41) from westbound I-80. Green Valley Road intersects with Business Center Drive, and the project site is accessed via an existing driveway/entrance on Business Center Drive, 0.15 mile east of the Green Valley Road/ Business Center Drive intersection.

The Fairfield and Suisun Transit (FAST) system Route 7, which connects the Cordelia Library with the Fairfield Transportation Center (5.5 miles northeast of the project site) and runs along Business Center Drive, serves the project site. The closest bus stops for Route 7 are located at the intersection of Suisun Valley Road/Kaiser Drive/Westamerica Drive, 1 mile northeast of the project site. The Capitol Corridor, an intercity passenger train system, provides regional access to Sacramento and the San Francisco Bay Area (Bay Area). The closest station to the project site is located at 177 Main Street in Suisun City, 6.5 miles to the northeast.

Figure 3-1: Regional Location shows the project site’s regional context. **Figure 3-2: Project Vicinity** is an aerial photograph of the project site and surrounding land uses.

3.1.2 Site Characteristics and Current Site Conditions

Prior to 1968, the project site was occupied by mixed agriculture, and the site was disced semi-regularly. Between 2002 and 2004, significant disturbance, grading, and excavation activities occurred on the project site due to the planned development of the site and construction of the Business Center Drive roadway and adjacent Fairfield Business Center to the project site’s northeast.

Since 2008, the project site has been maintained through regular discing and mowing activities to reduce fire fuel loads.

The project site consists of one parcel, Assessor's Parcel Number (APN) 0148-540-350, that is currently undeveloped. The site is dominated by herbaceous and ruderal vegetation consisting of non-native, annual grassland species. Small portions of developed, paved surfaces exist along the northeast boundary of the project site. A narrow strip of landscaping vegetated with ornamental shrubs and mulching is present in the eastern corner of the project site by the Fairfield Business Center entrance. A drainage ditch and the associated riparian corridor are located along the northern and western edges of the project site. Overall, the project site is relatively flat, with elevations ranging from 15 to 20 feet above mean sea level.

The *City of Fairfield General Plan* designates the project site as Business and Industrial Park (IBP)¹ while the City's Zoning Ordinance designates the project site as Industrial Business Park – North Cordelia Overlay (IBP-NC).² **Figure 3-3: Existing General Plan Land Use Designations** shows the land use designations of the project site and surrounding areas. **Figure 3-4: Existing Zoning Designations** shows the zoning designations of the project site and surrounding areas.

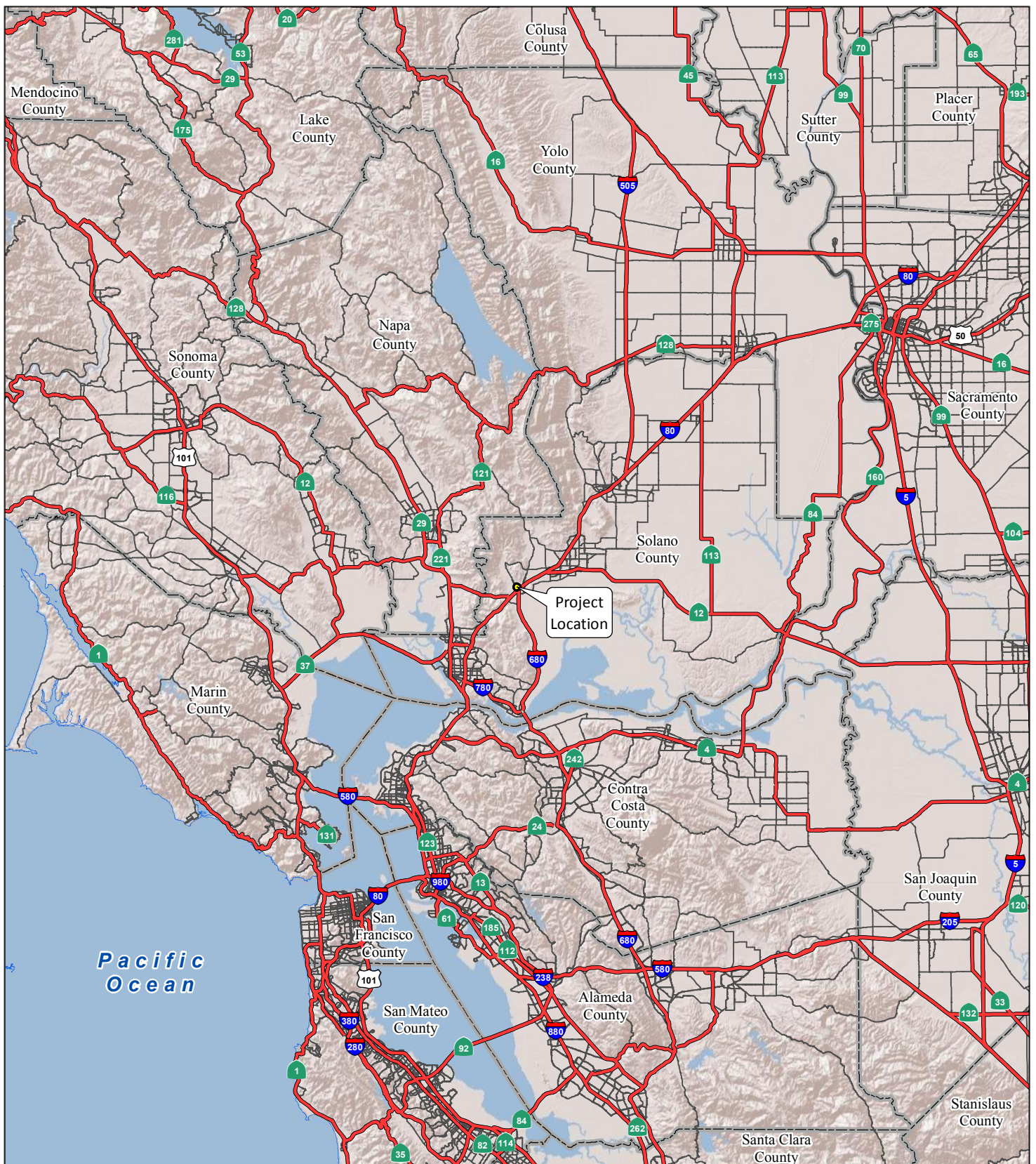
3.1.3 Surrounding Land Uses

The project site is in an area of Fairfield that is developed with a mix of uses. The following provides a description of adjacent uses. **Figure 3-5: Photos of Surrounding Land Uses** shows the uses surrounding the project site as of March 2022.

- **North of the Project Site.** The project site is bordered on the north by a riparian area associated with the drainage ditch, a stormwater detention pond, and residential units within a single-family residential neighborhood. Photo 1 in **Figure 3-5** shows representative views of some of the uses located north of the project site.
- **East of the Project Site.** The project site is bordered on the east by two buildings with surface parking associated with the Fairfield Business Center. Photo 2 in **Figure 3-5** shows representative views of some of the uses located east of the project site. A vacant parcel of land is also located to the east of the project site between Business Center Drive and the Fairfield Business Center parking lot. An access road from Business Center Drive separates the project site from the adjacent parking area.

¹ City of Fairfield Community Development Department, 2015 General Plan Land Use Map. Website: <https://www.fairfield.ca.gov/home/showpublisheddocument/3170/637732653282470000> (accessed March 10, 2022).

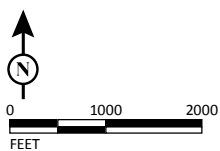
² City of Fairfield Community Development Department, Zoning Designations. Website: <https://www.arcgis.com/apps/webappviewer/index.html?id=2631cd4c79da4c6099c6e0a4ded9a172> (accessed March 10, 2022).



LEGEND

 Project Location

FIGURE 3-1

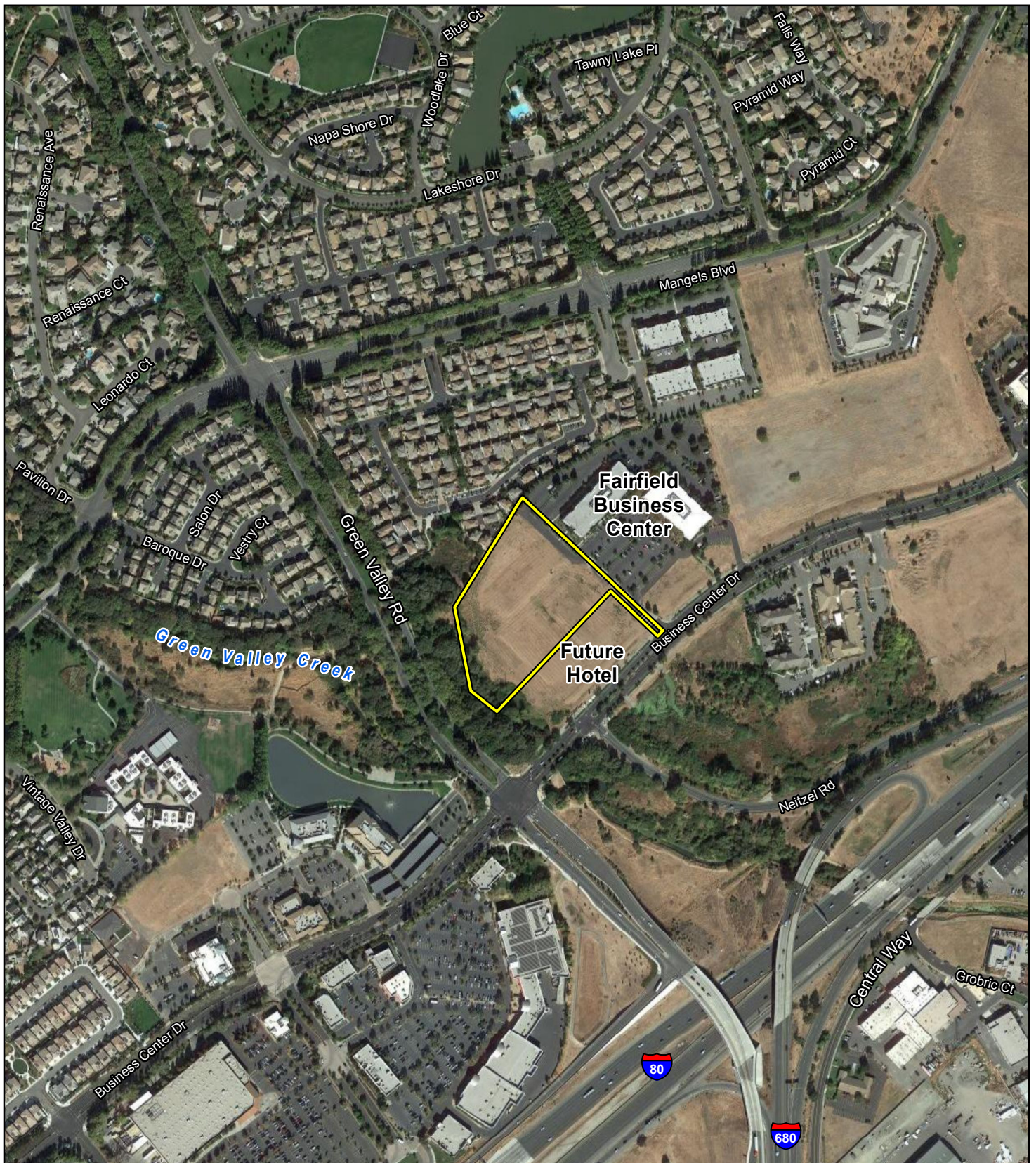


SOURCE: Esri (2021)

I:\BTI2101\GIS\MXD\ProjectDescription\RegionalLocation.mxd (4/29/2022)

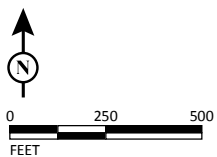
Green Valley 3 Apartments Project
Regional Location

This page intentionally left blank



LEGEND

Project Site



SOURCE: Google (2021)

I:\BTI2101\GIS\MXD\ProjectDescription\ProjectVicinity.mxd (5/13/2022)

FIGURE 3-2

Green Valley 3 Apartments Project
Project Vicinity

This page intentionally left blank

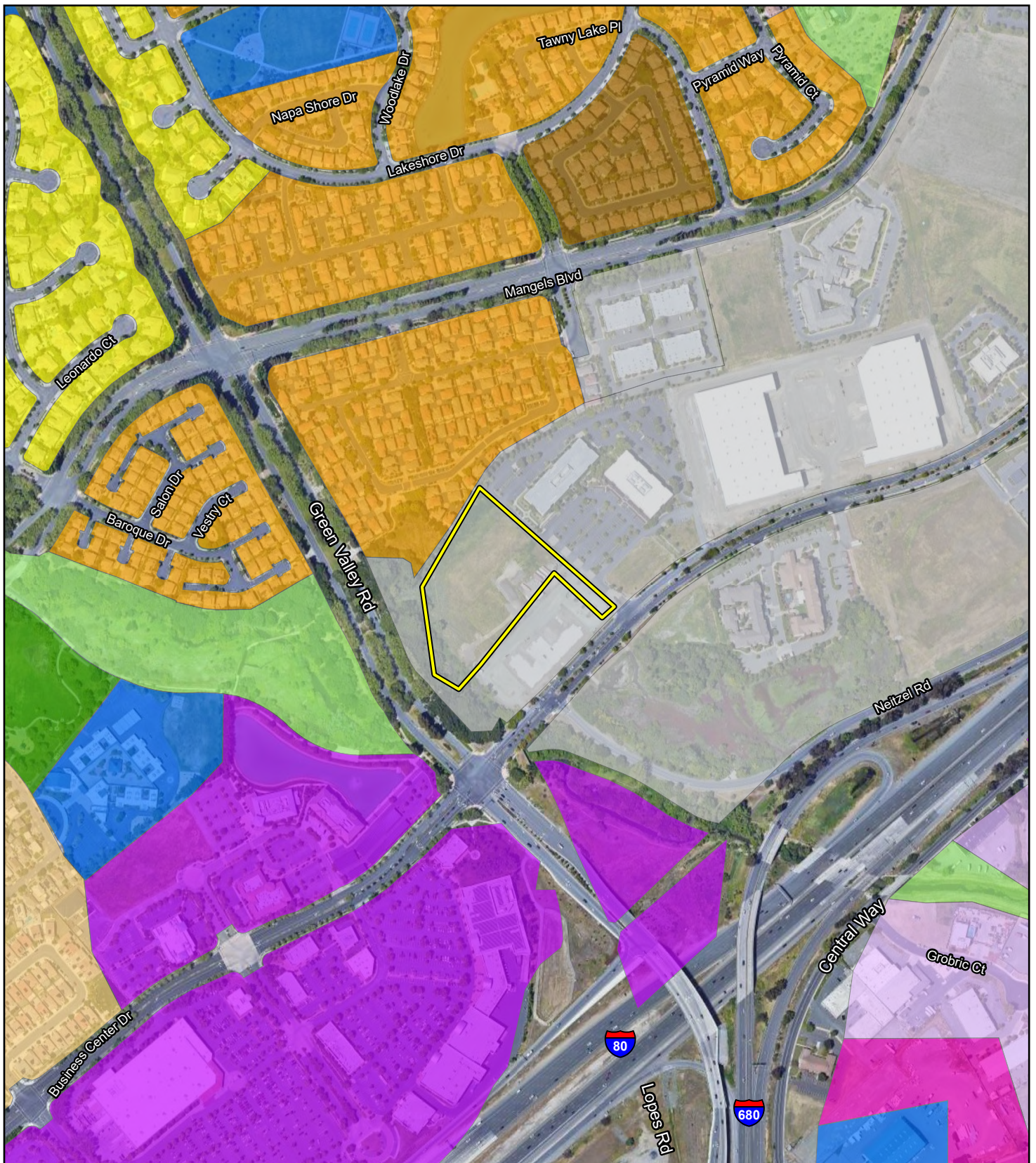
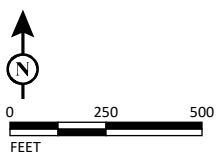


FIGURE 3-3

LEGEND

Project Site	City of Fairfield General Plan Land Use	Low (2.5-4.5 du/acre)	Highway and Regional Commercial
Open Space	Medium (8.0-15.0 du/acre)	Office Commercial	Industrial
Recreation	High (15.0-22.0 du/acre)	Service Commercial	Business and Industrial Park
Conservation	Commercial	Public Facilities	
Residential	Office Commercial		



SOURCE: Google (2021); Solano County (2022)

I:\BTI2101\GIS\Pro\Green Valley 3 Apartments Project\Green Valley 3 Apartments Project.aprx (12/7/2022)

Green Valley 3 Apartments Project
Existing General Plan Land Use Designations

This page intentionally left blank

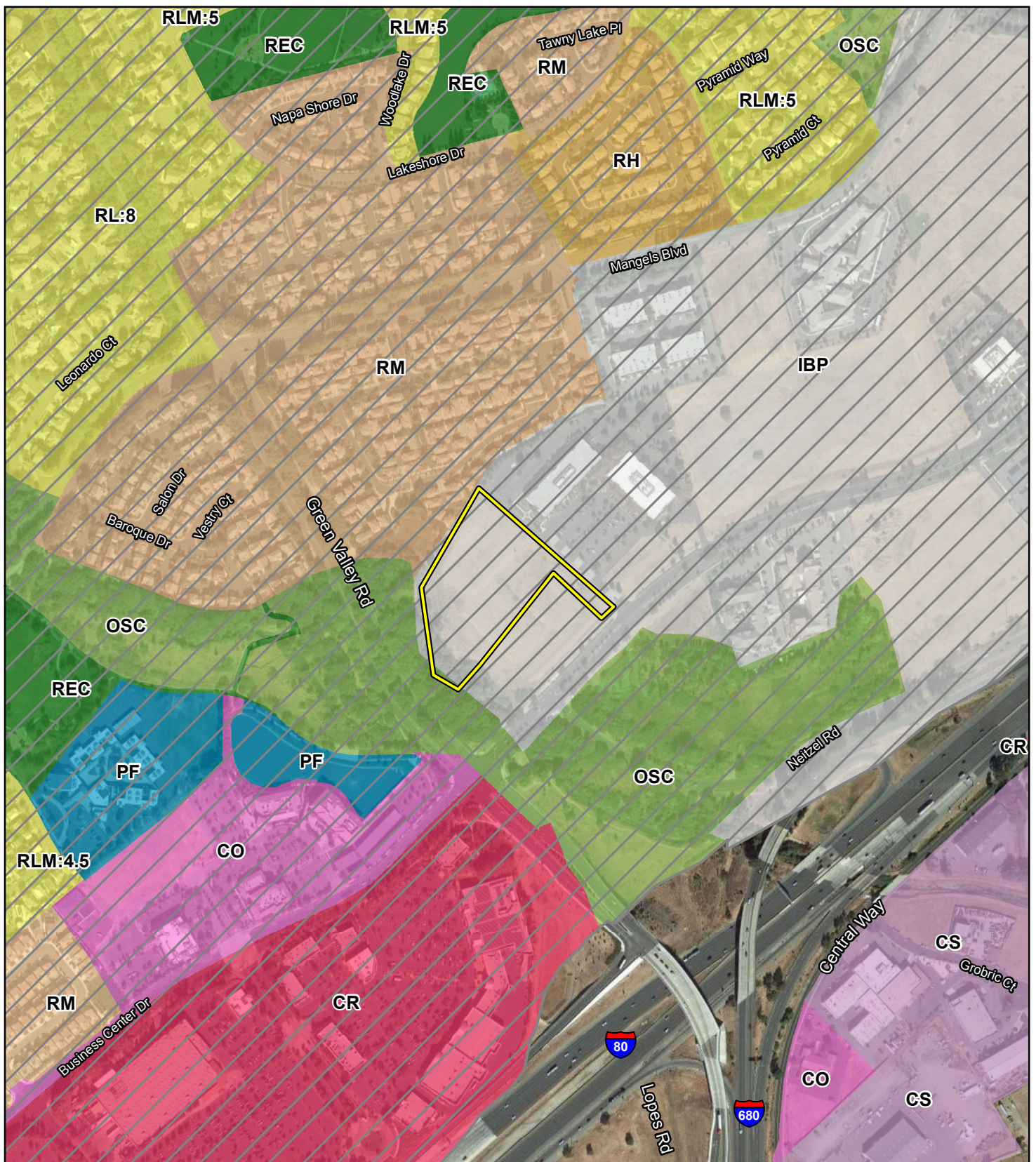
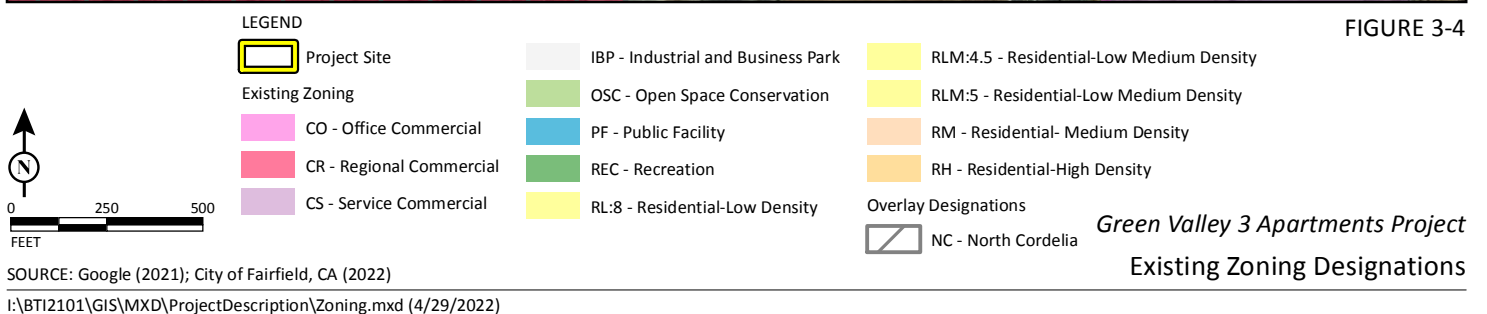


FIGURE 3-4



This page intentionally left blank



Photo 1: Uses to the North of the Project Site.



Photo 2: Uses to the East of the Project Site.



Photo 3: Uses to the South of the Project Site.



Photo 4: Uses to the West of the Project Site.

FIGURE 3-5

This page intentionally left blank

- **South of the Project Site.** Land to the south of the project site is currently (as of March 2022) under construction with a four-story, 83,526-square-foot hotel (Residence Inn). Photo 3 in **Figure 3-5** shows representative views of some of the uses located south of the project site. Business Center Drive is located south of the hotel development site, and a regional stormwater detention basin is located south of Business Center Drive.
- **West of the Project Site.** Land to the west of the project site is undeveloped and is occupied by a riparian corridor associated with the drainage ditch. Photo 4 in **Figure 3-5** shows representative views of some of the uses located west of the project site. Farther to the west, beyond the riparian corridor is the Green Valley Road.

3.2 PROJECT OBJECTIVES

The project applicant intends to develop a well-designed, economically feasible residential community that consists of a variety of apartment unit types and incorporates sustainable development features. The key objectives for the proposed project are to:

- Create a development of a scale and character that complements and is supportive of the surrounding uses;
- Develop a well-designed, economically feasible residential community that consists of a variety of unit types and sizes;
- Develop a residential project that contains a high density of residences to help meet City, regional, and State housing goals; and
- Improve the availability of rental housing in the Green Valley/Cordelia area of western Fairfield.

3.3 PROPOSED PROJECT

The proposed project involves the development of an apartment (multi-family) complex including a two-story parking structure on the approximately 5.78-acre project site. All project development would occur outside of an approximately 0.4-acre area along the northern and western property boundaries associated with the drainage ditch and riparian corridor. The project components are shown in **Figure 3-6: Proposed Conceptual Site Plan**.

3.3.1 Apartment Building

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. The proposed apartment building would include 36 studio/1 bath units (482 to 582 square feet), 66 one-bedroom/1 bath units (between approximately 670 to 696 square feet), 77 two-bedroom/2 bath units (between approximately 1,006 and 1,199 square feet), and 6 three-bedroom/2 bath units (approximately 1,416 square feet). The average unit size would be approximately 864 square feet. The building would contain a central lobby area with two elevators.

The design concept for the proposed apartment building would include varied architectural finishes including stucco, stone, and wood accents. **Figure 3-7: Apartment Building Elevations** shows the elevations of the apartment building and architectural finish materials. **Figure 3-8: Apartment Building Renderings** includes a rendering of the proposed apartment building, as well as the entry driveway and clubhouse.

3.3.2 Open Space Areas and Recreational Amenities

The proposed project would include common open space and recreation areas, as shown in **Figure 3-9: Proposed Open Space Plan**. The proposed project would include approximately 23,338 square feet of open space³ associated with the riparian area of the drainage ditch in the western portion of the site. The proposed project would provide approximately 78,817 gross square feet of common open space⁴ and approximately 32,548 gross square feet of usable open space.⁵ The proposed project would also include approximately 16,236 square feet of private open space consisting of balcony and patio areas attached to individual apartments.

The apartment building would be centered around a 16,965-square-foot clubhouse for private resident use. 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 3,471-square-foot dog run would be located in the southwestern portion of the project site adjacent to the open space area along the drainage ditch.

3.3.3 Landscaping

The project site would be landscaped in compliance with the City of Fairfield landscaping requirements for multi-family residential complexes and consistent with California's Model Water Efficient Landscape Ordinance. **Figure 3-10: Proposed Landscape Plan** depicts the preliminary landscape plan for the proposed project. Open grass and lawns would be minimized and would be provided primarily for a recreational benefit. The shrub and ground cover plant palette would utilize very low, to low (majority of plant materials), to medium water use plant materials appropriate for the Fairfield climate zone region. Landscape trees would include accent trees, conifer trees, deciduous trees, evergreen trees, and native trees.

The landscape plan would include evergreen trees along the northern property line and other appropriate trees in parking areas at a ratio of one tree per 10 spaces around the periphery of the site and one tree per eight spaces within the interior of the site. Overall, the tree density on the project site would equate to 1 tree per 325 square feet of landscaped area. Plant materials around on-site structures would be selected and located based on their micro-climate expectations.

³ No development associated with the proposed project would occur in this open space area.

⁴ Consists of landscape planting areas around the foundation of the building or in the parking areas.

⁵ Consists of areas providing usable passive or active leisure recreational space (with or without a hard surface), including the clubhouse, pool area, amenity courtyard, and dog run.

This page intentionally left blank



FIGURE 3-7
Page 1 of 3

This page intentionally left blank



FIGURE 3-7
Page 2 of 3

This page intentionally left blank

3 BUILDING SECTION 01
SCALE: 3/32" = 1'-0"



	STUCCO A - SW 9007 DECOROUS AMBER
	STUCCO B - SW 7066 GRIZZLE GRAY
	STUCCO C - SW 7004 SNOWBOUND
	STONE - RIDGETOP 18 - WHISPER WHITE
	CNU - BASALTITE 720R GROUND FACE

2 SOUTH EAST ELEVATION 02
SCALE: 3/32" = 1'



1 SOUTH EAST ELEVATION 01
SCALE: 3/32" = 1'

FIGURE 3-7
Page 3 of 3

This page intentionally left blank



ENTRY DRIVE VIEW



CLUBROOM ENTRY



MAIN BUILDING VIEW



CLUBROOM ENTRY

NOTE: The design, materials, and color patterns are subject to refinements.

FIGURE 3-8

This page intentionally left blank

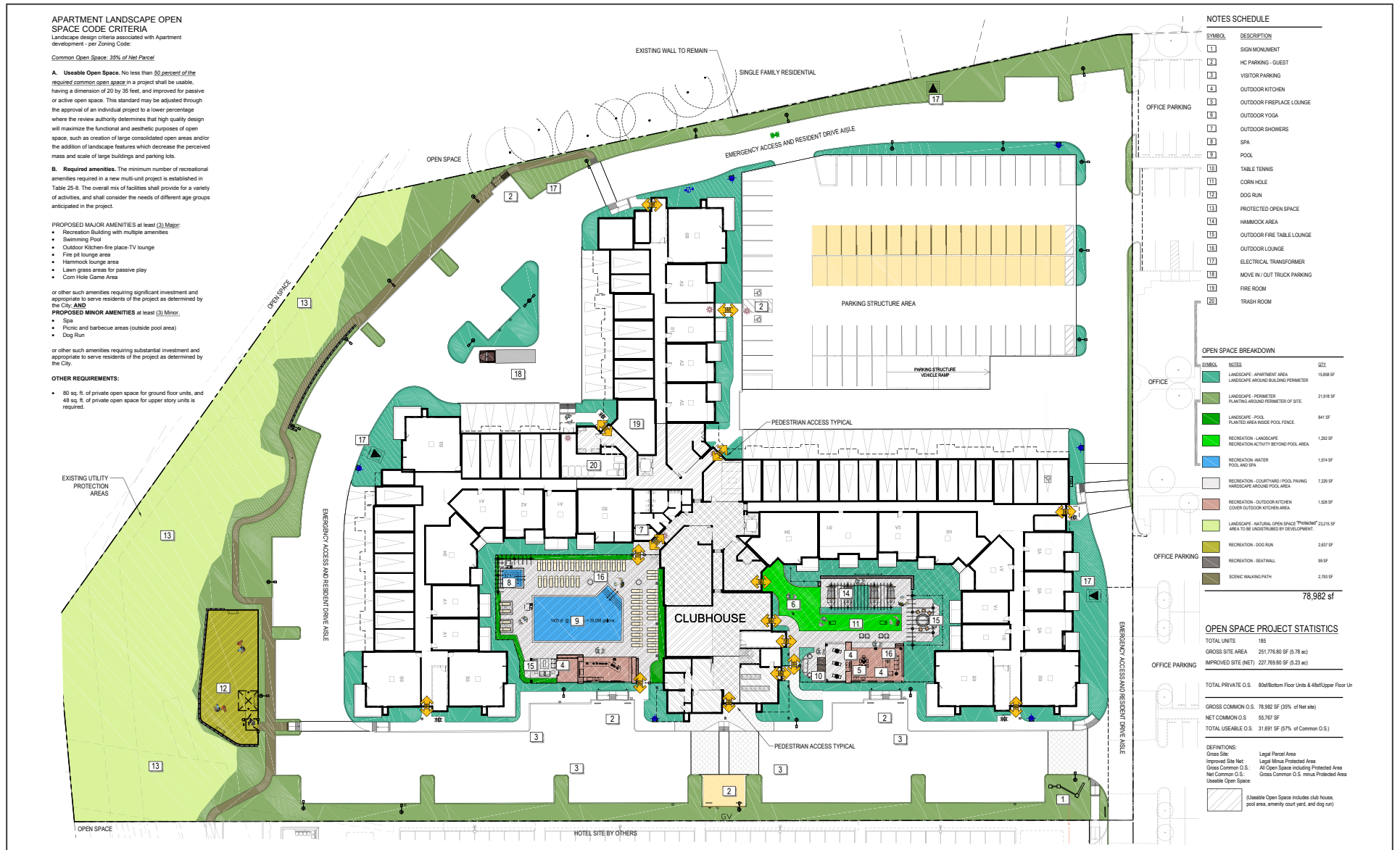


FIGURE 3-9

This page intentionally left blank

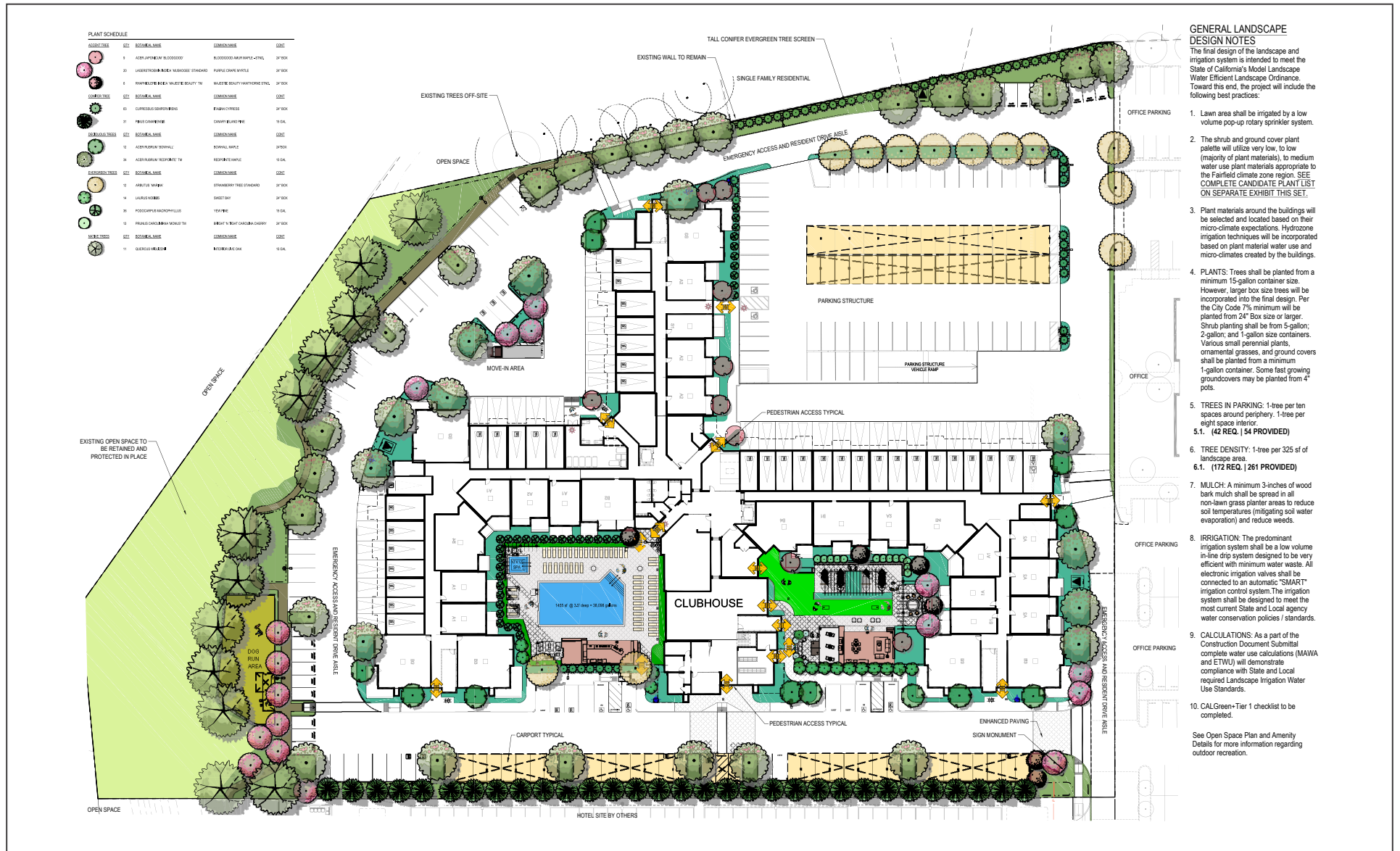
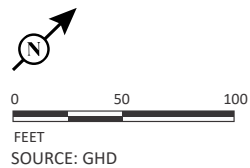


FIGURE 3-10



This page intentionally left blank

The landscaping would be irrigated by an irrigation system that is designed to meet the most current State and the City of Fairfield water conservation policies and standards. The predominant irrigation system site-wide would consist of a low-volume in-line drip system designed to be efficient with minimal water waste connected to an automatic “SMART” control system.

3.3.4 Access, Circulation, and Parking

As shown in **Figure 3-11: Proposed Circulation Plan**, 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 loops around the perimeter of the apartment building and the two-story parking structure. This looped internal circulation system would provide visitors and residents access to the surface parking areas along the perimeter of the apartment building as well as access to the parking structure in the northeastern portion of the project site. The internal circulation system has been designed to accommodate emergency access as the internal loop road would not require emergency vehicles (i.e., fire engines and fire hook and ladder trucks) to turn around in order to access different areas of the site. The two “driveways” connecting the internal circulation system of the project site to the Fairfield Business Center drive aisle would also be designed to appropriate widths to allow for adequate access of emergency vehicles.

The proposed project would include the development of an approximately 54,845-square-foot two-story parking structure (up to 18 feet tall, including a parapet) with additional surface parking areas surrounding the apartment building and clubhouse that would accommodate residents and visitors. The first level of the parking structure would be accessed by vehicles via four entrances/exits: one on the north side, two on the east side, and one on the south side. The second level of the parking structure would be accessed by vehicles via a ramp on the south side of the structure. The parking structure would be connected to the northeast wing of the apartment building via a breezeway on both the first and second levels of the parking structure. Parking would also be provided in private garages and carports as well as surface parking spaces along the perimeter of the project site. Overall, the proposed project, in compliance with the City of Fairfield parking requirements, would include a total of 332 parking spaces. Of the 332 parking spaces, 9 spaces would be ADA⁶-compliant. As the 2022 CALGreen Code will go into effect in January 2023, the proposed project would meet 2022 CALGreen’s mandatory electrical vehicle (EV) parking requirements for electric vehicle supply equipment (EVSE),⁷ EV ready,⁸ and EV capable⁹ spaces. The project would also include additional EV capable spaces that would have the necessary conduits so that they may be converted in the future into additional charging stations and/or EV ready spaces. This would assist the project in meeting

⁶ American with Disabilities Act of 1990.

⁷ Electric vehicle supply equipment (EVSE) space refers to a space where an EV charging station/dock is installed.

⁸ “EV ready” refers to a space which is ready for EV charging and equipped with a receptacle or charger.

⁹ “EV capable” refers to a space which has capability or infrastructure to facilitate future EV charging.

the 2022 CALGreen Tier 2 level requirements.¹⁰ **Table 3.A: Proposed Parking** summarizes the parking spaces that would be provided on the project site.

Table 3.A: Proposed Parking

Parking Description	Number of Parking Spaces
Covered Parking	
Carports	34
Residential garages	35
Parking Structure	162
Surface uncovered	74
Guest parking	27
Total Parking on Project Site	332

Source: Spanos Corporation (May 2022).

Note: The numbers include 9 ADA-compliant covered spaces.

ADA = Americans with Disabilities Act

On-site pedestrian facilities would include sidewalks along the drive aisles and an ADA-compliant walking path along the northern and western edge of the developed project adjacent to the riparian corridor. The path would provide pedestrian access to Business Center Drive by connecting with a path located in the western portion of the hotel property.

The proposed project would also include bicycle spaces consistent with City requirements, as well as a repair station to encourage the use of bicycles for travel to and from the site. Eight exterior spaces and six spaces within an enclosed bike room with a repair station would be provided.

3.3.5 Utilities

The proposed project would connect to existing off-site utility infrastructure in order to adequately supply potable and irrigation water, dispose of wastewater, convey stormwater runoff, and supply electricity. No natural gas infrastructure or connections would be installed as no piped natural gas would be used on the project site.¹¹ **Figure 3-12: Proposed Utility Plan** shows the proposed utility plan for the proposed project as well as project site connection locations to off-site utility infrastructure.

3.3.5.1 Potable and Irrigation Water

The Fairfield Municipal Utilities (FMU) District would supply potable water to the proposed project. The proposed project would connect to the existing public water infrastructure system via the existing water line in the drive aisle of the Fairfield Business Center that is connected to a 12-inch water main in Business Center Drive. The proposed project would include the installation of a 10-inch line for fire water, 6-inch line for fire service sprinkler systems, a 6-inch domestic water line, and 3-inch irrigation water line. The proposed project would require an estimated 10,554,160

¹⁰ The 2022 CALGreen Code encourages local jurisdictions to raise the sustainable goals by publishing two “voluntary” tiers of additional requirements. They are called Tier 1 and Tier 2. Tier 1 adds additional requirements beyond the mandatory measures. Tier 2 further increases the requirements.

¹¹ Natural gas would be used in small amounts in the barbeque pits and would be supplied in tanks.

This page intentionally left blank

This page intentionally left blank

gallons of water annually (domestic and irrigation).^{12,13} The proposed clubhouse and swimming pool would increase the estimated annual water use for the proposed project by a relatively small margin.

3.3.5.2 Wastewater

The proposed project would connect to the existing public wastewater infrastructure that is located in Business Center Drive. The proposed project would install 8-inch wastewater lines throughout the site, connecting to the apartment building and clubhouse, which in turn would connect to the public wastewater infrastructure located in Business Center Drive. The proposed project would generate an estimated 8,670,210 gallons of wastewater annually^{14,15} that would be treated at the Fairfield-Suisun Sewer District's tertiary treatment facility located approximately 3 miles east of the project site.

3.3.5.3 Stormwater Drainage

Once the project site is developed, approximately 4.3 acres of the site would be impervious. This would result in an increase of approximately 3.8 acres of impervious surfaces compared to existing conditions (under existing conditions, there is approximately 0.45 acre of impervious area on the site). The increase in impervious surfaces on the project site would result in an increase in stormwater runoff. To handle the increased runoff, a stormwater drainage system consisting of four drainage management areas (DMAs) would be developed on the site. Within each DMA, stormwater would be collected and treated in bio-retention basins and then discharged into the site storm drain system for off-site discharge to a regional detention basin located south of Business Center Drive, ultimately discharging to Grizzly Bay via Green Valley Creek and Suisun Slough. The four bio-retention basins developed for the proposed project would provide approximately 8,040 square feet of treatment area. All stormwater treatment measures would be designed in accordance with the Fairfield-Suisun Urban Runoff Management Program, Stormwater C.3 Guidebook.

¹² Fairfield-Suisun Sewer District. 2022 Sewer Rate and Capacity Charge Study, Table 3: Wastewater Customer Account Data and Estimated Wastewater Flows and Loadings. Website: <https://www.fssd.com/wp-content/uploads/2022/02/Fairfield-Suisun-2022-Sewer-Rate-Study-1.24.22-Final.pdf> (accessed March 22, 2022). Based on 614,100 hundred cubic feet (HCF) of water annually for 8,050 multi-family residential units, which equates to 459,378,703 gallons of water annually for 8,050 multi-family residential units. This equates to an estimated water demand rate of 156.3 gallons per day per multi-family residential unit.

¹³ The annual water demand for the proposed project was estimated based on 156.3 gallons per day per unit x 185 multi-family residential units = 28,915.5 gallons of water per day or 10,554,157.5 gallons of water annually rounded to 10,554,160 gallons.

¹⁴ Fairfield-Suisun Sewer District. 2022 Sewer Rate and Capacity Charge Study, Table 3: Wastewater Customer Account Data and Estimated Wastewater Flows and Loadings. Website: <https://www.fssd.com/wp-content/uploads/2022/02/Fairfield-Suisun-2022-Sewer-Rate-Study-1.24.22-Final.pdf> (accessed March 22, 2022). Based on 377,300,000 gallons of wastewater generated by 8,050 multi-family residential units per year, which equates to 128.4 gallons of wastewater generated daily per multi-family residential unit.

¹⁵ For the proposed project, wastewater was calculated based on 185 multi-family residential units x 128.4 gallons of wastewater generated per day = 23,754 gallons of wastewater per day, or 8,670,210 gallons of wastewater generated annually.

Figure 3-13: Proposed Storm Water Control Plan depicts the proposed stormwater control plan for the proposed project.

3.3.5.4 Electricity

The Pacific Gas and Electric Company (PG&E) would provide electricity services to the project site. The proposed project would connect to existing electrical infrastructure via laterals from infrastructure located at the southeast corner of the project site.

3.3.6 Sustainable Development Characteristics

The proposed project would provide housing near existing business, commercial, and employment centers in the City of Fairfield. The project proposes to incorporate features to minimize energy and water consumption, improve indoor environmental quality, minimize waste disposed in landfills, and minimize vehicular traffic and associated air pollutant emissions. Sustainable development characteristics of the proposed project include the following:

- The project would comply with the CALGreen Code's 2022 mandatory EV parking requirements for EVSE, EV ready, and EV capable spaces, and include additional EV capable spaces that would have the necessary conduits so that they may be converted in the future into additional charging stations and/or EV ready spaces to assist the project in meeting CALGreen Tier 2 level requirements.¹⁶
- A minimum of 15 percent of the roof areas would be reserved for future photovoltaic (PV) solar installation. Infrastructure (e.g., conduit and structural elements, etc.) would be provided to facilitate the future PV solar installation.
- The building would be all-electric with no natural gas infrastructure for space or water heating and no appliances that operate on natural gas.
- A high efficiency central heat pump boiler system would be installed to centrally heat and distribute hot water to the apartment units.
- Solar thermal technology would be used to heat the swimming pool. The "direct circulation system" design would consist of recirculation water piping from the pool pumps to strategically placed solar plate collectors on nearby roof areas and then back to the pool.
- The building would be equipped with automated electrical lighting controls and occupancy sensor technology.
- All appliances would be electric and ENERGY STAR certified.

¹⁶ As noted above, project construction would commence in 2023, and the project would be required to comply with the 2022 CALGreen Code requirements, including those related to EV charging.

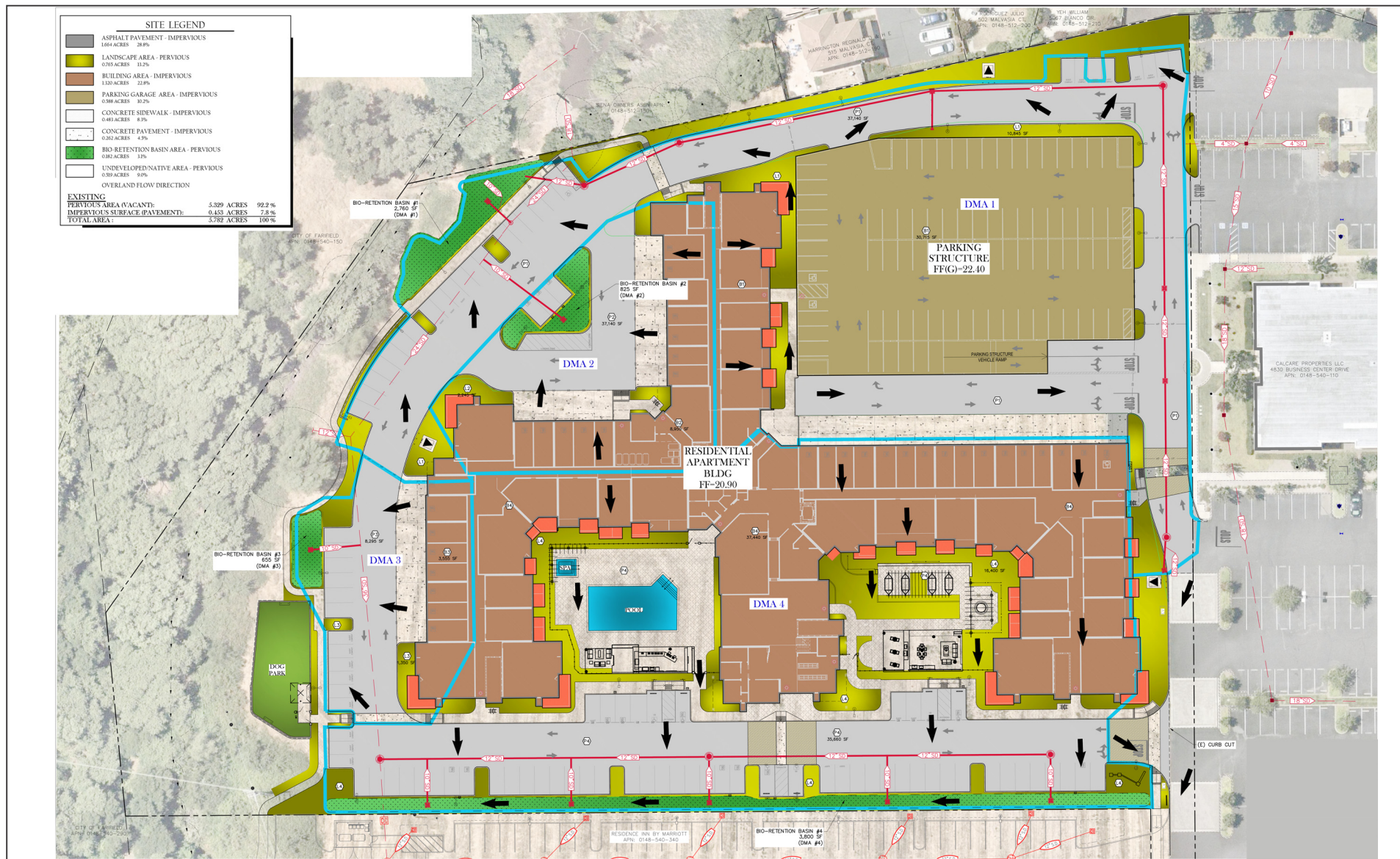


FIGURE 3-13

This page intentionally left blank

- All water fixtures (faucets, showerheads, and toilets) would be low flow and/or WaterSense certified for low water use.
- Windows would be treated with energy efficient low emissivity (Low-E) coatings.
- Paint would have reduced amounts of volatile organic compounds (low VOC) and be Leadership in Energy and Environmental Design (LEED) version 4 qualified.
- Heating, ventilation, and air conditioning (HVAC) equipment would consist of high-efficiency ENERGY STAR certified condensing units with a seasonal energy efficiency rating (SEER) of 15.
- Roofing material would include an ENERGY STAR rated thermoplastic polyolefin (TPO) membrane to reflect ultraviolet rays and heat from the building.
- Floor systems would be fully insulated, and 2-inch by 6-inch exterior walls would provide added building insulation.
- Energy efficient light-emitting diode (LED) light fixtures would be installed in the apartment building and for exterior lighting.
- New landscape plants would be drought tolerant, native to California or other Mediterranean climates, or other low water use species.

3.4 PROJECT OPERATIONS

The proposed multi-family apartment complex would be a rental property that would be managed and maintained by an apartment management company. The proposed project is conservatively estimated to house 509 residents. The number of project residents were estimated based on 2.75 residents per multifamily unit¹⁷ and the proposed number of units (2.75 x 185 units = 509 residents [rounded]). Based on a recent survey conducted by the project applicant for the Green Valley 1 Project, which consists of a multi-family residential development in Fairfield similar to the proposed project, there are 1.9 residents/unit. As such, 509 residents or 2.75 residents/unit for the proposed project reflect a conservative population assessment that has been used for this EIR analysis.

The project would employ about five persons. One manager and two leasing agents would be employed on site to operate the leasing office and two maintenance staff would be employed to maintain the property, including building maintenance and the maintenance of on-site recreational facilities. Of the five employees, 2 to 3 employees would be on-site every day. Site maintenance activities would be funded using the operating budget of the property.

¹⁷ The household size of 2.75 residents per apartment unit is derived from the City of Fairfield, *Fairfield Guidelines for Project VMT Screening Transportation Analysis*, December 22, 2020, and is based on the U.S. Census Bureau's American Community Survey 2012–2016 Five-Year Estimates.

3.5 CONSTRUCTION ACTIVITIES AND SCHEDULE

Construction activities associated with the proposed project would include clearing, grading, and excavation. The project site would be graded and building pads for the apartment building and parking structure would be developed and underground utilities would be installed. Construction cut-and-fill activities would be as deep as 5 feet, while excavations up to 10 feet deep are anticipated for construction of underground utilities and the swimming pool associated with the proposed project. Subsequent development activities would include apartment building and unit construction, completion of exterior and interior improvements, construction of the swimming pool and spa, and landscaping installation. The project has been designed to largely balance cut and fill on the project site, although some soil would be imported to replace some of the excavated soils that would be removed because they are not suitable for the planned building loads.

Construction staging would occur on-site within areas that would be subsequently developed with parking spaces. The project may use a portion of the parking lot of the adjacent Fairfield Business Center to park construction trailers that would serve as the site office. Construction equipment and materials would not be stored in the northern portion of the project site in proximity of the nearby single-family homes. To avoid any inadvertent disturbance to the riparian corridor to the north and west of the project site, prior to initial ground disturbance, environmentally Sensitive Area (ESA) fencing would be placed along the limits of riparian vegetation to ensure that construction activities do not intrude into the riparian area. ESA fencing would also be installed around other trees on the project's eastern side to protect the trees from inadvertent damage. ESA fencing would be maintained until construction is complete.

If approved, project construction is anticipated to commence in Summer 2023 and be completed in Spring 2025. Project occupancy is expected in Spring 2025.

3.6 PROJECT APPROVALS

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) to redesignate the site as Residential Very High Density (RVH) and rezoning to RVH-NC. Additional approvals required from the City include Development Review.

Table 3.B: Required Permits, Fees, and Approvals outlines the required permits and approvals needed for approval and construction of the proposed project.

Table 3.B: Required Permits, Fees, and Approvals

Agency	Permit/Approval
City of Fairfield	<ul style="list-style-type: none"> • General Plan Amendment (GPA) • Zoning Amendment • Development Review • EIR Certification • Project Approval
United States Army Corps of Engineers (USACE)	<ul style="list-style-type: none"> • Section 404 Permit
California Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Section 401 Water Quality Certification • Compliance with National Pollutant Discharge Elimination System (NPDES) Construction General Permit and Municipal Regional Permit
City of Fairfield Fire Department	<ul style="list-style-type: none"> • Residential Site Plan Review • Emergency Vehicle Access Approval • Fair share payment of Public Facilities Impact Fee
City of Fairfield Police Department	<ul style="list-style-type: none"> • Residential Site Plan Review • Fair share payment of Public Facilities Impact Fee
Fairfield-Suisun Unified School District (FSUSD)	<ul style="list-style-type: none"> • Payment of Developer Impact Fees
Solano County Airport Land Use Commission	<ul style="list-style-type: none"> • Travis Air Force Base Land Use Compatibility Plan Consistency Review

Source: Completed by LSA (2022).

This page intentionally left blank