



CITY OF FAIRFIELD

Community Development Department
1000 Webster Street, 2nd Floor, Fairfield, CA 94533
Phone: 707 428-7461 Fax: 707 428-7621

PUBLIC HEARING NOTICE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD will hold a public hearing on the following item:

SUNSET AVENUE APARTMENTS – Annexation (ANX2021-002), Zone Change (ZC2021-006), Development Review (DR2021-017), and Environmental Review (ER2021-039). A public hearing on the request of Ryan Keith of TK Consulting, Inc. for a multifamily residential development involving 130 apartments on an 8.71-acre site at the southeast corner of Sunset Avenue and East Tabor Avenue (APNs: 0037-030-200; 0037-030-210; 0037-060-480). The apartments will be sited within 26 two-to-three story buildings and include 90 two-bedroom units and 40 three-bedroom units. Additionally, the project will include a single-story leasing office, recreational amenities, parking, landscaping, and associated site improvements. Approximately 2.82-acres of the project site, APN: 0037-060-480, will require City Council approval of an Annexation into Fairfield City limits and a Zone Change from Residential, Low Medium Density (RLM) District to Residential, Medium Density (RM) District. The proposed Mitigated Negative Declaration finds that the project will not have a significant effect on the environment. (Planner: Jonathan Atkinson, 707-428-7387, jatkinson@fairfield.ca.gov)

NOTICE IS HEREBY FURTHER GIVEN THAT said public hearing will be held on **SEPTEMBER 28, 2022** beginning at **6:00 p.m.** in the Council Chambers, 1000 Webster Street, or the public may join the meeting via Zoom at <https://fairfieldca.zoom.us/j/97065607498?pwd=a1dnaVY2UzFINU4xaU5sS0FET09qZz09> or by **phone** at (669) 900-6833 **Webinar ID:** 878 4542 3536 **Passcode:** 66781819

at which time and place any and all persons interested in said matters may appear and be heard. If you challenge any of the above-cited items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to the public hearing. Any party aggrieved or affected by a decision or determination by the Planning Commission in the administration of the City's Development Regulations may file an appeal within 14 business days of the decision or determination using the appeal form available from the Community Development Department. To file an appeal, complete the form and submit it with the appropriate fee to Community Development Department, 1000 Webster Street, 2nd Floor, Fairfield, CA 94533 no later than 14 business days from the date of this hearing. Postmarks will be accepted. For additional information, please contact the Community Development Department, City Hall, 2nd Floor, or phone 707-428-7440.



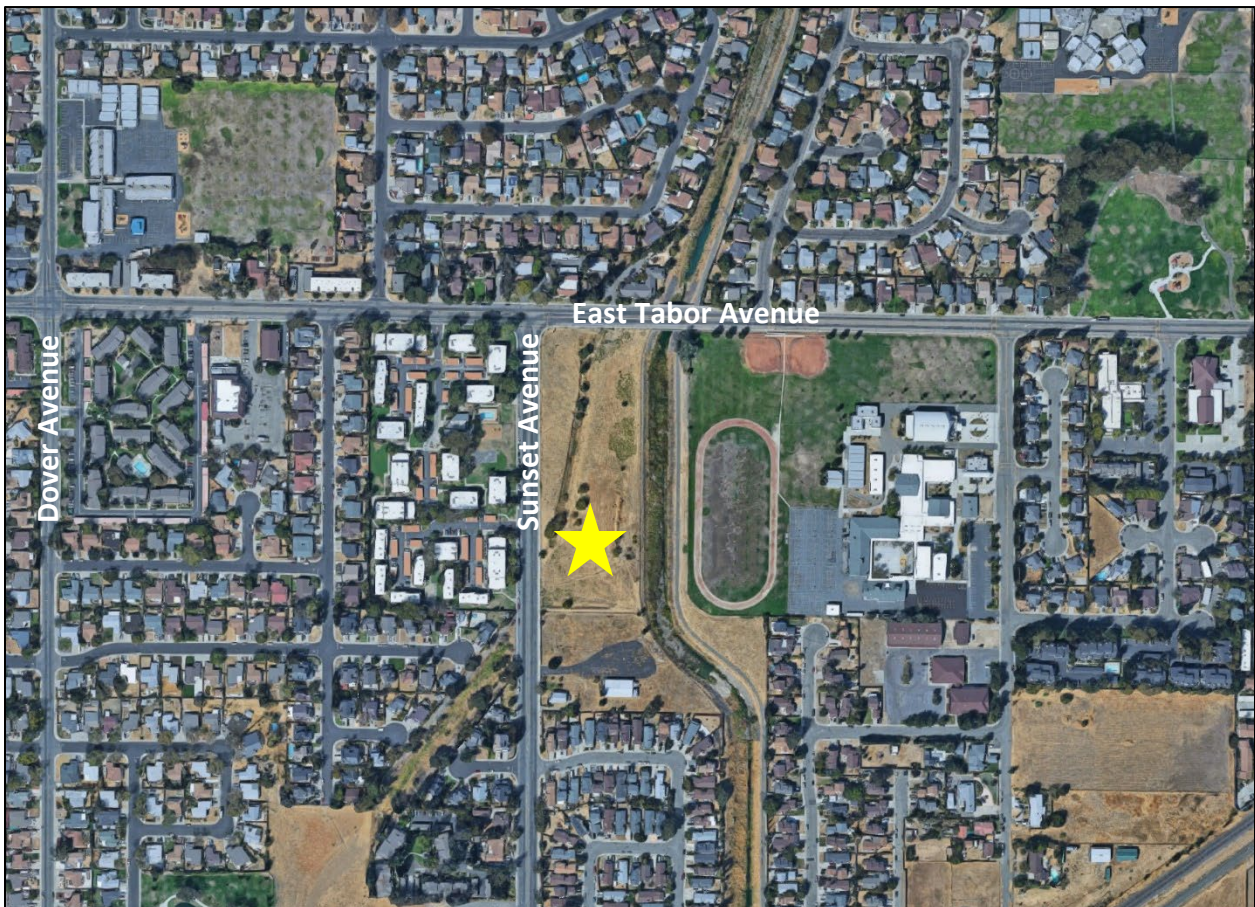
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The City of Fairfield does not discriminate against any individual with a disability. City publications will be made available upon request in the appropriate format to persons with a disability. If you need an accommodation to attend or participate in this meeting due to a disability, please contact Cindy Garcia, Administrative Assistant, at 707-428-7452, cgarcia@fairfield.ca.gov, in advance of the meeting.

TO BE PUBLISHED BY THE DAILY REPUBLIC ON: Monday, August 29, 2022
BILL TO: CITY OF FAIRFIELD COMMUNITY DEVELOPMENT

VICINITY MAP



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

City of Fairfield Community Development Department
1000 Webster Street, Second Floor, Fairfield, California 94533

Given pursuant to the California Environmental Quality Act (CEQA), Sections 21091 and 21092 of the Public Resources Code and Section 15072 of the CEQA Guidelines.

NOTICE IS HEREBY GIVEN that a draft Mitigated Negative Declaration has been prepared and is available for public review and comments regarding the following project:

PROJECT TITLE: Sunset Avenue Apartments

PROJECT LOCATION: Southeast Corner of Sunset Avenue and East Tabor Avenue
(APNs: 0037-030-200; 0037-030-210; and 0037-060-480)

PROJECT DESCRIPTION: Multifamily residential development involving 130 apartments on an 8.71-acre site. The apartments will be sited within 26 two-to-three story buildings and include 90 two-bedroom units and 40 three-bedroom units. Additionally, the project will include a single-story leasing office, recreational amenities, parking, landscaping, and associated site improvements. Approximately 2.82-acres of the project site (APN: 0037-060-480) will require City Council approval of an Annexation into Fairfield City limits and a Zone Change from Residential, Low Medium Density (RLM) District to Residential, Medium Density (RM) District.

REVIEW PERIOD: August 29, 2022, through September 28, 2022

CONTACT PERSON: Jonathan Atkinson, Senior Planner
(707) 428-7387 | jatkinson@fairfield.ca.gov

Copies of all relevant documents are available at the City of Fairfield Community Development Department at the above address.

Comments to the Mitigated Negative Declaration must be received by the Community Development Department in writing no later than 5:30 p.m. on September 28, 2022. The comments should focus on the sufficiency of the environmental documentation in its discussion of the possible impacts of the project.

The project site is is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Any information contained in a Hazardous Waste Substances Statement is attached to this Notice.

Further information may be obtained from the Community Development Department during regular business hours, Monday through Friday (*closed first and third Fridays*), 8:00 a.m. to 12:00 noon and 1:00 p.m. to 5:30 p.m. at 707-428-7461.