

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044


County Clerk
 County of: Solano
 675 Texas Street: Suite 1900
 Fairfield, CA 94533

From: (Public Agency): City of Fairfield
 1000 Webster Street, Second Floor
 Fairfield, CA 94533
 (Address)

FILED

MAY 26 2022

Project Title: North Texas Street Hotel and Drive-Through Restaurant

Bill Emieri, Clerk of the
 Board of Supervisors of
 the County of Solano,
 State of California
 Deputy 

Project Applicant: Jeffrey Thompson, Morton & Pitalo, Inc.

Project Location - Specific:

3350 North Texas Street (APNs: 0167-110-040, 0167-110-140, and 0167-110-220)

Project Location - City: Fairfield Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

Development of a 69,512 square-foot hotel with 112 rooms for Hyatt Place and a 2,300 square-foot counter-service restaurant with drive-through sales for Chipotle and associated site improvements on a 2.98-acre vacant site.

Name of Public Agency Approving Project: City of Fairfield

Name of Person or Agency Carrying Out Project: Jeffrey Thompson, Morton & Pitalo, Inc.

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: In-Fill Development: Section 15332
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

The project is consistent with the General Plan and Zoning Ordinance in terms of designations, objectives, and development regulations. The project site is 2.98 acres, located within Fairfield City limits, surrounded by urban uses, and can be served by all required utilities and public services. The project site is not characterized by any habitats of value for vulnerable and/or rare species or any other significant biological resources. Furthermore, no significant impacts associated with traffic, noise, air quality, or water quality have been identified.

Lead Agency
 Contact Person: Jonathan Atkinson Area Code/Telephone/Extension: (707) 428-7387

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 05/26/2022 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Document Posted From
05/26/22 to _____
 Deputy Clerk of the Board