

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2018102007****Project Title:** Fairview at Northgate EIRLead Agency: City of VallejoContact Person: Aaron SageMailing Address: 555 Santa Clara StreetPhone: (707) 649-5391City: VallejoZip: 94590County: Solano**Project Location:** County: SolanoCity/Nearest Community: VallejoCross Streets: Turner Parkway and Admiral Callaghan LaneZip Code: 94591Longitude/Latitude (degrees, minutes and seconds): 38 ° 07 ' 42 " N / 122 ° 13 ' 24 " W Total Acres: 51.3Assessor's Parcel No.: 0052-320-250Section: 5Twp.: 3NRange: 3WBase: Mt DiabloWithin 2 Miles: State Hwy #: I-80, SR 37, SR 29Waterways: Blue Rock Springs Creek and Lake ChabotAirports: N/ARailways: CA Northern RailroadSchools: Bethel, Wardlaw, Vallejo**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR  
☐ Early Cons ☐ Supplement/Subsequent EIR  
☐ Neg Dec (Prior SCH No.) \_\_\_\_\_  
☐ Mit Neg Dec Other: \_\_\_\_\_

NEPA: ☐ NOI ☐ EA  
☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document  
☐ Final Document  
☐ Other: \_\_\_\_\_

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan  
☐ General Plan Amendment ☐ Master Plan  
☐ General Plan Element ☒ Planned Unit Development  
☐ Community Plan ☐ Site Plan

☒ Rezone ☐ Annexation  
☐ Prezone ☐ Redevelopment  
☒ Use Permit ☐ Coastal Permit  
☒ Land Division (Subdivision, etc.) ☐ Other: \_\_\_\_\_

Governor's Office of Planning &amp; Research

JAN 17 2020  
 STATE CLEARINGHOUSE

**Development Type:**☒ Residential: Units 178 Acres 23.8☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☒ Commercial: Sq.ft. 179,688 Acres 21.8 Employees \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational: \_\_\_\_\_☒ Recreational: Neighborhood parks and trails☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☒ Other: Open Space - 5.7 acres**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☒ Fiscal  
☐ Agricultural Land ☐ Flood Plain/Flooding  
☒ Air Quality ☐ Forest Land/Fire Hazard  
☒ Archeological/Historical ☒ Geologic/Seismic  
☒ Biological Resources ☐ Minerals  
☐ Coastal Zone ☒ Noise  
☐ Drainage/Absorption ☒ Population/Housing Balance  
☐ Economic/Jobs ☒ Public Services/Facilities

☒ Recreation/Parks  
☒ Schools/Universities  
☐ Septic Systems  
☒ Sewer Capacity  
☒ Soil Erosion/Compaction/Grading  
☒ Solid Waste  
☒ Toxic/Hazardous  
☒ Traffic/Circulation

☒ Vegetation  
☒ Water Quality  
☒ Water Supply/Groundwater  
☒ Wetland/Riparian  
☒ Growth Inducement  
☒ Land Use  
☒ Cumulative Effects  
☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Retail/Entertainment (RE); approx 22 acres, and Mix of Housing Types/Medium Density Residential (R-MH); approx 29 acres.

**Project Description:** (please use a separate page if necessary)

The proposed project would include a mixture of commercial, residential, recreation uses, and designated open space. The commercial component of the project would be located in the westerly portion (21.8 acres) of the project area and would include 179,688 square feet of retail space including the relocation and expansion of the existing Costco store and gas station (currently located in 198 Plaza Drive, approximately 0.75-mile to the northeast). The easterly portion of the site and consist of 178 single family units on 23.8 acres. The residential area would be buffered from the commercial area by a centrally located open space area (5.7 acres). The proposed project incorporates sidewalks, paseos, and trails to facilitate pedestrian and bicycle travel between the commercial and residential project elements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date January 17, 2020 Ending Date March 2, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Aaron Page* Date: 1/14/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.