

## FEATURED SITE #3 FAIRFIELD, CA

<b>Site Name</b>	<b>Green Valley Corporate Park – Fairfield</b>
Moving Solano Forward Tier	1
Site Location (street address, intersection or location coordinates)	4650 Business Center Drive
City, County	Fairfield, Solano County
APN	0148-540-080
Unincorporated area (Y/N)	No
If in incorporated area, name of city	Fairfield, California
Publicly/Private Owner	Public
Number of Owners	1
List owner (s) names	Successor Agency to Fairfield Redevelopment Agency
If appropriate, Real Estate representative (contact information)	Glen Dowling: 415-299-6868
City Contact (s)	City of Fairfield, Economic Development Dept., 707-428-7462, econdev@fairfield.ca.gov
Is site located in an industrial park?	Yes
Former Use (s)	None
Neighboring Uses	Office
Total Site Acreage	12.64
Developable Acreage (estimate)	12.64
Site Dimensions	599'± D x 1,017'± W
Additional Acreage Available (specify acreage)	2.95± and/or 3.21± acres to NW
Acreage within flood plain/floodway	None
Reported Asking Price	N/A

### LEGEND TIERS:

<sup>1</sup> Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

## FEATURED SITE #3 FAIRFIELD, CA

Reported Lease Rate/Terms (if applicable)	N/A
Current Zoning Designation	Industrial Business Park (IBP)
Zoning Authority	City of Fairfield
Restrictive Covenants	Yes
Name of road directly serving site	Business Center Drive
Number of lanes of road directly serving site	4 (2 in each direction)
Nearest Interstate or Limited Access Highway	Interstate 80 and Interstate 680
Distance	.5 mile
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	
Distance	
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	1.15± miles (as crow flies)
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Fairfield
Line Size	12"
Distance to site	In street
Static and residual line pressure (PSI)	<b>Static:</b> 70 PSI <b>Residual:</b> 60 PSI
Flow in gallons per minute	1,163 GPM
Water treatment plant capacity (MGD)	
<ul style="list-style-type: none"> <li>• total (design) capacity</li> </ul>	56.7 MGD
<ul style="list-style-type: none"> <li>• annual average daily use</li> </ul>	16 MGD

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• peak demand	32.7 MGD in July 2013
• excess (available) capacity	24 MGD
Name of Wastewater Provider	Fairfield-Suisun Sewer District
Line Size	8"
Distance to site	To site
Specify if service is gravity or force main	Force main
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	23.7 MGD
• annual average daily use	16 MGD
• peak wet weather capacity	53 MGD
• excess (available) capacity	13.7 MGD
Telecommunication Provider (s)	AT&T and Comcast
Describe known service at site	
Fire Insurance Rating at Site	3
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	

**Featured Site:** Green Valley Corporate Center

**Location:** 4650 Business Center Drive, Fairfield, California

