

## 3.0 PROJECT DESCRIPTION

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### 3.1 INTRODUCTION

The chapter presents the details of the proposed Green Valley II Mixed-Use Project (“proposed project”) in terms of the project’s location and setting, project objectives and characteristics, and construction schedule and activities. The project applicant, Spanos Corporation (“applicant”) has applied to the City of Fairfield for approval of the proposed project and related entitlements.

The applicant proposes to develop a 270-unit apartment complex and an approximately 22,600 square-foot commercial complex on the project site. 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. It is envisioned that the commercial component would provide local-serving retail uses with associated parking.

### 3.2 PROJECT SETTING

#### 3.2.1 Project Location and Surrounding Land Uses

The City of Fairfield is located in southwestern Solano County (see **Figure 3.0-1, Project Location**). The project site is located approximately 600 feet northwest of Interstate 80 (I-80), approximately 32 miles northeast of the City of San Francisco and 42 miles southwest of the City of Sacramento. Benicia Bay is located approximately nine miles to the south.

The approximately 13.32-acre project site is located on the southwestern corner of Business Center Drive and Suisun Valley Road. Specifically, the site is bound by Business Center Drive to the north and west, Suisun Valley and Neitzel Roads to the east, and an undeveloped parcel to the south. The project site is presently undeveloped.

The area surrounding the project site is partially developed and consists of business park/office use. An office complex consisting of two buildings is located to the north of the project site, across Business Center Drive and Mangels Boulevard, while a residential neighborhood is located to the northwest of the project site, across the intersection of Business Center Drive and Suisun Valley Road. A vacant parcel is located to the east of the project site across Suisun Valley Road while another vacant parcel adjoins the project site to the south. Finally, an office complex consisting of two buildings is located to the west of the project site, across Business Center Drive.

### 3.2.2 Existing Site Conditions

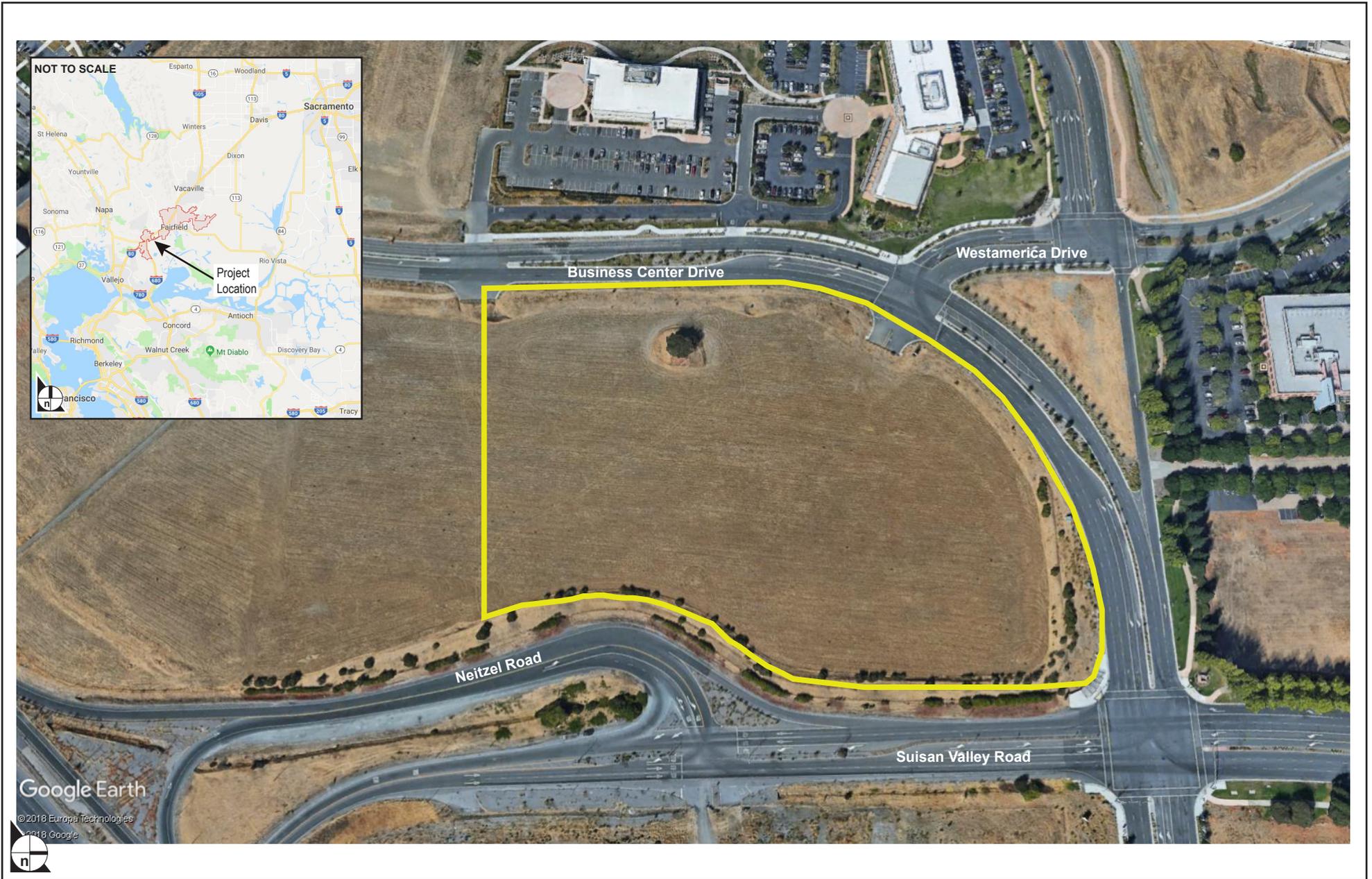
The project site consists of two parcels, Assessor's Parcel Numbers 148-540-270 (approximately 1.68 acres) and 148-540-300 (approximately 11.63 acres). The City of Fairfield's General Plan designates the site as Business and Industrial Park (see **Figure 3.0-2, Existing General Plan Land Use Designation**) while the City's Zoning Ordinance designates the project site as IBP-NC (Industrial Business Park-North Cordelia Overlay) (see **Figure 3.0-3, Existing Zoning Designation**). The project site ranges in elevation from approximately 19 to 28 feet above mean sea level and gently slopes from the northeast towards the southwest. The site is vacant and undeveloped. Vegetation on the site consists of ruderal non-native grasses that are mowed on occasion. In addition, a single oak tree is in the western portion of the site near Business Center Drive and scattered trees are located along the eastern border of the site along Suisun Valley Road.

According to the geotechnical investigation prepared for the site, soils below the site consist of alternating layers of relatively stiff to hard, moderate plasticity, lean clay with variable amounts of silt and sand and relatively loose to dense, silty and clayey sands to a depth of 51 feet below existing site grades. Groundwater on the site ranges from approximately four to six feet below existing site grades.

### 3.3 PROJECT OBJECTIVES

The objectives of the project are to develop a well-designed, economically feasible residential community that consists of a variety of residential unit types and incorporates smart growth elements. The applicant's key objectives for the proposed project are to:

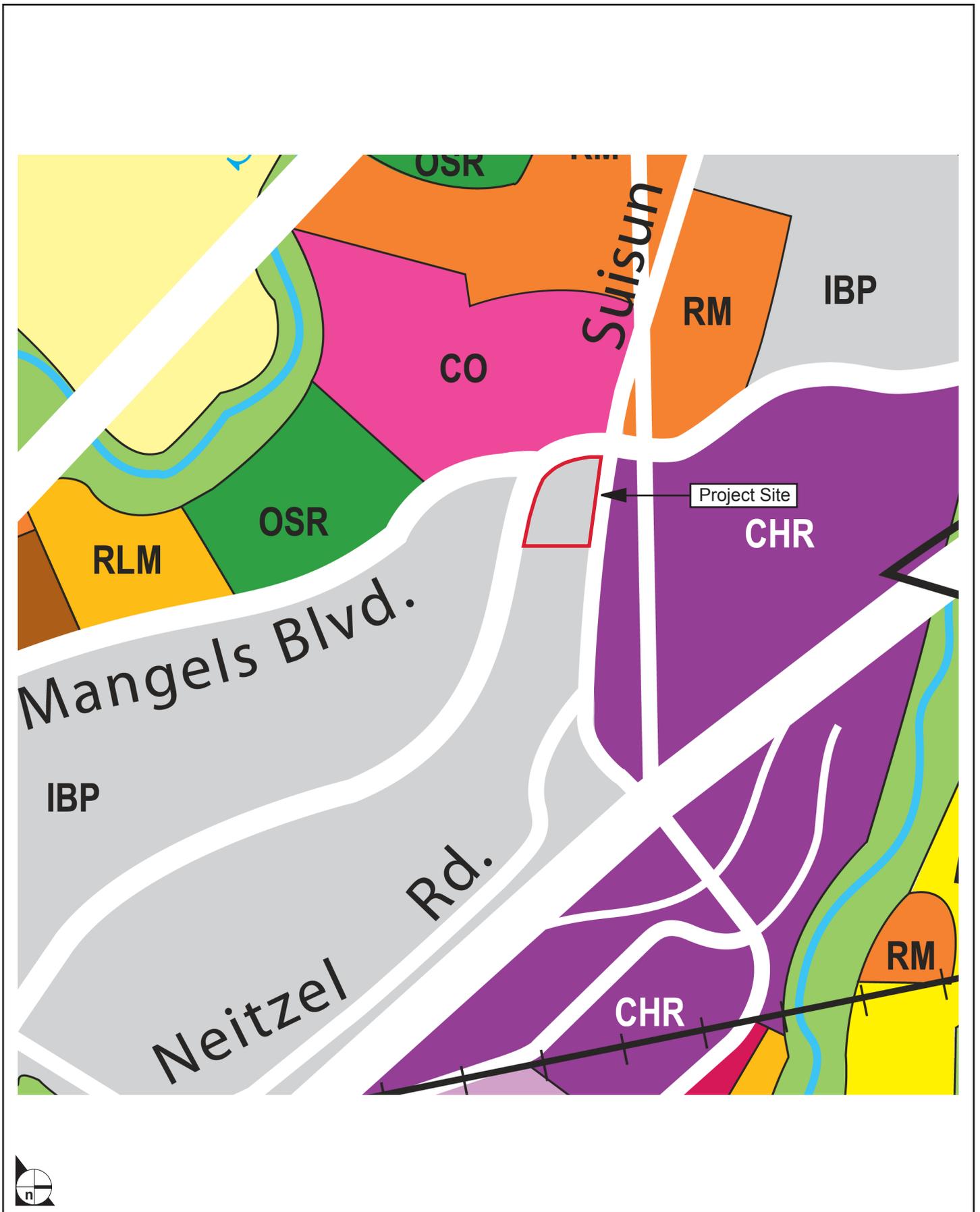
- Create a development of a scale and character that complements and is supportive of the surrounding uses; and
- Develop a well-designed, economically feasible residential community that consists of a variety of residential products and unit types.



SOURCE: Google Earth, 2018

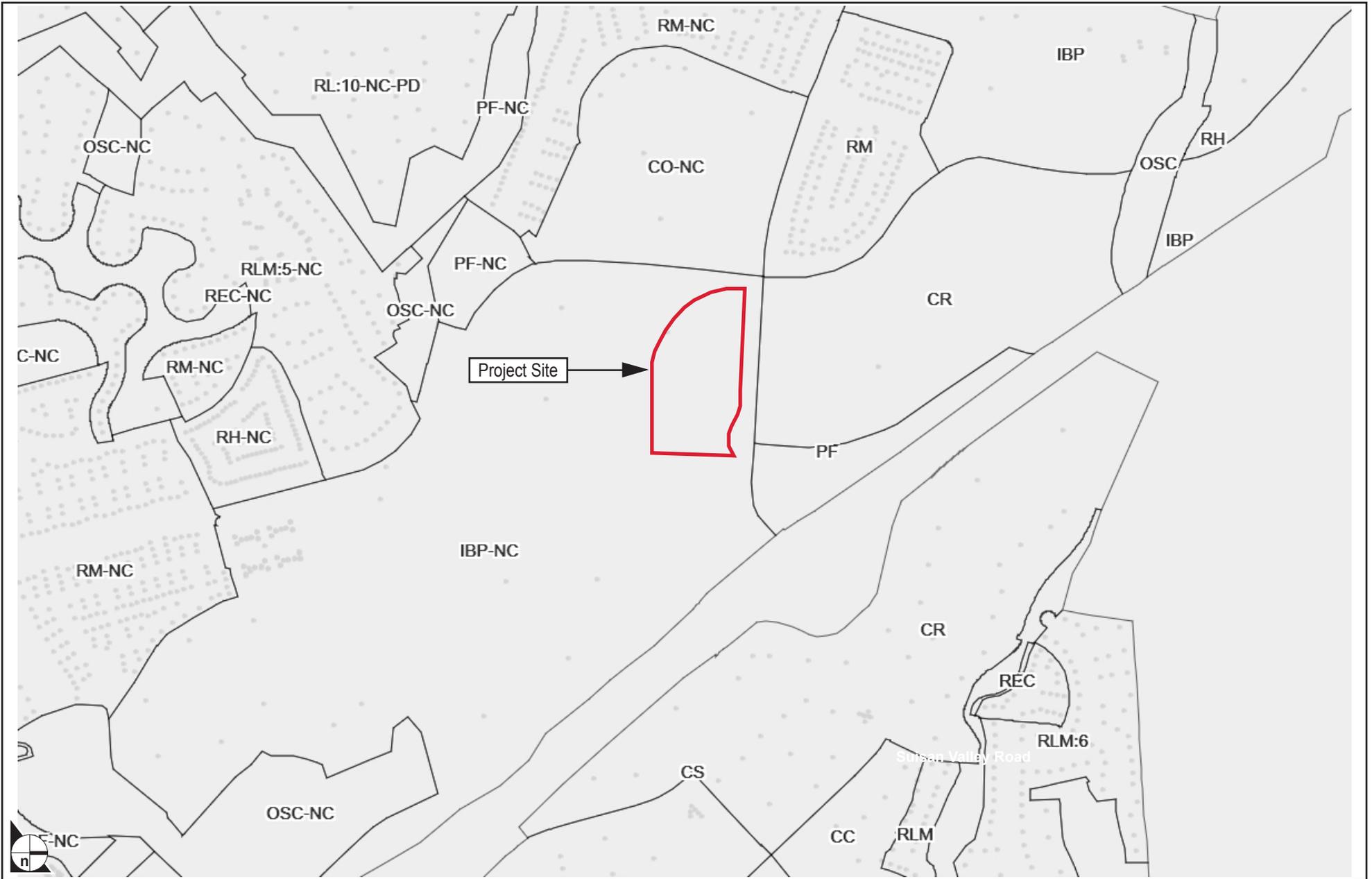
FIGURE 3.0-1

Project Location



SOURCE: City of Fairfield General Plan, 2015

FIGURE 3.0-2



SOURCE: City of Fairfield Zoning Ordinance, 2018

FIGURE 3.0-3

### 3.4 PROJECT CHARACTERISTICS

#### 3.4.1 Project Components

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 project components are shown in **Figure 3.0-4, Site Plan**.

#### *Apartment Buildings*

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 residential unit mix is summarized in **Table 3.0-1, Residential Unit Mix Summary**.

**Table 3.0-1  
Residential Unit Mix Summary**

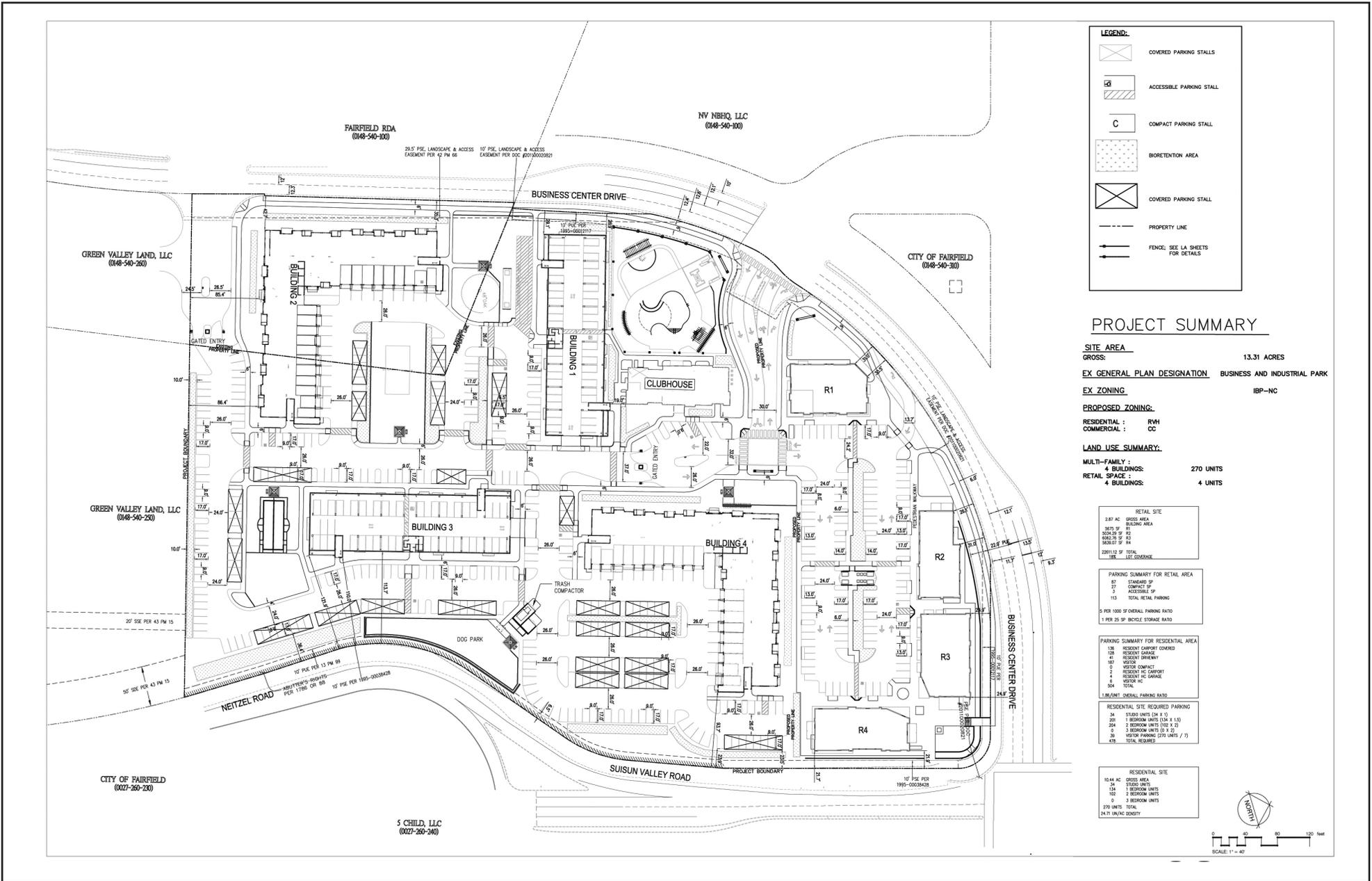
Housing Type	Number of Units	Unit Size (nsf)	Mix (Percent)
Studio Units	34	635	12
One-Bedroom Units	134	694 to 884	50
Two-Bedroom Units	102	1,057 to 1,248	38
<b>Totals</b>	<b>270</b>	<b>--</b>	<b>100</b>

Source: Spanos Corporation, 2018

Notes: nsf = net square feet

#### *Commercial*

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 structure would range in height from 23 to 31 feet. Each building would range in size from 5,675 square feet to 6,063 square feet. The commercial component is summarized in **Table 3.0-2, Commercial Use Summary**.



SOURCE: Phillippi Engineering, 2018

FIGURE 3.0-4

**Table 3.0-2  
Commercial Use Summary**

<b>Building Type</b>	<b>Building Area (gsf)</b>
Building 1 (R1)	5,675
Building 2 (R2)	5,034
Building 3 (R3)	6,063
Building 3 (R3)	5,839
<b>Totals</b>	<b>22,611</b>

*Source: Spanos Corporation, 2018*

*Notes: gsf = gross square feet*

### ***Open Space and Recreation Areas***

The residential and commercial components of the proposed project would include a number of open space and recreation areas, as further described below and shown on **Figure 3.0-5, Preliminary Landscape Plan**. The residential component of the proposed project would provide 90,019 square feet of common open space<sup>1</sup> and 70,389 square feet of useable open space.<sup>2</sup> In addition, the residential component would provide a total of 22,132 square feet of private deck/patio open space. The commercial component would include 18,433 square feet of common area open space, 1,943 square feet of lawn area, 2,768 square feet of meadow grass consisting of low water use native long blade grass, and 1,850 square feet of water quality swales or basins. The project's major open space and recreation features are described further below.

### **Clubhouse/Pool Area**

The clubhouse/pool area serving the residential component would be located between Building 1 and the main entryway. This area is designed to provide multiple areas for recreation and lounging. Entry to the pool area would be from the clubhouse area. Amenities within the pool area would include a hammock lounge, lawn area, outdoor kitchen cabana and fire pit, and pool and spa. The clubhouse would include 6,737 feet of space and would include an activity room. In addition, a lounge area outside of the pool area would be located adjacent to the northeastern corner of the clubhouse.

<sup>1</sup> Consists of landscape planting areas around the foundation of the building or in the parking lot.

<sup>2</sup> Consists of areas providing useable passive or active leisure recreational space (with or without a hard surface), including the clubhouse.



**GENERAL LANDSCAPE DESIGN NOTES**

The final design of the landscape and irrigation system is intended to meet the State of California's Model Landscape Water Efficient Landscape Ordinance. Toward this end, the project will include the following best practices:

- Lawn area shall be irrigated by a low volume pop-up rotary sprinkler system.
- The shrub and ground cover plant palette will utilize very low, to low (majority of plant materials), to medium water use plant materials appropriate to the Fairfield climate zone region.
- Plant materials around the buildings will be selected and located based on their micro-climate expectations. Hydrozone irrigation techniques will be incorporated based on plant material water use and micro-climates created by the buildings.
- PLANTS: Trees shall be planted from a minimum 15-gallon container size. However, larger box size trees will be incorporated into the final design. Per the City Code 7% minimum will be planted from 21" Box size or larger. Shrub planting shall be from 5-gallon, 2-gallon, and 1-gallon size containers. Various small perennial plants, ornamental grasses, and ground covers shall be planted from a minimum 1-gallon container. Some fast growing groundcovers may be planted from 4" pots.
- TREES IN PARKING: 1-tree per ten spaces around periphery. 1-tree per eight space interior.
- TREE DENSITY: 1-tree per 325 sq ft of landscape area = 366 Trees REQUIRED (438 Trees Provided).
- MULCH: A minimum 3-inches of wood bark mulch shall be spread in all non-lawn grass planter areas to reduce soil temperatures (mitigating soil water evaporation) and reduce weeds.
- IRRIGATION: The landscape irrigation system shall be a low volume in-line drip system designed to be very efficient with minimum water waste. All electronic irrigation valves shall be connected to an automatic "SMART" irrigation control system. The irrigation system shall be designed to meet the most current State and Local agency water conservation policies / standards.
- CALCULATIONS: As a part of the Construction Document Submittal complete water use calculations (MAWA and ETWU) will demonstrate compliance with State and Local required Landscape Irrigation Water Use Standards.
- CALGreen+Tier 1 checklist to be completed.

**TREE SCHEDULE**

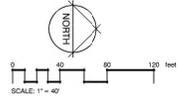
ACCENT TREE	QTY	BOTANICAL NAME	COMMON NAME	CON'
	3	Acer japonicum 'Bloodgood' Medium Water Use (WUCOLS)	Bloodgood Amur Maple - Strd. Trunk	24" B3x
	47	Lagerstroemia indica 'Mussogee' Standard Low Water Use (WUCOLS)	Purple Crape Myrtle	24" B3x
	14	Prunus cerasifera 'Newport' Medium Water Use (WUCOLS)	Newport Flowering Plum	15 ga
	12	Pyrus calleryana 'Chanticleer' Medium Water Use (WUCOLS)	Chanticleer Pear	15 ga
CONFER TREE	QTY	BOTANICAL NAME	COMMON NAME	CON'
	31	Cupressus sempervirens Medium Water Use (WUCOLS)	Italian Cypress	15 ga
	56	Juniperus scopulorum 'Skyrocket' Low Water Use (WUCOLS)	Skyrocket Juniper	15 ga
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CON'
	50	Acer rubrum 'Bowhall' Medium Water Use (WUCOLS)	Bowhall Maple	24" B3x
	37	Acer rubrum 'October Glory' TM Medium Water Use (WUCOLS)	October Glory Maple	15 ga
	28	Cercis canadensis 'Oklahoma' Medium Water Use (WUCOLS)	Eastern Redbud	24" B3x
	55	Pistacia chinensis 'Keith Davey' Low Water Use (WUCOLS)	Keith Davey Chinese Pistache	15 ga
	9	Platanus x acerifolia 'Bloodgood' Medium Water Use (WUCOLS)	London Plane Tree	15 ga
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CON'
	59	Arbutus unedo Low Water Use (WUCOLS)	Strawberry Tree Standard	24" B3x
	31	Prunus caroliniana Low Water Use (WUCOLS) Standard Trunk Specimen	Carolina Laurel Cherry 'Strnd'	24" B3x
NATIVE TREES	QTY	BOTANICAL NAME	COMMON NAME	CON'
	6	Quercus wislizenii Low Water Use (WUCOLS)	Interior Live Oak	15 ga

**KEY LANDSCAPE DESIGN ITEMS**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Tot Lot		Protected Oak Tree
	Lawn Area		Bocce Ball Court
	Outdoor Kitchen Cabana and Fire Pit Lounges		Community Plaza Space
	Clubhouse		Trash Compactor and Recycle Enclosures
	Apartment Sign Monument		Fenced in Dog Park
	Pool and Spa		Bio-Retention and Swale Areas (typ)
	Pool Security Fence and Columns		Carport (typ)
	Horseshoe Pit		Retaining Wall
	Stamped Colored Paving (typ)		Existing Public Corner Plaza (to remain)
	Basketball Half Court		6' CMU Wall
	Active Recreation Area Lawn		Sliding EVA Gate Egress
	Planter Areas (typ)		6' Tall Ornamental Fence w/ Columns
	Gated Auto Access / Egress		

**TURF AND LANDSCAPE AREAS**

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	3,517 sf	DG Granite Tan	Tan Decomposed Granite
	97,631 sf	Landscape Area	Shrub and Ground Cover Planting Area
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME
	19,204 sf	SOD "Bolero Plus" Lawn Grass Medium Water Use (WUCOLS)	90% Dwarf Fescue, and 10% Kentucky Blue Grass



SOURCE: The Spanos Corporation, 2019

FIGURE 3.0-5

Preliminary Landscape Plan



### **Community Recreation Spaces**

Three community recreation spaces and a dog park would be located on the site of the residential component. The largest space would be located in the parking lot between Buildings 1 and 2. The other community recreation spaces would be located adjacent to the southeastern corner of Building 3 and adjacent the northwest corner of Building 4. The community recreation areas between Buildings 1 and 2 and adjacent to the northwest corner of Building 4 would feature a picnic shelter/barbecue area and a recreation lawn area. The community recreation area adjacent to the southeastern corner of Building 3 would also feature a picnic shelter/bar-b-que area and would include a bocce ball lawn recreation area. Finally, a dog park would be located on the eastern border of the project site adjacent to Neitzel Road. In addition to a lawn this space would include a picnic shelter/barbecue area.

### **Oak Tree Lawn and Plaza**

An informal open space area would be located on the western boundary of the project site along Business Center Drive between Buildings 1 and 2. This area would incorporate the existing oak tree on the northern portion of the site and would include a seated plaza adjacent to the existing tree, shuffle board courts, and a lawn for passive recreation.

### **Public Lawn Areas**

The commercial component of the proposed project would include public lawn areas located next to the west side of Building R2 and at the corner of the intersection of Business Center Drive and Suisun Valley Road between Buildings R3 and R4.

### ***Landscaped Areas***

Landscaping consisting of deciduous, conifer, evergreen, flowering, and native trees will be located along the perimeter of the project site and between the buildings. Trees will also be located around the periphery and within the interior of the parking lots on the project site. Trees will be planted at a density of 325 square feet per landscape area. Trees will be planted from a minimum 15-gallon container size. However, larger box size trees will be incorporated into the final design. Per City Code, seven percent of the trees planted will be 24-inch box size or larger.

Lawns will be used sparingly, primarily to provide a recreational benefit. The shrub and ground cover plant palette will utilize very low, to low (majority of plant materials), to medium water use plant materials appropriate to the Fairfield climate zone region. Shrub planting shall be from 5-gallon; 2-gallon; and 1-gallon size containers. Various small perennial plants, ornamental grasses, and ground covers shall

be planted from a minimum 1-gallon container. Some fast growing ground-covers may be planted from 4 inch pots.

### 3.4.2 Building Design

#### *Residential*

The proposed project would construct two different building types. Type 1 would include attached garages on half of the first level, while Type 2 would be a podium style building with a parking garage located on the first level underneath. Buildings 1 and 3 would be Type 1 buildings while Buildings 2 and 4 would be Type 2 buildings. As noted above, the four residential buildings would be between 47 to 53 feet in height. In addition to attached garages and private garages, parking on the site would also be provided in covered carports, and surface lots adjacent to the apartment buildings.

The design concept for the residential structures includes varied architectural finishes including stucco, lap siding, masonry veneer, and cementitious panel. A limestone masonry veneer provides a clear bottom base of the residential building. The primary building entry and stair core is easily visible to the user as it is accentuated in lap siding. Two stucco colors highlight the building's living spaces and provide variation in color. Black metal railings with an orange cementitious railing panel define/highlight the useable outdoor balconies and provide visual interest. Exterior elevations for each type of building are provided in **Figures 3.0-6 through 3.0-9**.

#### *Commercial*

As noted above, the four commercial buildings would be between 23 to 31 feet in height. Parking would be provided in a surface lot adjacent to the commercial buildings.

The design concept for the commercial structures includes modern materials including horizontal siding, metal siding, smooth exterior plaster, fabric awnings and steel trellis elements. The clean lines and colors of the buildings aim to complement the proposed residential structures on the project site. Each commercial structure will be spacious with tall ceilings, and large modern windows. Outdoor dining areas will spill out of the buildings at the end caps and look into a landscaped corner plaza and gardens. This plaza will provide an attractive social gathering space and enliven the corner of the commercial area. Exterior elevations for each of the commercial structures are provided in **Figures 3.0-10 through 3.0-13**.



① FRONT COLOR ELEVATION BLDG. TYPE 1  
1/8" = 1'-0"



② LEFT COLOR ELEVATION BLDG. TYPE 1  
1/8" = 1'-0"



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-6



① FRONT COLOR ELEVATION BLDG. TYPE 1  
1/8" = 1'-0"



② LEFT COLOR ELEVATION BLDG. TYPE 1  
1/8" = 1'-0"



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-7



① LEFT COLOR ELEVATION BLDG. TYPE 2  
1/8" = 1'-0"



② FRONT COLOR ELEVATION BLDG. TYPE 2  
1/8" = 1'-0"



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-8

Preliminary Elevations - Building Type 2



① RIGHT COLOR ELEVATION - BLDG. TYPE 2  
1/8" = 1'-0"



② REAR COLOR ELEVATION - BLDG. TYPE 2  
1/8" = 1'-0"



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-9



**Painted Stucco**

- P1: Benjamin Moore - Montpelier: AF-555
- P2: Benjamin Moore - Lucerne: AF-530
- P3: Benjamin Moore - City Shadow: CSP-60
- P4: Benjamin Moore - Old Prairie: 2143-50
- P5: Benjamin Moore - Chantilly Lace: 2121-70
- P6: Benjamin Moore - Shortbread: CSP-970

**Fiber Cement Board**

- FC1: Fiber Cement Board, Match Benjamin Moore - Old Prairie: 2143-50
- FC2: Fiber Cement Board, Match Benjamin Moore - City Shadow: CSP-60

**Fabric Awning**

- A1: Sunbrella, Terracotta

**Fabric Shading Panel**

- FS1: Match Benjamin Moore - Tomato Tango: CSP-1145
- FS2: Match Benjamin Moore - 14 Carrots: CSP-1110

**Wall Tile**

- WT: Multi-color Ceramic Tile

**Green Screen**

- GS1: LiveWall, LiveWall@Outdoor

**Wood**

- W1: Parklex, Copper

**Metal**

- M1: AEP SPAN, Cool Dark Bronze
- M2: Kawneer Permafluor Charcoal
- M3: Metal Sales 24GA, slate Grey W38

**MATERIAL LEGEND**

1. Painted metal storefront system
2. Stone tile curb
3. Stucco finish, painted
4. Horizontal fiber cement board siding
5. Wood siding
6. Wood soffits
7. Metal panel siding
8. Metal fascia, painted
9. Metal reveal
10. Horizontal ribbed metal panel
11. Green screen with vine planting
12. Metal and wood trellis, painted & stained
13. Sconce lighting
14. Suspended pendant lighting
15. Decorative wall lighting
16. Fabric awning
17. Fabric shading panels
18. Metal canopy, painted finish



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-10

Preliminary Elevations - Retail Building R1



**Painted Stucco**

- P1: Benjamin Moore - Montpelier: AF-555
- P2: Benjamin Moore - Lucerne: AF-530
- P3: Benjamin Moore - City Shadow: CSP-60
- P4: Benjamin Moore - Old Prairie: 2143-50
- P5: Benjamin Moore - Chantilly Lace: 2121-70
- P6: Benjamin Moore - Shortbread: CSP-970

**Fiber Cement Board**

- FC1: Fiber Cement Board, Match Benjamin Moore - Old Prairie: 2143-50
- FC2: Fiber Cement Board, Match Benjamin Moore - City Shadow: CSP-60

**Fabric Awning**

- A1: Sunbrella, Terracotta

**Fabric Shading Panel**

- FS1: Match Benjamin Moore - Tomato Tango: CSP-1145
- FS2: Match Benjamin Moore - 14 Carrots: CSP-1110

**Wall Tile**

- WT: Multi-color Ceramic Tile

**Green Screen**

- GS1: LiveWall, LiveWall@Outdoor

**Wood**

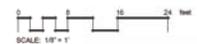
- W1: Parklex, Copper

**Metal**

- M1: AEP SPAN, Cool Dark Bronze
- M2: Kawneer Permafluor Charcoal
- M3: Metal Sales 24GA, slate Grey W38

**MATERIAL LEGEND**

1. Painted metal storefront system
2. Stone tile curb
3. Stucco finish, painted
4. Horizontal fiber cement board siding
5. Wood siding
6. Wood soffits
7. Metal panel siding
8. Metal fascia, painted
9. Metal reveal
10. Horizontal ribbed metal panel
11. Green screen with vine planting
12. Metal and wood trellis, painted & stained
13. Sconce lighting
14. Suspended pendant lighting
15. Decorative wall lighting
16. Fabric awning
17. Fabric shading panels
18. Metal canopy, painted finish



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-11

Preliminary Elevations - Retail Building R2



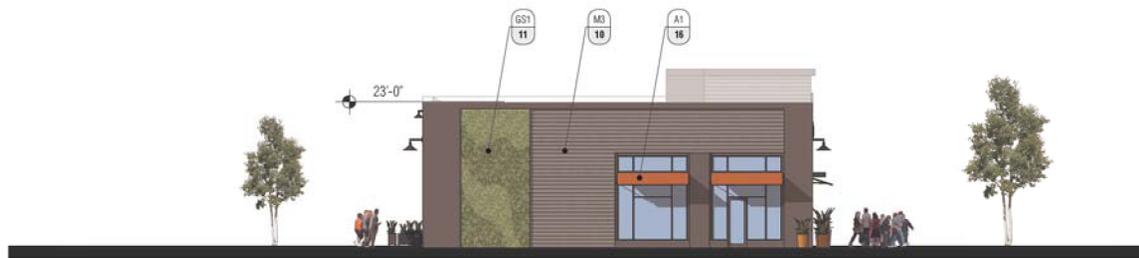
R3 South Elevations



R3 East Elevations



R3 North Elevations



R3 West Elevations

**Painted Stucco**

- P1: Benjamin Moore - Montpelier: AF-555
- P2: Benjamin Moore - Lucerne: AF-530
- P3: Benjamin Moore - City Shadow: CSP-60
- P4: Benjamin Moore - Old Prairie: 2143-50
- P5: Benjamin Moore - Chantilly Lace: 2121-70
- P6: Benjamin Moore - Shortbread: CSP-970

**Fiber Cement Board**

- FC1: Fiber Cement Board, Match Benjamin Moore - Old Prairie: 2143-50
- FC2: Fiber Cement Board, Match Benjamin Moore - City Shadow: CSP-60

**Fabric Awning**

- A1: Sunbrella, Terracotta

**Fabric Shading Panel**

- FS1: Match Benjamin Moore - Tomato Tango: CSP-1145
- FS2: Match Benjamin Moore - 14 Carrots: CSP-1110

**Wall Tile**

- WT: Multi-color Ceramic Tile

**Green Screen**

- GS1: LiveWall, LiveWall@Outdoor

**Wood**

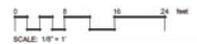
- W1: Parklex, Copper

**Metal**

- M1: AEP SPAN, Cool Dark Bronze
- M2: Kawneer Permafluor Charcoal
- M3: Metal Sales 24GA, slate Grey W38

**MATERIAL LEGEND**

1. Painted metal storefront system
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6. Wood soffits
7. Metal panel siding
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9. Metal reveal
10. Horizontal ribbed metal panel
11. Green screen with vine planting
12. Metal and wood trellis, painted & stained
13. Sconce lighting
14. Suspended pendant lighting
15. Decorative wall lighting
16. Fabric awning
17. Fabric shading panels
18. Metal canopy, painted finish



SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-12



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Preliminary Elevations - Retail Building R3



R1 West Elevations



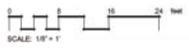
R4 South Elevations



R1 East Elevations



R4 North Elevations



**Painted Stucco**

- P1: Benjamin Moore - Montpelier: AF-555
- P2: Benjamin Moore - Lucerne: AF-530
- P3: Benjamin Moore - City Shadow: CSP-60
- P4: Benjamin Moore - Old Prairie: 2143-50
- P5: Benjamin Moore - Chantilly Lace: 2121-70
- P6: Benjamin Moore - Shortbread: CSP-970

**Fiber Cement Board**

- FC1: Fiber Cement Board, Match Benjamin Moore - Old Prairie: 2143-50
- FC2: Fiber Cement Board, Match Benjamin Moore - City Shadow: CSP-60

**Fabric Awning**

- A1: Sunbrella, Terracotta

**Fabric Shading Panel**

- FS1: Match Benjamin Moore - Tomato Tango: CSP-1145
- FS2: Match Benjamin Moore - 14 Carrots: CSP-1110

**Wall Tile**

- WT: Multi-color Ceramic Tile

**Green Screen**

- GS1: LiveWall, LiveWall@Outdoor

**Wood**

- W1: Parklex, Copper

**Metal**

- M1: AEP SPAN, Cool Dark Bronze
- M2: Kawneer Permafluor Charcoal
- M3: Metal Sales 24GA, slate Grey W38

**MATERIAL LEGEND**

1. Painted metal storefront system
2. Stone tile curb
3. Stucco finish, painted
4. Horizontal fiber cement board siding
5. Wood siding
6. Wood soffits
7. Metal panel siding
8. Metal fascia, painted
9. Metal reveal
10. Horizontal ribbed metal panel
11. Green screen with vine planting
12. Metal and wood trellis, painted & stained
13. Sconce lighting
14. Suspended pendant lighting
15. Decorative wall lighting
16. Fabric awning
17. Fabric shading panels
18. Metal canopy, painted finish

SOURCE: The Spanos Corporation, 2018

FIGURE 3.0-13



1328.001•08/18

Preliminary Elevations - Retail Building R4

### 3.5 PARKING, CIRCULATION, AND EMERGENCY ACCESS

Three vehicle access points would be provided to enter and exit the project site – one shared main entrance near the intersection of Business Park Drive and Westamerica Boulevard, a residential-only side entrance at the southwestern corner of the site off Business Center Drive, and a commercial-only side entrance along the northern boundary of the site off Business Center Drive (see **Figure 3.0-4, Site Plan**). Business Center Drive to the south provides access to westbound I-80 and southbound I-680 via Green Valley Road while Business Center east provides access to eastbound I-80 via Suisun Valley Road. The proposed project would not alter vehicular circulation patterns in the project area.

Parking for the residential component would be separated from parking for the commercial component by private gateways and would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. Parking for the commercial component would be provided in a surface lot adjacent to the commercial buildings. Parking for the residential component would provide a total of 311 vehicle parking spaces for residents and 193 vehicle parking spaces for visitors for a total of 504 spaces, while parking for the commercial component would provide a total of 87 standard vehicle parking spaces.

Pedestrian paths would be provided on-site that lead to building entrance areas. These paths would also connect to the existing sidewalks along Business Center Drive (see **Figure 3.0-4, Site Plan**).

### 3.6 UTILITIES

#### 3.6.1 Potable and Irrigation Water

Fairfield Municipal Utilities (FMU) District would supply potable water to the proposed project. As shown in **Figure 3.0-14, Preliminary Utility Plan**, both the residential and commercial components of the proposed project would be served by 4-inch lines that would be extended from a 24-inch water main located in Business Center Drive. No off-site improvements to the existing water mains are needed to serve the proposed project.

#### 3.6.2 Wastewater

Wastewater generated on the project site would be collected and treated by the Fairfield-Suisun Sewer District (FSSD). Treatment would occur at the FSSD's 150-acre tertiary treatment facility located approximately three miles east of the project site. As shown in **Figure 3.0-14**, the proposed project would extend an 8-inch sewer line to an existing 8-inch sewer stub located about 1,000 feet south of the project site. As a result, off-site trenching would be required.

### 3.6.3 Storm Drainage

Storm drainage facilities that are owned and maintained by FMU would serve the project site. As shown in **Figure 3.0-14**, the on-site storm water system that would consist of 15- to 24-inch storm drains that would convey storm water to two points along the west boundary of the site – one point located in the southwest corner of the site and another point located in the northwest corner of the site - where it would enter 42-inch storm water drains extending off site to a 72-inch storm drain located in Business Center Drive. No off-site improvements to the existing storm drains are needed to serve the proposed project.

The project proposes measures to treat runoff, including the placement of bioswales in the parking lot of the commercial component. All stormwater treatment measures would be designed in accordance with the *Fairfield-Suisun Urban Runoff Management Program, Stormwater C.3 Guidebook*.

### 3.6.4 Electricity and Natural Gas

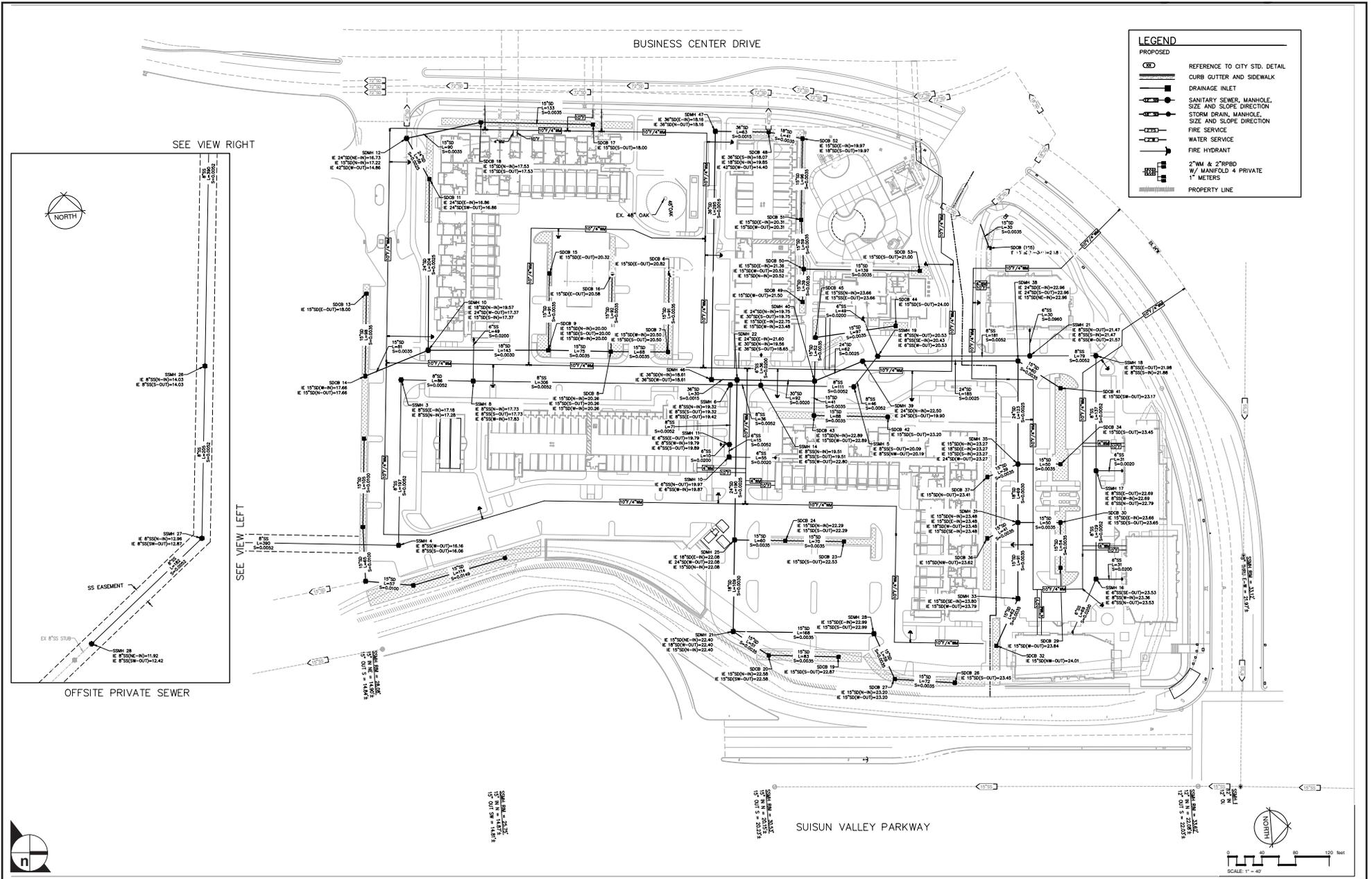
The Pacific Gas and Electric Company (PG&E) would provide electricity and natural gas service to the project site. PG&E charges connection and user fees for all new development, in addition to sliding rates for electrical and natural gas service based on use.

### 3.6.5 Sustainable Development Features

The proposed project proposes high-density residential uses on an infill site in close proximity to commercial development and employment centers. The project proposes to incorporate the following measures: minimize energy and water consumption; improve indoor environmental quality; minimize waste disposed in landfills; and minimize vehicular traffic and associated air pollutant emissions.

#### *Water*

- Reclaimed irrigation water
  - The two recycled water mains will be extended from a 12-inch line in Business Center Drive. One line will serve the residential component and the other line will serve the commercial component.
  - Recycled water will be used for irrigation of all landscaped areas.
- New landscape plants will be drought tolerant, native to California or other Mediterranean climates, or other low water use species.
- High efficiency irrigation systems with water-efficient sprinkler heads, and smart controllers that use satellite weather data will be used.
- All water fixtures (faucets, showerheads, and toilets) will be low flow and/or WaterSense certified for low water use.



SOURCE: The Spanos Corporation, 2019

FIGURE 3.0-14

- All units will be equipped with Energy Star certified dishwashers for low water use.
- High-efficiency hot water boiler systems will be used for efficient hot water distribution.

### ***Energy***

- All buildings will meet or exceed Title 24 energy requirements.
- All apartments will be equipped with Energy Star certified appliances (dishwashers and refrigerators).
- Energy efficient LED light fixtures will be installed within the apartment buildings and for exterior lighting.
- All residential units will incorporate energy efficient Low-E windows.
- A minimum of 15 percent of the roof areas will be reserved for future photovoltaic (PV) solar installation. Infrastructure (conduit, structural elements, etc.) will be provided to facilitate the future PV solar installation.
- Each residential structure will be installed with a solar thermal assist hot water heating system.
- On-site parking will be designed for future Electric Vehicle (EV) charging station expansion.
- Temperature controllers will be installed for pool and spa heaters.

### ***Materials***

- More than 55 percent of all demolition materials and construction debris will be recycled.
- Durable, non-combustible materials and fire-resistant roofing will be used.
- Low/no VOC paints and coatings will be used in project construction and maintenance.
- Low VOC caulks, construction adhesives, and sealants will be used in project construction and maintenance.

### ***Site Planning & Design***

- The proposed project will provide secured bicycle storage areas.

## **3.7 CONSTRUCTION ACTIVITIES AND SCHEDULE**

Site clearing would be followed by excavation and grading. Site construction will include finish grading to establish necessary pads and foundations, construction of retaining walls and site encroachment, and installation of underground utility lines (i.e., water, recycled water, sewer, storm-drainage, and fire hydrants). Subsequent phases will include building construction, completion of exterior and interior

improvements, and installation of landscaping. The project has been designed to balance earthwork on the site between cut and fill (see **Figure 3.0-15, Preliminary Grading and Drainage Plan**). However, during excavation of the building footings, plumbing, etc., some incidental excavated material will need to be hauled off site.

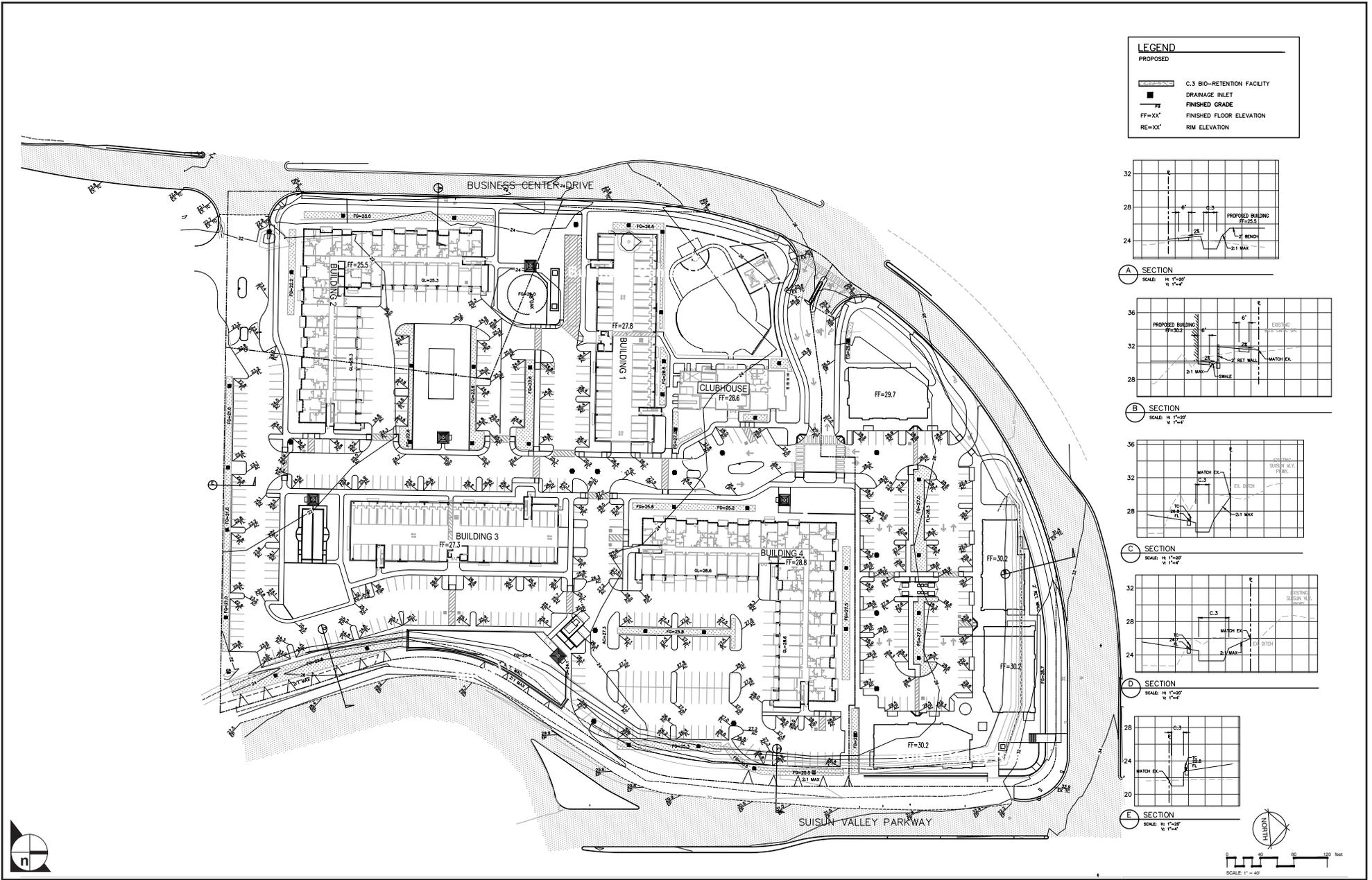
It is anticipated that the Fairfield City Council would consider the EIR for certification in fall 2019. If the proposed project were approved, project construction would occur over a period of 24 months. Construction would begin in winter 2019, with site grading and utility infrastructure work completed by late spring 2020. Construction of both the residential units and commercial space is expected to commence in spring 2020 with completion by winter 2021, with full occupancy of the units and space shortly after that.

### **3.8 PROJECT APPROVALS**

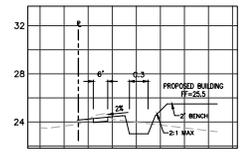
The project site is currently designated IBP (Industrial Business Park) by the General Plan and Zoning Ordinance. As the proposed project would include residential and commercial uses, which are not permitted under the existing general plan and zoning designations, the Spanos Corporation has applied to the City for the following two entitlements for the proposed project:

- 1) General Plan Amendment (GPA) to re-designate the residential component of the site to Very High Density Residential and to re-designate the commercial component of the site to Community Commercial;
- 2) Rezone to re-designate the residential component of the site to RVH (Very High Density) and to re-designate the commercial component of the site to CC (Community Commercial);

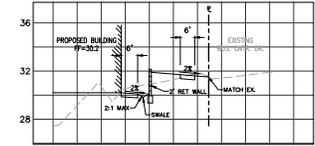
Additional approvals required include development review (residential), development review (commercial), a conditional use permit to allow additional building height for residential, and a lot line adjustment.



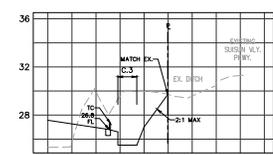
LEGEND	
	C.3 BIO-RETENTION FACILITY
	DRAINAGE INLET
	FINISHED GRADE
	FF=XX'
	RE=XX'



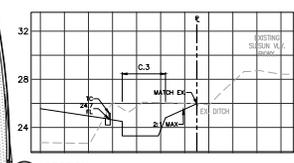
A SECTION  
SCALE: H: 1"=20'  
V: 1"=4'



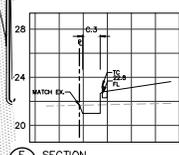
B SECTION  
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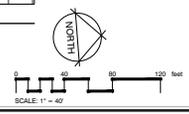
C SECTION  
SCALE: H: 1"=20'  
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D SECTION  
SCALE: H: 1"=20'  
V: 1"=4'



E SECTION  
SCALE: H: 1"=20'  
V: 1"=4'



SOURCE: The Spanos Corporation, 2019



1328.001-08/19

FIGURE 3.0-15

Preliminary Grading and Drainage Plan

### 3.9 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The City of Fairfield has the principal responsibility for approving the proposed project. For this reason, the City is the “Lead Agency” as defined by CEQA and is responsible for preparation of this EIR.

As defined by CEQA, “Responsible Agencies” are public agencies other than the Lead Agency that have discretionary approval over the project while “Trustee Agencies” are state agencies that have jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. The Draft EIR prepared for the proposed project would serve as the primary source of environmental information for each responsible or trustee agency. The following agencies are considered trustee agencies for the proposed project.

**California Department of Transportation (Caltrans).** Caltrans is a California government department that manages the state highway system and is actively involved with public transportation systems within the state. The project site is located approximately 100 feet north of I-80. Although no permits or approvals are needed from Caltrans for the construction and operation of the proposed project, it is anticipated that Caltrans will review the Draft EIR and potentially provide comments to the City for consideration in the preparation of the Final EIR.

**San Francisco Bay Regional Water Quality Control Board (RWQCB).** The San Francisco Bay RWQCB is a state agency responsible for the implementation of programs for the protection of the waters of the state. Although no discretionary permits<sup>3</sup> are needed from the RWQCB for the construction and operation of the proposed project, it is anticipated that the RWQCB will review the Draft EIR and potentially provide comments to the City for consideration in the preparation of the Final EIR.

**Bay Area Air Quality Management District (BAAQMD).** The BAAQMD is responsible for monitoring ambient air pollutant levels throughout the Bay Area and developing and implementing attainment strategies to ensure that future air quality will be within federal and state standards. Although no permits are needed from BAAQMD for the construction and operation of the proposed project, it is anticipated that BAAQMD will review the Draft EIR and potentially provide comments to the City for consideration in the preparation of the Final EIR.

**California Department of Fish and Wildlife (CDFW).** The CDFW is a Trustee Agency with responsibility under CEQA §15386 for commenting on projects that could impact fish, plant or wildlife resources. CDFW is also considered a Responsible Agency if a project requires discretionary approval, such permits issued under the California Endangered Species Act (CESA) and the Native Plant Protection

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<sup>3</sup> The applicant will need to submit a Notice of Intent for coverage under the State National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Stormwater Runoff Associated with Construction Activity (General Construction Permit). This is a ministerial approval.

Act, Lake and Streambed Alteration Agreements (LSAA), and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. One special-status plant species, pappose tarplant, has a moderate potential to occur on the project site due to the presence of suitable soil conditions; therefore, it is anticipated that CDFW will review the Draft EIR and potentially provide comments to the City for consideration in the preparation of the Final EIR.