

## 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: LionExt Warehouse

PROJECT LOCATION: 501 Lopes Road, Fairfield, CA 94534 (APN: 0180-120-010)

PROJECT APPLICATIONS: Minor Development Review (MD2023-008), Environmental Review (ER2023-026)

PROJECT DESCRIPTION: Development of one industrial warehouse building with loading docks and attached office building and associated site improvements on a 1-acre site. The warehouse building has a building area of 14,085 sq. ft. and includes an attached two-story office building with an area of 1,386 square feet. The building has a maximum height of 30 feet. The site improvements include a new parking lot with 19 spaces, new curb and gutter, sidewalk, and 3,020 sq. ft. of landscape improvements with stormwater quality treatment areas. New electrical, sewer, and water utilities will be installed for the project. The project site is currently vacant, and the development of the building will be used for service commercial land use activities, including warehouse and office, consistent with the CS (Service Commercial) zoning district that is applicable to the project location. The specific tenant use is LionExt Inc, a shipping and distribution company.

# FILED

DEC -2 2025

Ian M. Goldberg, Clerk of the  
Board of Supervisors of the  
County of Solano,  
State of California

Deputy: *Emily Shepherd*

REVIEW PERIOD: December 3, 2025 through December 23, 2025

CONTACT PERSON: Yee-Lynn Wong, Associate Planner  
(707) 428-7449  
ywong@fairfield.ca.gov

HEARING DATE: Tuesday, December 23, 2025

LOCATION OF HEARINGS: Fairfield City Hall Community Development  
Large Conference Room  
1000 Webster Street, Second Floor  
Fairfield, California 94533

Document Posted From  
12/2/25 to  
Deputy Clerk of the Board

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 (December 23, 2025). 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.