

Appendix A
Notice of Preparation and Comments Received



Planning Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4326

NOTICE OF PREPARATION

Date: October 2, 2018
To: Responsible Agencies, Organizations, and Interested Parties
From: City of Vallejo
Contact: Alea Gage
Economic Development Project Manager
City of Vallejo, Economic Development Division
555 Santa Clara Street, Vallejo, CA 94590
Subject: **Fairview at Northgate (Cooke Property) Environmental Impact Report**

In discharging its duties under Section 15020 of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), the City of Vallejo (City), as lead agency, intends to prepare an Environmental Impact Report (EIR), consistent with the California Environmental Quality Act (CEQA)(Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines, that address the potential physical environmental effects of the Fairview at Northgate Project (proposed project). In accordance with State CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, involved federal agencies, special districts, Solano County, adjacent cities, neighboring landowners, agencies with jurisdiction by law, public and private utility providers and other interested parties with sufficient information describing the proposed project and its potential environmental effects in order to provide a meaningful response.

As specified by the State CEQA Guidelines, the NOP will be circulated for a 30-day review period. The City requests and welcomes public input and input from other stakeholders and public agencies during this review. If no response or request for additional time is received from any responsible agency by the end of the review period, the lead agency may presume that responsible agencies have no response.

Documents or files relating to the proposed project are available at, and written and/or email comments in response to this NOP should be directed to, the City at the address below. Comments should be provided to the City at the earliest possible date, but no later than 30 calendar days after receipt of this NOP. This NOP, which includes a public notice regarding the Scoping Session, was sent to state agencies and filed with the State Office of Planning and Research on October 2, 2018, posted with the Solano County Clerk's Office and published in the Vallejo Times-Herald on October 2, 2018, and mailed or email to interested parties on or before October 2, 2018. Please include "Fairview at Northgate EIR NOP Scoping Comments" in the subject line and send or email all comments to:

Alea Gage
Economic Development Project Manager
City of Vallejo | Economic Development Division
555 Santa Clara Street, Vallejo, CA 94590
(707) 649-5454
alea.gage@cityofvallejo.net

The 30 day comment period for this Notice of Preparation closes at 5:00 p.m. on **November 1, 2018**.

Agencies that will need to consider the EIR when deciding whether to issue permits or other approvals for the Fairview at Northgate Project should provide the name of a contact person. Comments provided by email should include “Fairview at Northgate EIR NOP Scoping Comment” in the subject line, and the name and mailing address of the commenter in the body of comment.

Public Scoping Meeting: The City will conduct a scoping meeting during the 30-day public review period of this NOP. The scoping meetings will be held as follows:

October 10 , 2018
6:30 p.m.
John F. Kennedy Library
The Vallejo Room, Basement Level
505 Santa Clara Street,
Vallejo, CA 94590

PROPOSED PROJECT SITE AND ENVIRONMENTAL SETTING

The proposed project site is a vacant, undeveloped parcel (Assessor Parcel Number 0081-490-010) located within the City of Vallejo in Solano County and generally bound by the eastern right-of-way of Admiral Callaghan Lane, the southern right of way of Turner Parkway and to the north of Rotary Way. The proposed project site would be accessed via Admiral Callaghan Lane adjacent to the northwest and Turner Parkway to the north. The I-80 freeway is located immediately adjacent to the west of Admiral Callaghan Lane. Figure 1: *Regional Map*, shows the proposed project site in a regional context. Figure 2: *Vicinity Map*, presents the proposed project site and vicinity in a localized context.

Proposed Project Site Environmental Setting

The proposed project site encompasses approximately 51.3 acres and is currently undeveloped, vacant land. The proposed project site is located southeast of the intersection of Turner Parkway and Admiral Callaghan Lane. The proposed project site is square shaped on the north, east, and southern boundaries, with the western side being angled to the southwest tracing the alignment of the undeveloped City right-of-way adjacent to Admiral Callaghan Lane. The proposed project site is undeveloped land surrounded by areas developed with predominantly commercial and residential uses.

Regional Environmental Setting

Covering an area of approximately 50 square miles, Vallejo is bordered by the City of American Canyon and unincorporated Napa County to the north, the City of Benicia and unincorporated Solano County to the east,

the Carquinez Strait to the south, and the Napa River and San Pablo Bay to the west. Adjacent to the City and to the west is the San Pablo Bay National Wildlife Refuge, and the Solano County Land Trust's Lynch Canyon Open Space is located approximately one mile north of the City. Vallejo lays along the east margin of San Pablo Bay, a northeastern lobe of San Francisco Bay. The topography in Vallejo and its Sphere of Influence (SOI) is varied, ranging from flat-lying areas such as marsh and estuarine. The environment along Mare Island and parts of the east margin of the Napa River includes gently sloping terrain in the central part of the City (especially the area flanking Interstate Highway 80 (I-80) north of Curtola Parkway), hillier terrain that dominates the east-central and northeast parts of the City and include the East Bay Hills and Briones Hills to the southwest, the Vaca Mountains and Napa Valley to the north, and the Diablo Ranges to the southeast. Elevations range from near-sea level on the shores of the Carquinez Strait to nearly 1,000 feet above mean sea level along the crest of Sulphur Springs Mountain in the northeast part of the City.

Regional vehicular access to the City of Vallejo is provided by I-80, Interstate 780 (I-780), State Route (SR)-29, and SR-37. Regional transit access to the City of Vallejo is comprised of passenger ferry service provided by San Francisco Bay Ferry to and from San Francisco; Soltrans bus service to the Bay Area Rapid Transit (BART) District's El Cerrito del Norte and Walnut Creek stations; and Napa County Transportation and Planning Agency's VINE bus service to Napa and the El Cerrito del Norte BART station. Napa County Airport is located approximately six miles to the north.

PROPOSED PROJECT DESCRIPTION

The proposed project is planned to include a mixture of commercial, residential, recreation, and designated open space. The commercial element would be located in the westerly portion of the proposed project site bounded by Admiral Callaghan Lane to the west, Turner Parkway to the north, Avery Green Honda car dealership and a portion of the Quail Ridge Condominiums to the south, and the aforementioned designated open space to the east as a buffer to the planned residential area. The residential element would be located on the easterly portion of the proposed project site bounded by Turner Parkway to the north, the existing Hunter Ranch residential development to the east, the Quail Ridge condominiums to the south and the designated open space to the west as a buffer to the planned commercial area. The proposed project incorporates numerous sidewalks, paseos, and a trail designed to promote a pedestrian and bicycle friendly environment, to encourage alternative transportation between the commercial and residential project elements, and improve access to the proposed open space. All components of the proposed project have been designed and planned with the intent of being responsive to the existing on-site features, topography, and other resources and constraints found on the proposed project site and within the surrounding areas, and to be compliant with pertinent planning documents, regulations, and guidelines. Each component of the proposed project is described in additional detail further below. Please refer to *Table 1: Fairview at Northgate Land Use Table*, below, for a breakdown of the areas of the proposed project uses and refer to *Figure 3: Site Plan*, for a depiction of the proposed project layout and location of proposed project uses. Among other permits, the proposed project would require City approval of a Planned Development Master Plan, and the architectural styles as well as floor plans and elevations of the planned commercial and residential buildings would be reviewed and approved by the City as part of the Unit Plan submittal process.

Table 1 – Fairview at Northgate Land Use Table

Proposed Land Use	Acres	Square Feet (sf)	Number of Units
Commercial	21.8	--	--
Costco	--	152,138	--
Pad for Building #1	--	3,000	--
Pad for Building #2	--	9,400	--
Pad for Building #3	--	7,140	--
Pad for Building #4	--	7,960	--
Gasoline Station Kiosk	--	50	--
Total		179,688	--
Residential	23.8	--	178
Single Family	8.1	--	86
Single Family (with Alleys)	7.1	--	92
Basins/Greenspace	5.5	--	--
Public Roads	3.1	--	--
Open Space	5.7	--	--
Central Corridor (Preservation Area)	5.7	--	--
Total	51.3	179,688	178

Commercial

The westerly portion of the proposed project site is planned to be used for commercial development. The proposed project uses would accommodate approximately 179,688 square feet (sf) of commercial building area within 21.8 acres. The commercial area is proposed to contain 5 separate buildings plus the gasoline service station accommodating up to 30 fueling dispensers and a related 50 sf kiosk. The Commercial center would feature a total 962 parking spaces including the required number of accessible spaces for disabled persons.

The southern portion of the commercial area is proposed to be built with a Costco store, which would be the largest building occupying 152,138 square feet over a 17.2-acre area. Parking in this area would be accommodated by providing a total of 774 parking stalls, of which 16 would be reserved for disabled accessible parking. The proposed gas station would be located in the southerly portion of the parking lot and the Costco would be setback from the roadway approximately 450 feet, separated from Admiral Callaghan Lane by the parking lot.

The northerly end of the commercial area is proposed to be developed into four buildings ranging in size from 3,000 sf to 9,400 sf on a site approximately 3.6 acres in size. Parking would be accommodated for this portion of the commercial area with a total of 188 parking stalls, of which 8 would be reserved for disabled accessible parking. These commercial uses would be located along the frontage with Turner Parkway and

wrap around the southeast corner of Admiral Callaghan Lane and Turner Parkway and then along roughly 1/3 of the western edge of the commercial area fronting Admiral Callaghan Lane. A drive-thru-restaurant is proposed in one of the four buildings in the northerly end of the commercial area and potential uses for the other three buildings include general neighborhood services such as restaurants, health and fitness clubs, medical clinics, pharmacies, salons, laundry, clothing, convenience stores, and other related services.

Residential

The residential component would be located on the easterly portion of the proposed project site and encompass a total 23.8 acres. The residential component would consist of 187 single family detached units comprised of two building types; those with traditional front-loaded garages and those with a private front courtyard and alley loaded garages. The 92 alley-loaded units, generally located within the interior of the proposed project site, would have courtyards and garage access via north-south oriented alleys. The alleys would be accessed via east-west trending 42-foot-wide interior streets. Between the interior residences landscaped paseos would provide access to the front of the homes. Of the remaining 86 units, 67 would be located around the perimeter of the residential area and one block of 19 homes would be in the southern residential zone. These areas would be developed as traditional single family detached units on lots with a 42-foot minimum width and a minimum depth of 85 feet. The traditional residential units would feature a front driveway and front entry way facing the streets and be generally oriented to the interior of the residential area. The average density for the combined residential uses would be 7.9 units per gross acre.

Open Space

The proposed project has been designed to reduce the development footprint within the central portion of the proposed project site which would be preserved as open space. This area drains the existing residential developments to the south and southeast and contains an area designated as wetland. This open space would separate the proposed project's commercial and residential components, and provide a buffer between the two uses. This area would be subject to protective restrictions that would not allow for public or private use and the open space would be secured by attractively designed perimeter fencing consistent with the appearance of open space. The open space would be accessible via private gates located on the commercial side of the proposed project in order to undertake maintenance activities. The proposed project anticipates that the open space would be owned and managed by a home owners association (HOA) created in connection with the residential component.

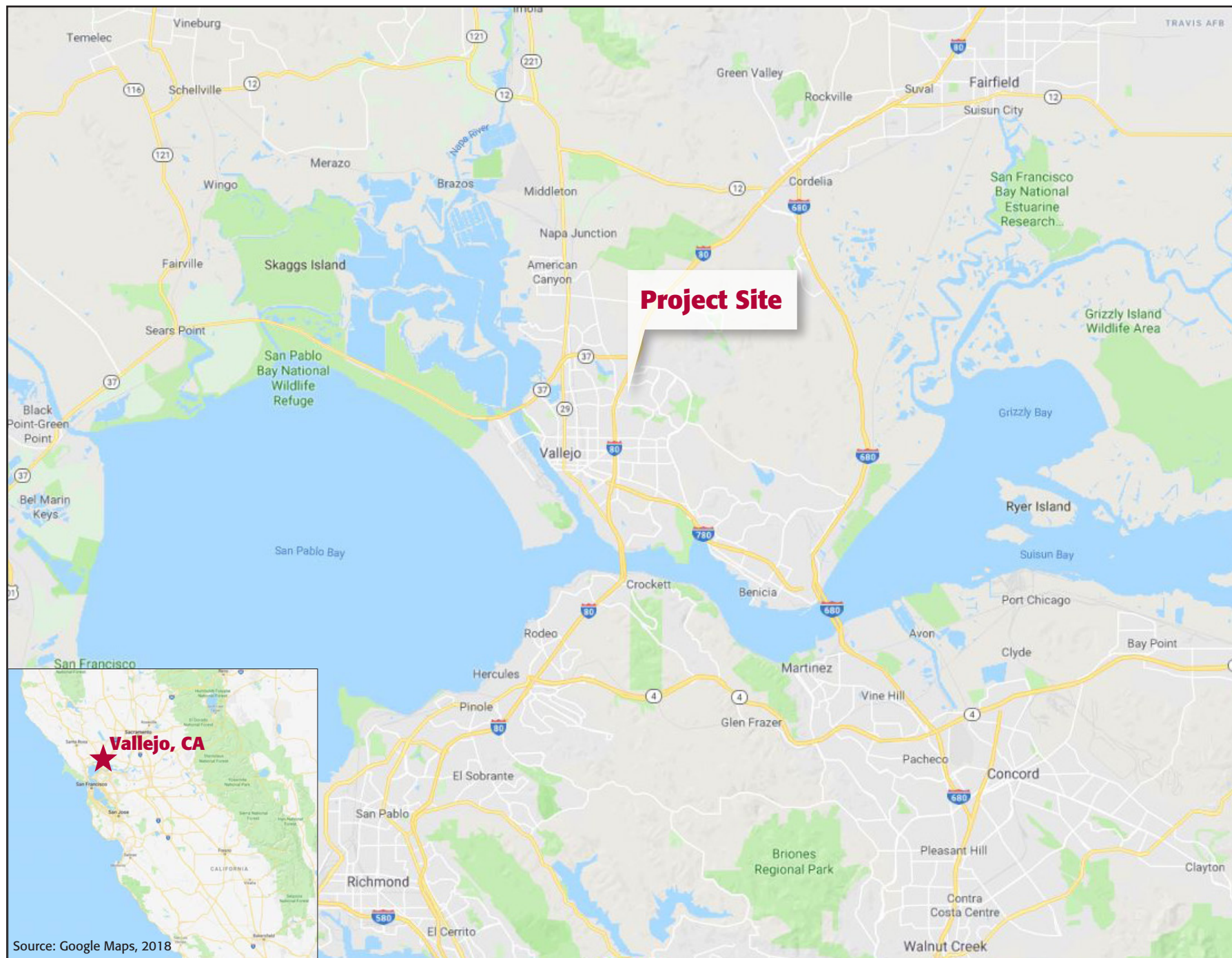
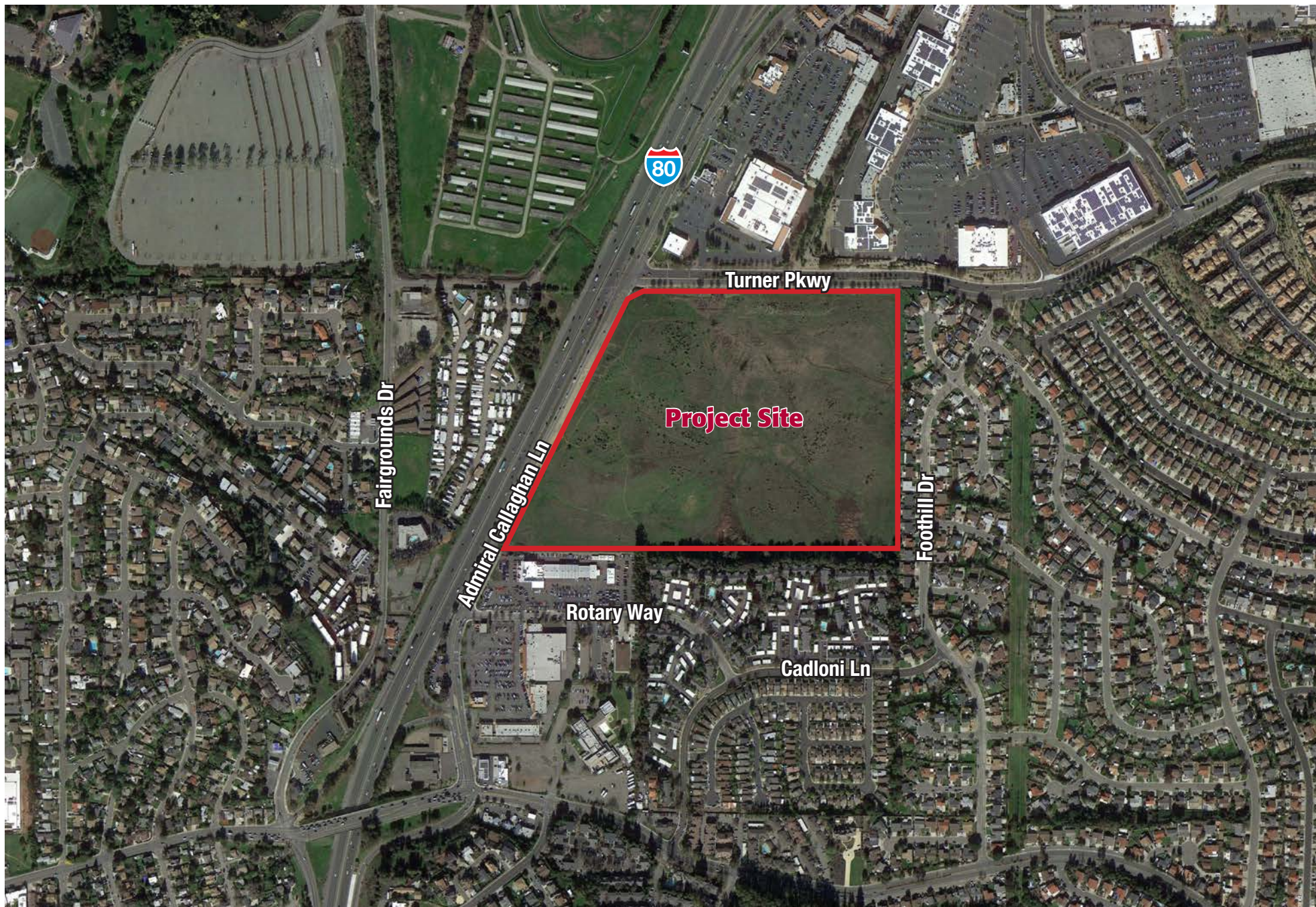
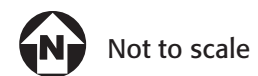


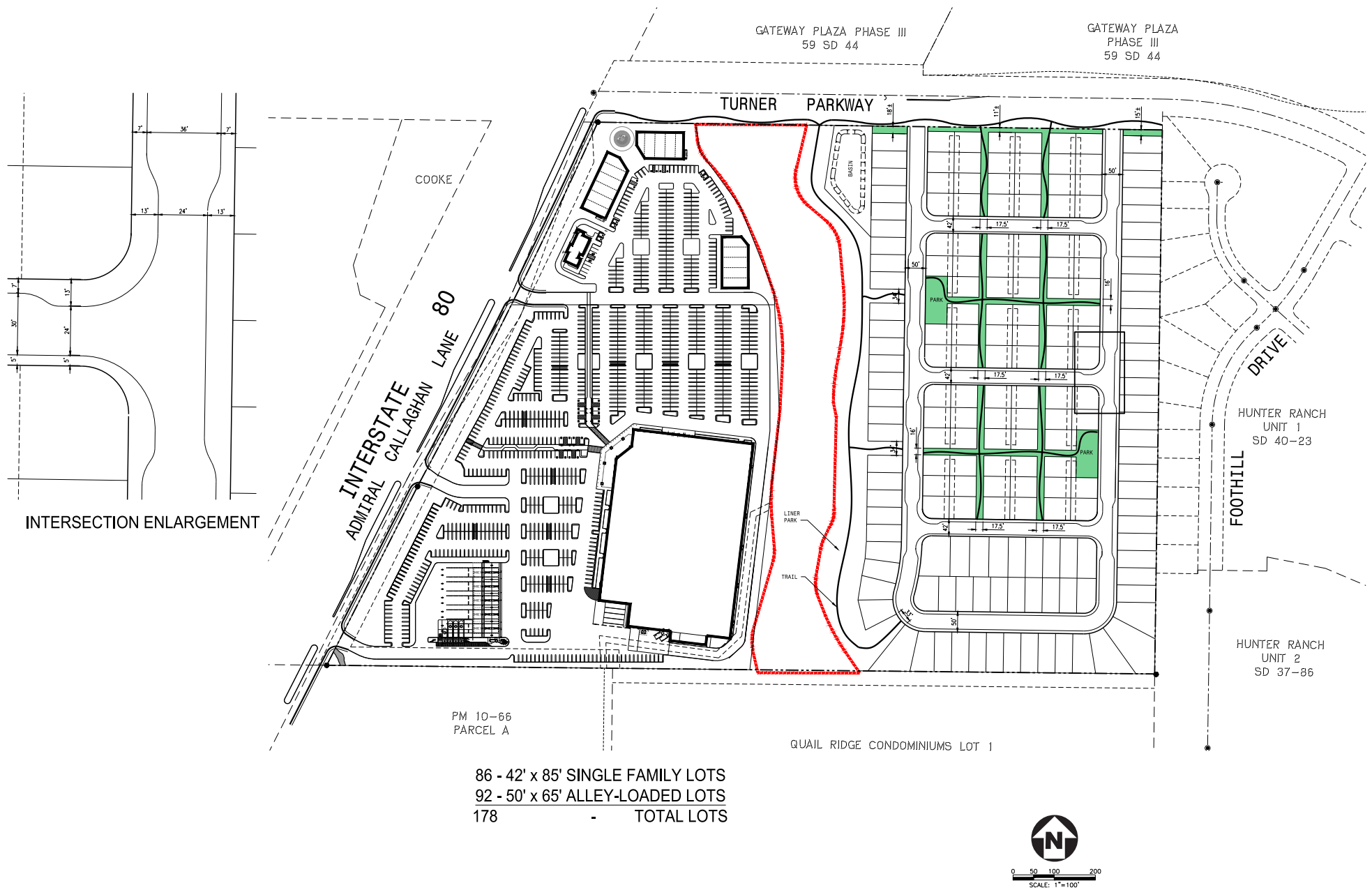
FIGURE 1: Regional Map
Fairview at Northgate Project



Source: Google Earth, 2018

FIGURE 2: Vicinity Map
Fairview at Northgate Project





Source: MacKay and Somp, 2018

FIGURE 3: Site Plan
Fairview at Northgate Project

Parks

The proposed project would provide parks and privately maintained greenspace to fulfill the parkland dedication requirements. The park dedication requirement is calculated to be 2.44 acres. In the event an insufficient amount of parkland is dedicated per the requirements of the Quimby Act, the proposed project would be required to pay an in-lieu fee as mitigation for the amount of parkland acreage not provided. The proposed project would include two 0.28-acre parks which would be for the use of project residents. A 2.0 acre linear park/trail would be located between the residential area and open space. The linear park/trail would connect to a meandering sidewalk along Turner Parkway on the north and extend to the south with connections to the residential area via three pass-thru walkways between home sites bordering the park/trail. Within the interior of the residential area, there would be series of pedestrian paseos connecting to the parks and liner park/trail and new meandering sidewalk on Turner Parkway. The proposed project was designed to include these walkways in order to encourage pedestrian activity within the residential community as well as from the residential community to the service oriented uses at the north end of the commercial area.

REQUIRED APPROVALS

The City of Vallejo is considered the Lead Agency under CEQA, and is responsible for reviewing and certifying the adequacy of the EIR to be prepared for the proposed project. Prior to development of the proposed project, a number of discretionary permits and approvals must be obtained from local, state and federal agencies, as listed below. It is expected that these agencies, at a minimum, would consider the data and analyses contained in this EIR when making their permit determinations. To implement the proposed project, the Project Applicant would need to obtain, at a minimum, the following discretionary permits/approvals.

City of Vallejo

- Certification by the City of Vallejo that the Final EIR has been completed in compliance with CEQA, and has been reviewed and considered by the decision makers.
- Adoption by the City of Vallejo of findings regarding significant impacts and appropriate mitigation.
- Adoption by the City of Vallejo of a statement of overriding considerations for significant and unavoidable impacts, if applicable.
- Adoption by the City of Vallejo of a mitigation monitoring and reporting program (MMRP).
- Approval by the City of Vallejo of Major Conditional Use Permit.
- Approval by the City of Vallejo of a zoning map amendment, if necessary.
- Approval by the City of Vallejo of a tentative subdivision map or vesting tentative map and subsequent final maps.
- Approval by the City of Vallejo of a Planned Development Master Plan.
- Approval by the City of Vallejo of Unit Plan(s) as needed.

- Issuance of encroachment permits by the City of Vallejo for road work or other improvements that may be constructed in local road rights-of way.
- Issuance of a grading permit by the City of Vallejo.

Future required approvals and possible permitting requirements from other public agencies may be required. Upon completion of the environmental review process and prior to construction, the proposed project would be reviewed through standard City plan check procedures to verify that the proposed project conforms to all applicable City design criteria.

State of California

- California Department of Fish and Wildlife (CDFW), Agreements/Permits/Authorizations pursuant to the California and Federal Endangered Species Acts, if necessary.
- California Air Resources Board – Yolo-Solano Air Quality Management District) – Fugitive Dust Control Plan, Authority to Construct, Permit to Operate, any other permits as necessary.
- San Francisco Regional Water Quality Control Board (San Francisco RWQCB):
 - General Construction Stormwater Permit [Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
 - Section 401 Water Quality Certification, Regional Water Quality Control Board.
- Issuance of encroachment permits by the California Department of Transportation (Caltrans) – District 02 for road work or other improvements that may be required to be constructed within State-controlled right-of way (I-80).

Federal Approvals

- United States Army Corps of Engineers (USACE) 404 permit for wetland impacts.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will describe the existing environmental conditions on the proposed project site and will identify the significant environmental effects anticipated to result from development of the proposed project as proposed. Mitigation measures will be identified for potentially significant environmental impacts, as warranted. The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, if new information becomes available.

Aesthetics & Visual Resources

The proposed project site is surrounded primarily by mixed-use commercial/retail/office uses and residential neighborhoods including two-story and multi-family residential structures. The EIR will describe the existing visual setting of the proposed project site, the visual changes that are anticipated to occur as a result of the proposed project and whether the changes resulting from the proposed project would adversely affect the existing visual character or quality of its setting, including any changes related to substantial nighttime lighting and glare, or visual corridors as seen from important surrounding vantage

points. If significant impacts related to visual resources and aesthetics are found, mitigation measures will be identified.

Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's short term and long term impacts to local and regional air quality based on methodologies established by the Bay Area Air Quality Management District (BAAQMD). The EIR will discuss sensitive receptors and temporary construction impacts to air quality. Mitigation measures, if found to be required, will be discussed.

Biological Resources

The project site is an undeveloped, vacant parcel within an urbanized area of Vallejo. The EIR will discuss potential short term and long term impacts of the proposed project on existing plant and wildlife species and associated habitat, including any tree loss, wetland impacts, and the City's policies and regulations pertaining to biological resources. Mitigation measures, if found to be required, will be discussed.

Cultural and Historic Resources, including Tribal Cultural Resources

A cultural resources evaluation will be prepared for the proposed project in consultation with Native American representatives identified by the California Native American Heritage Commission. The EIR will assess and address the potential for ground disturbing activities associated with the proposed project to damage or destroy archaeological, paleontological, historic, or tribal cultural resources on the proposed project site. If significant archaeological, paleontological, historic, or tribal cultural resources are found to be present on the proposed project site, mitigation measures will be identified.

Geology and Soils

The proposed project site is located in a seismically active region in the United States. The EIR will discuss the possible impacts associated with existing geology and soils, including the risk of geologic hazards associated with seismic events on the proposed project. Mitigation measures, if found to be required, will be discussed.

Greenhouse Gas Emissions and Energy

The EIR will describe the potential for short term and long term contributions to global greenhouse gas (GHG) emissions from the proposed project, as well as impacts related to energy use during construction and operation of the proposed project. The EIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption. The EIR will also assess the proposed project's alignment with local and regional plans and policies pertaining to GHG emissions and climate change. Mitigation measures, if found to be required, will be discussed.

Hazards and Hazardous Materials

The proposed project site is surrounded by commercial businesses and residential land uses. The EIR will summarize known hazardous materials conditions on and adjacent to the project site, address the potential for hazardous materials from the proposed project, and evaluate the potential for increased risks associated

with potential uses or accidental release of hazardous materials within or near the proposed project site. Mitigation measures, if found to be required, will be discussed.

Hydrology and Water Quality

Based on Flood Insurance Rate Maps the proposed project site is located in Zone X- an area of minimal flooding. The EIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board. The EIR will include the percentage of pervious and impervious surfaces on-site (under existing and project conditions), and a list of proposed stormwater control measures that meet the City's water quality requirements. The EIR will also evaluate potential effects to groundwater conditions and sources, in addition to the potential for inundation and sea level rise and adaptation. Mitigation measures, if found to be required, will be discussed.

Land Use

The proposed project site is located in a developed urbanized area surrounded by commercial and residential land uses. The EIR will describe the existing land uses adjacent to and within the proposed project area. This discussion will evaluate the proposed project's compatibility with existing and proposed land uses in the project area. The EIR will evaluate the proposed project's consistency with existing land use regulations including the City's General Plan 2040, zoning and municipal code. Potential land use impacts as a result of the proposed project will be analyzed and mitigation measures will be identified for significant impacts, if necessary.

Noise and Vibration

The proposed project site is located adjacent to Interstate 80, Admiral Callaghan Lane and Turner Parkway; Interstate 80 and Admiral Callaghan Lane are major roadways with high traffic volumes. The EIR will discuss impacts to the proposed project from existing off-site noise sources. The EIR will also discuss the increase in traffic noise that will result from implementation of the proposed project, and short-term construction noise. Noise levels will be evaluated for consistency with applicable standards and guidelines from the City of Vallejo. If noise and vibration impacts are found to be significant, mitigation measures will be identified.

Population and Housing

The EIR will examine the anticipated effects of the proposed project on existing and projected population and housing characteristics, housing demands, and the local balance between housing and jobs in the City. The EIR will evaluate the applicable regional and City plans, policies and regulations to the proposed project. Mitigation measures, if found to be required, will be discussed.

Public Services

The EIR will assess whether implementation of the proposed project will increase the demand on public services, including police, fire protection, emergency services, schools, and parks. The EIR will assess potential increases in demand for public services and the availability and capacity of public facilities to maintain acceptable levels of services. Mitigation measures, if found to be required, will be discussed.

Recreation

The EIR will assess whether implementation of the proposed project will increase the demand on existing parks, trails, and recreation centers. The EIR will assess potential increases in demand on existing parks, trails, and recreation centers and the availability and capacity of these facilities to maintain acceptable levels of services, while taking into consideration parks, open space areas, and a multi-use trail proposed as part of the residential component of the proposed project. The EIR will examine City policies related to park dedication and maintenance, to ensure the proposed project is consistent with City of Vallejo policies.

Transportation, Circulation and Parking

The EIR will examine the existing traffic and parking conditions in the immediate vicinity of the proposed project site. A traffic impact analysis will be prepared for the proposed project in order to identify the transportation impacts of the proposed project on the existing local and regional transportation system and the planned long-range transportation network. The evaluation will include regional and local roadway system impacts, transit impacts, pedestrian and bicycle impacts and TDM opportunities. Further, the EIR will evaluate impacts to parking in the vicinity. If impacts to transportation or parking facilities are found to be significant, mitigation measures will be identified.

Utilities and Service Systems

The EIR will assess whether implementation of the proposed project will result in an increased demand on utilities compared to existing conditions. The EIR will examine the impacts of the proposed project on gas, electric and telecommunication facilities as well as wastewater systems, storm drains, water supply, and solid waste management. The EIR will analyze applicable state, regional, and City plans and policies for consistency. Mitigation measures, if found to be required, will be discussed.

Significant Unavoidable Impacts

The EIR will identify those significant impacts that cannot be avoided, if applicable, if the project is implemented as proposed.

Cumulative Impacts

The EIR will include a cumulative impacts analysis that will address the potentially significant cumulative impacts of the proposed project when considered with other past, present, and reasonably foreseeable future projects in the development area.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) areas of known controversy, 5) references, 6) organizations/ persons consulted, 6) EIR author and consultants, and 7) appendices.

ALTERNATIVES

In accordance with Section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of

the project and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative, as well as other potential alternatives that may be capable of reducing or avoiding potential environmental effects. Aside from the No Project Alternative, the City has not yet determined what additional alternatives to the proposed project will be evaluated in the EIR. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

October 2, 2018

RECEIVED

OCT 05 2018

To: Reviewing Agencies

CITY OF VALLEJO
ECONOMIC DEV DIVISION

Re: Fairview at Northgate EIR
SCH# 2018102007

Attached for your review and comment is the Notice of Preparation (NOP) for the Fairview at Northgate EIR draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Alea Gage
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018102007
Project Title Fairview at Northgate EIR
Lead Agency Vallejo, City of

Type NOP Notice of Preparation

Description The proposed project is planned to include a mixture of commercial, residential, recreation, and designated open space on a 51.3 acre site. The commercial component of the project would be located in the westerly portion (21.8 acres) of the project area and consist of 179,688 sf of retail space including one Costco store with a gas station. This area would be buffered from the residential area by a centrally located open space (5.7 acre). The residential area would be located on the easterly portion of the site and consist of 187 single family units on 23.8 acres. The proposed project incorporates sidewalks, paseos, and a trail, to facilitate alternative transportation between the commercial and residential project elements, and improve access to the proposed open space.

Lead Agency Contact

Name Alea Gage
Agency City of Vallejo
Phone (707) 649-5454 **Fax**
email
Address 555 Santa Clara Street
City Vallejo **State** CA **Zip** 94590

Project Location

County Solano
City Vallejo
Region
Cross Streets Turner Pkwy and Admiral Callaghan Lane
Lat / Long 38° 07' 42" N / 122° 13' 24" W
Parcel No. 0052-320-250
Township 3N **Range** 3W **Section** 5 **Base** MDBM

Proximity to:

Highways I-80, SR 37, SR 29
Airports
Railways CA Northern RR
Waterways Blue Rock Springs Creek and Lake Chabot
Schools Bethel, Wardlaw, Vallejo
Land Use retail/entertainment; approx 22 acres, and mix of housing types/medium density ers; approx 29 acres

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Fiscal Impacts; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 4; Air Resources Board; State Water Resources Control Board, Division of Water Quality; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2

Date Received 10/02/2018 **Start of Review** 10/02/2018 **End of Review** 10/31/2018

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 EIR

Lead Agency: City of Vallejo

Contact Person: Alea Gage

Mailing Address: 555 Santa Clara Street

Phone: (707) 649-5454

City: Vallejo

Zip: 94590

County: Solano

Project Location: County: Solano

City/Nearest Community: Vallejo

Cross Streets: Turner Parkway and Admiral Callaghan Lane

Zip Code: 94591

Longitude/Latitude (degrees, minutes and seconds): 38 ° 07 ' 42 " N / 122 ° 13 ' 24 " W Total Acres: 51.3

Assessor's Parcel No.: 0052-320-250

Section: 5

Twp.: 3N

Range: 3W

Base: Mt Diablo

Within 2 Miles: State Hwy #: I-80, SR 37, SR 29

Waterways: Blue Rock Springs Creek and Lake Chabot

Airports: N/A

Railways: CA Northern Railroad

Schools: Bethel, Wardlaw, Vallejo

Document Type:CEQA: ☒ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA:

☐ NOI☐ EA☐ Draft EIS☐ FONSI

Other:

☐ Joint Document☐ Final Document☐ Other:**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☒ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☒ Use Permit☒ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other:**Development Type:**☒ Residential: Units 187

Acres 22.5

☐ Office: Sq.ft.

Acres

Employees

☒ Commercial: Sq.ft. 179,688

Acres 21.7

Employees

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining: Type☐ Power: Type☐ Waste Treatment: Type☐ Hazardous Waste: Type☒ Other: Open Space - 7.1 acres

OCT 02 2018

STATE CLEARINGHOUSE

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☒ Fiscal☐ Flood Plain/Flooding☐ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☒ Population/Housing Balance☒ 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 is planned to include a mixture of commercial, residential, recreation, and designated open space on a 51.3 acre site. The commercial component of the project would be located in the westerly portion (21.8 acres) of the project area and consist of 179,688 square feet of retail space including one Costco store with a gas station. This area would be buffered from the residential area by a centrally located open space (5.7 acres). The residential area would be located on the easterly portion of the site and consist of 187 single family units on 23.8 acres. The proposed project incorporates sidewalks, paseos, and a trail, to facilitate alternative transportation between the commercial and residential project elements, and improve access to the proposed open space.

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

NOP Distribution List

County: Solano

SCH#

2018102007

Resources Agency

☐ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Denise Peterson

☐ California Coastal Commission
Allyson Hitt

☐ Colorado River Board
Elsa Contreras

☐ Dept. of Conservation
Crina Chan

☐ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herola

☐ Office of Historic Preservation
Ron Parsons

☐ Dept of Parks & Recreation
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

☐ Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Game

☐ Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division

☐ Fish & Wildlife Region 1
Curt Babcock

☐ Fish & Wildlife Region 1E
Laurie Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongesen

☐ Fish & Wildlife Region 3
Craig Weightman

Independent Commissions/Boards

☐ Delta Protection Commission
Erik Vink

☐ Delta Stewardship Council
Anthony Navasero

☐ California Energy Commission
Eric Knight

☐ Fish & Wildlife Region 4
Julie Vance

☐ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☐ Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

☐ California Department of Education
Lesley Taylor

☐ OES (Office of Emergency Services)
Monique Wilber

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Dept. of General Services
Cathy Buck
Environmental Services Section

☐ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

☐ Native American Heritage Comm.
Debbie Treadway

☒ Public Utilities Commission
Supervisor

☐ Santa Monica Bay Restoration
Guangyu Wang

☐ State Lands Commission
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics
Philip Crimmins

☐ Caltrans - Planning
HQ LD-IGR
Christian Bushong

☒ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Susan Zanchi

☒ Caltrans, District 4
Patricia Maurice

☐ Caltrans, District 5
Larry Newland

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Dianna Watson

☐ Caltrans, District 8
Mark Roberts

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☐ Caltrans, District 11
Jacob Armstrong

☐ Caltrans, District 12
Maureen El Haraque

Cal EPA

☒ Air Resources Board
Airport & Freight
Jack Wursten

☐ Transportation Projects
Nesamant Kalandiyur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☐ State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ State Water Resources Control Board
Div. Drinking Water # _____

☒ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

☒ Dept. of Toxic Substances Control Reg. # _____
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

☐ Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☒ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☐ RWQCB 7
Colorado River Basin Region (7)

☐ RWQCB 8
Santa Ana Region (8)

☐ RWQCB 9
San Diego Region (9)

☐ Other _____

☐ _____
Conservancy

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

October 30, 2018

Alea Gage, Project Manager
City of Vallejo
Economic Development Div.
Planning Division
555 Santa Clara Street
Vallejo, California 94590

GTS # 04-SOL-2018-00109
GTS ID: 12919
Post Miles: SOL-80-5.005

Subject: Regarding Review of the Fairview at Northgate (Cooke Property) Notice of Preparation

Ms. Gage:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Fairview at Northgate (Cooke Property). In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' Strategic Management Plan 2015- 2020 aims to reduce Vehicle Miles Traveled (VMT) in part by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation of an Environmental Impact Report for the Fairview at Northgate (Cooke Property) that you sent to this office for review.

Project Understanding

The proposed project is located on an undeveloped, vacant 51.3-acre site southeast of the intersection of Turner Parkway and Admiral Callaghan Lane at approximately Interstate 80 Post Mile 5.005 in Vallejo, California. It proposes a mixture of commercial, residential, recreation, and designated open space, with the commercial element located in the westerly portion and the residential element located in the easterly portion. The proposed project incorporates sidewalks, paseos, and a trail.

Environmental Planning—Cultural Resources

As part of the environmental review for the proposed project, pursuant to CEQA Guidelines Section 15064.5, we recommend that the City of Vallejo conduct a cultural resource technical study that at a minimum includes a records search at the Northwest Information Center of the California Historical Resources Information System (CHRIS), a field survey of the project area by a qualified archaeologist, and Native American consultation. If an encroachment permit is

needed for work within Caltrans right-of-way, we may require that cultural resource technical studies be prepared in compliance with CEQA, Public Resources Code (PRC) 5024, and the Caltrans Standard Environmental Reference (SER) Chapter 2. You can find it at: (<http://www.dot.ca.gov/ser/vol2/vol2.htm>).

Should ground-disturbing activities take place within Caltrans right-of-way and there is an inadvertent archaeological or burial discovery, in compliance with CEQA, PRC 5024.5, and the SER, all construction within 60 feet of the find shall cease and the Caltrans District 4 Office of Cultural Resource Studies (OCRS) shall be immediately contacted.

Highway Operations

Caltrans Highway Operations requests an opportunity to review construction plans as well as a Traffic Impact Study. Caltrans is especially interested in the construct impacts to traffic at the on and off-ramps to Interstate 80 at the Redwood Street interchange (Post Mile 4.431).

Hydraulics

While there are no drainage plans attached to the current project plans, Caltrans District 4 Office of Hydraulics expects to see drainage plans and a full report as the project progresses.

If you have any questions, please contact Michael Meloy, Associate Environmental Planner, at (510) 286-5433 or michael.meloy@dot.ca.gov.

Sincerely,



for

PATRICIA MAURICE

District Branch Chief

Local Development - Intergovernmental Review

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



October 12, 2018

Alea Gage
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

RECEIVED

OCT 15 2018

CITY OF VALLEJO
ECONOMIC DEV DIVISION

RE: SCH#2018102007 Fairview at Northgate EIR, Solano County

Dear Ms. Gage:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,


for
Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse

Dear Ms. Gage:

The following represents my comments as far as the NOP for the Fairview at Northgate proposal:

1) The proposal calls for parking in front of the “big box” store that will dominate the Admiral Callaghan side of the property. Many communities are realizing that there are better aesthetic alternatives to this type of site design; that do not mitigate the viability of the commerce conducted there. I would like to see the EIR, perhaps under the “Aesthetic” analysis, or the “Land Use and Planning” element, consider an alternate proposal that would put the parking for the large store behind, or along side the store, and siting the store frontage itself (building footprint) adjacent to Admiral Callaghan Lane rather than the parking lot as proposed.

2) Big box stores are by their nature are large aesthetic impacts. They are, historically speaking, relatively recent, albeit widely-accepted, incursions on what could be called the “architectural or community space.” Along with skyscrapers, extensive parking lots and roadways, this “space” has diverged, for better or less, from the kinds of historical development patterns that were known by our long-deceased ancestors and that are generally appreciated world-wide to this day. We are not going back. But that said, new developments can be encouraged to make as many “enhancements” as possible to positively contribute to the “architectural or community space.” Along those lines, I would like to see the following considered either in the draft EIR, or the FEIR:

a) Per the documents I have reviewed, there are neither facade drawings or landscape plans. I do not think the aesthetic impacts can be fully appreciated without these plans and I believe they should be included and reviewed as part of the aesthetic impact component of an EIR for this proposal.

b) The large store, and the adjacent smaller stores, will be part of a “viewscape” that is 360 degrees around each structure. There will be no backside that will be hidden from view. Therefore I think it is important that architectural facade designs are oriented such that building aesthetics, from all directions, are considered within the “Aesthetic” component of the EIR.

c) Whatever the merits, or lack of merits, in the building aesthetics of any given project, the use of trees and other landscape elements almost universally make any project more pleasing. I would hope that this development makes intensive use of this orientation at least to the equivalent level of the nearby “Target Center,” and is demonstrated with plans that are included within the EIR.

d) Per the conceptual site plans, landscape islands are included in the parking area. I would like to see the expanded use of landscaping in the parking areas. There are built examples of parking lots that place a landscape strip in-between all parking. This can be found in downtown Napa for example. The merits of this are both aesthetic and environmental. The aesthetic merit may be obvious, but it could be noted that all vegetation helps to sequester carbon, and significant tree canopies in parking lots help to reduce heat arising from parking areas. I would like to see this considered in the EIR.

3) The site plan for housing calls for very small lots for single-family-homes. These appear to be even smaller than those that were subdivided to create the new housing stock on Mare Island. While the development community has demonstrated that there is a willing market for sizable homes on small lots, this is yet another divergence from historic development patterns. The Vallejo zoning code itself calls for a minimum of 5,000 sq. ft. per single family home. While there exists the legal option of changing that requirement through the planned development process, I question the virtue. This small lot development creates building entities that you could say are neither “fish nor fowl” historically speaking. They are neither the traditional single-family home, with a larger lot, nor a townhouse or condominium development.

The small lots require minimal building setbacks to squeeze the homes into the lots, and I believe this also diverges from the requirements per the Vallejo zoning code. I would say, that as a relatively new development phenomena, this is not, as yet, well-researched in terms of how single family owners feel about this type of "squeezing" vs. traditional single-family site developments. This may be hard to quantify but I think it deserves consideration.

I would like to see the issues, under this heading (3), discussed in the "Land Use and Planning" element of the EIR. Perhaps original research may have to be conducted to measure the satisfaction property owners have within existing developments of this type, or perhaps citations could be made if there is existing research. The development community is very astute in maximizing their interests against probable market interests, no judgment there, but it seems worthwhile to consider their interests against what may be long-term community interests, or interests not necessarily measured fully by a more obtuse emphasis on market considerations.

4) I would like to see the entire proposal measured against the criteria and goals of LEED considerations. Ideally this development would satisfy as many LEED considerations as is practical. Among those goals would be the use of an energy supply that lessens dependence on fossil fuel energy sources. It seems entirely reasonable to consider rooftop solar energy systems on every building. This has also been developed over parking lots themselves within some projects, as both an energy source and a way of mitigating the heat conducted from parking lots into the atmosphere. From my perspective this could be utilized as a substitution for tree canopies over parking areas, but I would still like to see perimeter tree plantings, with other infill landscaping, in addition, if this is proposed.

Arguably all the considerations here may be contradicted by cost considerations by the developer. However, developers often do not consider how some enhancements to their projects may actually contribute to a higher "premium" for their projects both in the short term and the long term. This would include developing an identity and notoriety that can positively impact value, marketing, and community "buy-in." This might not be a consideration to analyze in the EIR, but I think a meaningful aside.

Thank you for giving notice regarding preparation of the EIR. I wish to have my considerations viewed not as being against the project, but supplemental considerations that hopefully may help the project achieve as many virtuous impacts as are possible.

James Cisney
175 Mountain View Ave.
Vallejo, CA 94590
707-647-1608
jcisney@comcast.net

Alea Gage

From: jcisney@comcast.net
Sent: Monday, October 22, 2018 3:02 PM
To: Alea Gage
Subject: Addendum to "Fairview at Northgate EIR NOP Scoping Comments"

Dear Ms. Gage:

I left out one other consideration I have in my prior submittal. Sorry for that.

My further consideration is in regards to "alternatives." While I favor what could be construed as "bird in the hand" projects, fully knowing the challenges for both developers and economic development in general within our community, I think the EIR would be remiss if it didn't consider "Office Park" as one of the alternatives to the proposed development.

Vallejo has few, large undeveloped properties that could be used for office park development. There could be arguments made for this alternative given the need to create more, ideally higher-paying, job opportunities not only in Vallejo but regionally outside the usual concentration of these sorts of developments in other communities around the Bay Area that create troubling commuter patterns and lifestyle and environmental impacts.

While this may not be considered as significant as the proposal being made, or as viable, I would like decision makers to weigh, or at least be encouraged to acknowledge, the merits of an office park against what is proposed via the EIR process.

Thank you,

James Cisney
175 Mountain View Ave.
Vallejo, CA 94590
77-647-1608
jcisney@comcast.net

***** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments.

Alea Gage

From: Jimmy Genn <jimmygenn@gmail.com>
Sent: Friday, October 19, 2018 9:56 AM
To: Alea Gage
Subject: Re: Fairview @ Northgate Project (Cooke Property)
Attachments: image001.jpg; image002.png; image003.png; image004.png; image005.png; image006.png

Alea, Good Morning. Thank you. Comments on development of the Cooke Property. After remembering the long time discussion of the Cooke Property and referring to our General Plan, the following:

- Discussion was for the Cooke Property to be used as Commercial for many jobs per acre, as much tax generation as possible, with considering its high visibility from Interstate 80. Housing does not generate as many permanent jobs and as much tax revenue as commercial.
- General Plan Pages, 2-14, 6-17, and 6-23 say the Cooke Property is to be commercial of retail, office and hotel, used for destinations, and with transportation options which utilize Turner Parkway as a "corridor" for frequent transit connections with Downtown and other similar commercial areas. If housing then, multiple.

Thank you. Jimmy W. Genn, Go Vallejo!

On Mon, Oct 15, 2018 at 5:41 PM Alea Gage <Alea.Gage@cityofvallejo.net> wrote:

Hi Jimmy,

Thank you for your interest in the Cooke Property. I have attached the Notice of Preparation for the Environmental Impact Report for the proposed project. Please feel free to comment on what should be considered in the environmental analysis by responding to this email (or by email to the address in my email signature. The 30-day period for comments on the EIR scope concludes on November 1, 2018.

Best,

Alea

Alea Gage

Economic Development Project Manager

City of Vallejo | Economic Development Division

555 Santa Clara Street, Vallejo, CA 94590

(707) 649-5454 | alea.gage@cityofvallejo.net

Please note that I am in the office on Mondays, Wednesdays and Thursdays. I check email intermittently on days I am not in the office. Thank you for your understanding.

***** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments.

Rebecca Schwartz Lesberg
105 Shoal Drive West
Vallejo, CA 94591

October 19, 2018

Alea Gage
Economic Development Project Manager
City of Vallejo - Economic Development Division
555 Santa Clara Street
Vallejo, CA 94590

Re: Fairview at Northgate (Cooke Property) EIR – Notice of Preparation

Dear Ms. Gage,

Thank you for the opportunity to provide comments on the Notice of Preparation of an Environmental Impact Report for the Fairview at Northgate project (Cooke Property). My name is Rebecca Schwartz Lesberg and I am a Vallejo homeowner in the Glen Cove neighborhood. I am also a conservation biologist with a background in avian ecology, particularly in the context of land use and development. In my current role, I serve as the San Francisco Bay Program Director for the National Audubon Society, and I was previously the Director of Conservation for the San Diego Audubon Society. However, I write today as a private citizen and these comments do not serve as official or unofficial input from the Audubon Society.

I would first like to applaud the City in encouraging and supporting mixed-use economic development in Vallejo, particularly along the I-80 corridor. It is exciting to see this kind of activity advancing in our community. I am particularly please to see that the proposed project includes an area of open space that can provide opportunities for wildlife corridors, enhance flood control efforts, and support habitat for birds and other wildlife. However, there are areas in the proposed project that could be made better through thoughtful consideration of project options. As you move forward with the EIR for the proposed project, I submit the following comments for your consideration:

- **Analyze alternatives that provide the proposed open space (which would serve as wildlife habitat) with appropriate buffers *from* adjacent commercial and residential development, rather than simply considering the open space as buffer *for* the residential development from the commercial activities.**

The NOP currently states, “This open space would separate the proposed project’s commercial and residential components, and provide a buffer between the two uses.” However, open space is a critical source of habitat for wildlife in urban areas (including residential species and species that use the area as wildlife corridors). The NOP identifies that part of the proposed open space includes an area designated as wetland habitat, which is a particularly important habitat type. Please consider that though the site may seem

“vacant” or “degraded” from the perspectives of human use, such sites often provide critical habitat for wildlife in urban settings. I encourage you to reframe the purpose of the open space and to analyze alternatives that provide appropriate buffers for the wildlife that depends on it.

The EIR should fully analyze what impact the proposed development would have on existing resources. To do so correctly, the EIR should include the collection of baseline monitoring data, collected during the correct time of day and year to capture the full range of wildlife that currently use the large, open site. These data should then be used to inform what mitigation measures, if any, would be required to offset the likely impact of the project. These data will also provide information regarding the appropriate buffer needed between developed and open space.

Though existing data are not readily available for the site (e.g., on eBird, the Cornell Lab of Ornithology’s online community science database), nearby open space areas of Dan Foley Park and Hanns Park have documented 119 and 64 species of birds, respectively¹, and provide an insight into the likely usage of the project by wildlife.

- **Analyze alternatives that consider the inclusion of multi-family residences**

As currently proposed, the project includes 178 units of single-family residences. However, the project site is located immediately adjacent to one of the most fully developed shopping centers providing services to residents of Vallejo, is along the I-80 corridor (the most significant north-south transportation artery in Vallejo), and is on three SolTrans bus routes (7, 2, and 20) that provide access to Solano Community College, Soreno Transit Center, Vallejo Transit Center, and the Vallejo Ferry. As the NOP notes, “The proposed project was designed... to encourage pedestrian activity within the residential community as well as from the residential community to the service oriented uses at the north end of the commercial area.”

This project site is the exact kind of place where high density, multi-family residences should be prioritized. If our community is going to push back on suburban sprawl in our hills and backcountry, we have to prioritize higher density housing along transportation corridors and near commercial services. I encourage you to consider alternatives that replace a significant proportion of the 178 single-family homes with higher density multi family residences, and a mixture of attached homes.

- **Analyze alternatives that provide adequate parks for residents**

As currently described, the proposed project would include 178 single-family housing units. At approximately three people per household, this development could reasonably be expected to accommodate 534 people. According to the American Planning Association, adequate park space is defined as 10 acres per 1000 people (the equivalent of 5.34 acres per 534 people) and the state of California defines “park poor” communities as having less

¹ <https://ebird.org/hotspot/L2423237>, <https://ebird.org/hotspot/L1182589>

than three acres per thousand residents (the equivalent of 1.6 acres per 534 people). As currently described, the proposed project includes only 2.44 acres of parks, failing to provide the necessary 5.34 acres and very close to the “park poor” 1.6-acre threshold.

Given higher rates of childhood and older adult obesity in Solano County (including Vallejo) and lower rates of physical activity as compared to the state average², our city should be prioritizing access to outdoor park space for its residents. This is consistent with the City of Vallejo’s March 13, 2018 proclamation “In recognition of the ‘And Beauty for All’ Campaign”, which proclaimed that “nature, parks, and green space improve both health and happiness” and called for, “a renewed commitment to conserving, restoring, and enhancing beautiful surroundings for all Americans.” I encourage the project applicant to incorporate adequate park space in its preferred alternative. Not only will this provide benefits for the residents of the proposed development, but providing adequate, appropriate park facilities will discourage the misuse of the preserved open space areas. If people don’t have designated outdoor facilities to play in, they will make their own. This will increase the costs of ongoing maintenance and access control of the open space, as well as decrease it’s value as wildlife habitat. Providing adequate park acreage makes social, economic, and environmental sense.

Again, thank you for the opportunity to provide comments on the proposed Fairview at Northgate project. I hope that you will take these comments under consideration as plans for the development move forward. We have an opportunity in Vallejo to encourage economic activity while also providing for environmental just communities for our residents and safe, healthy, habitat for our wildlife. We should be taking that opportunity at every chance.

Thank you,

A handwritten signature in black ink, appearing to read 'Rebecca Schwartz Lesberg', with a stylized, cursive script.

Rebecca Schwartz Lesberg
Vallejo resident and homeowner

² <https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=26174>

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