



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
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GAVIN NEWSOM, Governor
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February 27, 2020

Governor's Office of Planning & Research

FEB 27 2020

STATE CLEARINGHOUSE

Mr. Aaron Sage
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

Subject: Fairview at Northgate, Draft Environmental Impact Report, SCH #2018102007,
City of Vallejo, Solano County

Dear Mr. Sage:

California Department of Fish and Wildlife (CDFW) personnel have reviewed the draft Environmental Impact Report (EIR) for the Fairview at Northgate project (Project). CDFW is submitting comments on the draft EIR to inform City of Vallejo, as the Lead Agency, of our concerns regarding potentially significant impacts to sensitive resources associated with the proposed Project.

CDFW is providing comments as both a Trustee Agency, pursuant to the California Environmental Quality Act (CEQA) section 15386, and as a Responsible Agency, pursuant to CEQA section 15381, because a portion of the Project (i.e. the widening of Admiral Callaghan Way over Blue Rock Springs Creek) will require a Lake and Streambed Alteration (LSA) Agreement, pursuant to Fish and Game Code section 1602.

Environmental Setting

The Project will occur on a 51.3-acre parcel located on a vacant lot immediately southeast of the intersection of Turner Parkway and Admiral Callaghan Lane, in the City of Vallejo, Solano County. The parcel consists of approximately 44 acres of non-native annual grassland, interspersed with coyote brush (*Baccharis pilularis*). Approximately 5 acres of the site contain seasonal wetlands, and an approximately 85-linear-foot daylight reach of Blue Rock Springs Creek flows in a westerly direction at the southwest corner of the parcel.

Surrounding land use consists of mixed-use commercial and residential development to the north, east, and west, and Interstate 80 lies immediately to the west of the Project site.

Project Description

The Project includes a mixture of commercial, residential, recreation uses, and designated open space. Development includes an approximately 179,688-square-foot Costco on 21.8 acres of the western portion of the parcel and development of 178 single-family units on 23.8 acres of the eastern portion of the parcel. In between the commercial and residential development, a 5.7-acre open space area will be constructed. Additionally, the Project will require the widening of Admiral Callaghan Lane and the construction of a clear span bridge over a small portion of Blue Rock Springs Creek.

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Comments

Fish and Game Code section 1602 (Jurisdiction)

CDFW received an LSA Notification on April 3, 2018 from Vallejo-Fairview Developers, LLC for the widening of Admiral Callaghan Lane and the construction of a clear-span bridge over a portion of Blue Rock Springs Creek. A draft LSA Agreement (1600-2018-0106-R3) has been signed by the applicant. Currently, CDFW is waiting on 1) completion of the final EIR, 2) the filing of a Notice of Determination by the Lead Agency, and 3) the payment of the required CEQA filing fees to CDFW (Fish and Game Code section 711.4; Public Resources Code, section 21089) before executing the final LSA Agreement for the Project. CDFW, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. The CEQA document should identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for completion of the agreement.

In Section 4.3 Biological Resources: Sensitive Biological Communities (page 4.3-6), the draft EIR states that "areas below the top of bank are expected to be considered jurisdictional by CDFW." CDFW recommends revising the draft EIR to state that the Project will seek a Lake and Streambed Alteration Agreement per Fish and Game Code section 1602. Section 4.3 also references, *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607*. CDFW recommends removing the guidance and reference to the 1994 document, and reviewing and referencing CDFW's website instead <https://wildlife.ca.gov/Conservation/LSA>.

CDFW appreciates the opportunity to provide comments on the draft EIR for the Project and is available to meet with you to further discuss our comments. If you have any questions, please contact Mr. Garrett Allen, Environmental Scientist, at (707) 428-2076 or at garrett.allen@wildlife.ca.gov; or Ms. Karen Weiss, Senior Environmental Scientist (Supervisor), at (707) 428-2090 or at karen.weiss@wildlife.ca.gov.

Sincerely,



Gregg Erickson
Regional Manager
Bay Delta Region

cc: State Clearinghouse