

1.0 INTRODUCTION

The City of Fairfield (“City”) has prepared this Draft Environmental Impact Report (“Draft EIR”) to provide an assessment of the potentially significant environmental effects of the proposed Green Valley II Mixed-use project (“proposed project”), located on the southwestern corner of Business Center Drive and Suisun Valley Road. As required by the California Environmental Quality Act (CEQA), this Draft EIR (1) assesses the potentially significant environmental effects of the proposed project, including cumulative impacts of the proposed project in conjunction with other reasonably foreseeable development; (2) identifies feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed project, including the No Project alternative.

1.1 PURPOSE OF THIS EIR

The purpose of this EIR is to inform decision makers for the City of Fairfield, other responsible agencies, and the public of the environmental consequences of implementing the project as proposed. The EIR has been prepared in accordance with and in fulfillment of the *CEQA Statute and Guidelines (State CEQA Guidelines)*. The City of Fairfield is the Lead Agency for this EIR. The City of Fairfield City Council has the principal responsibility for authorizing the implementation of the project as proposed.

As described in CEQA and the *State CEQA Guidelines*, public agencies are required to avoid or substantially lessen significant environmental effects of a project where feasible. A public agency has an obligation to balance the potential significant effects on the environment from the implementation of a proposed project with its benefits, including economic, social, technological, legal, and other benefits. This Draft EIR is an informational document, the purpose of which is to identify the potentially significant effects of the proposed project on the environment and to indicate the manner in which those significant effects can be avoided or lessened; to identify any significant and unavoidable adverse impacts that cannot be mitigated; and to identify reasonable and feasible alternatives to the proposed project that would eliminate any significant adverse environmental effects or reduce the impacts to a less than significant level.

The Lead Agency is required to consider the information in the EIR, along with any other relevant information, in making its decisions on the proposed project. Although the EIR does not determine the ultimate decision that the City Council will make regarding approval of the proposed project, CEQA requires the Lead Agency to consider the information in the EIR and make findings regarding each significant effect identified in the EIR. If the City Council determines the EIR to be adequate, it will certify the Final EIR prior to taking action on the proposed project and requested entitlements. Other agencies may also use this EIR in their review and approval processes for the proposed project.

1.2 SUMMARY OF THE PROPOSED PROJECT

The proposed project would develop a 270-unit apartment complex and a 22,000 square-foot commercial complex on a 13.32-acre project site, located on the southwestern corner of Business Center Drive and Suisun Valley Road. Specifically, the proposed apartment complex would include four apartment buildings, a clubhouse, recreation areas, parking, and associated site improvements while the commercial complex would consist of four buildings, parking, and associated site improvements. The commercial component would occupy 2.77 acres in the northern portion of the site while the residential component would occupy the remaining 10.55 acres of the site.

1.3 ENVIRONMENTAL REVIEW PROCESS

The City issued a Notice of Preparation (NOP) for this Draft EIR on August 1, 2018, and circulated it for 30 days. A scoping meeting was held by the Planning Commission at City Hall on August 8, 2018.

The City has filed a Notice of Completion (NOC) with the Governor's Office of Planning and Research, State Clearinghouse indicating that this Draft EIR has been completed and is available for review and comment by the public.

The Draft EIR will be available for review by the public and interested parties, agencies, and organizations for a review period of 45 days, as required by California law. In reviewing the Draft EIR, reviewers should focus on the document's adequacy in identifying and analyzing significant effects of the proposed project on the environment and ways in which the significant effects of the project might be avoided or mitigated. To ensure inclusion in the Final EIR and full consideration by the Lead Agency, comments on the Draft EIR must be received in writing during the 45-day public review period at the following address:

Contact:

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Community Development Department
1000 Webster Street, Second Floor
Fairfield, CA 94533
Email Address: msheehan@fairfield.ca.gov

Responses to comments on the Draft EIR will be prepared and included in the Final EIR. The Draft EIR text and appendices, together with the response to comments document and any text changes to the Draft EIR made in response to comments or other new information, will constitute the Final EIR.

As the lead agency, the City has the responsibility to certify the Final EIR. The City will review the Final EIR for adequacy and consider it for certification pursuant to the requirements of Section 15090 of the *State CEQA Guidelines*. If the City chooses to approve the project, findings on the feasibility of reducing or avoiding significant environmental effects will be made and, if necessary, a Statement of Overriding Considerations will be prepared. If the City approves the project, a Notice of Determination (NOD) will be prepared and filed with the State Clearinghouse and the County Clerk. The NOD will include a description of the project, the date of approval, an indication of whether the Findings and Statement of Overriding Considerations were prepared, and the address where the Final EIR and record of project approval are available for review.

1.4 SCOPE OF THIS EIR

The City of Fairfield completed a preliminary review of the application for the proposed project, as described in Section 15060 of the *State CEQA Guidelines*, and determined that a Project EIR was required. The City also determined that the following key environmental topics would be evaluated in detail in the Draft EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services, including Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Energy

1.5 REPORT ORGANIZATION

This Draft EIR is organized into the following sections:

Section 1.0, Executive Summary, presents a brief description of the proposed project, summarizes environmental consequences that would result from implementation of the proposed project, provides a summary table that denotes anticipated significant environmental impacts, describes identified mitigation measures, and indicates the level of significance of impacts before and after mitigation. In addition, this section also presents a brief description of alternatives to the proposed project and provides a table comparing each of the alternatives to the proposed project. The summary also presents areas of controversy relative to the proposed project that are known to the Lead Agency.

Section 2.0, Introduction, provides an introduction and overview describing the purpose of this EIR, the resource topics addressed in this Draft EIR, and the environmental review process.

Section 3.0, Project Description, describes the proposed project, including the proposed land uses, on-site parking and circulation, as well as other improvements such as pedestrian facilities, landscaping, and utilities to serve the proposed development. It also lists the approvals and authorizations needed for the proposed project and lists the Lead and Responsible agencies with discretionary approval authority relative to the proposed project.

Section 4.0, Environmental Impact Analysis, describes the environmental setting, including applicable plans and policies for each environmental topic identified above; provides an analysis of the significant project-level and cumulative environmental impacts of the proposed project; and identifies mitigation measures to avoid or reduce the magnitude of significant impacts.

Section 5.0, Alternatives, summarizes alternatives to the proposed project and the comparative environmental consequences of each alternative. This section includes an analysis of the No Project alternative, among others.

Section 6.0, Other CEQA Considerations, provides a discussion of the project's significant and unavoidable impacts and significant irreversible environmental changes, the potential for growth inducement due to project implementation, and mandatory findings of significance.

Section 7.0, Report Preparation, provides a list of the individuals involved in the preparation of the Draft EIR, including Lead Agency staff and consultants.

Appendices to this Draft EIR include the technical reports used to prepare the Draft EIR sections, as well as the Initial Study and NOP.