



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
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GAVIN NEWSOM, Governor
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April 2, 2020

Governor's Office of Planning & Research

APR 03 2020

STATE CLEARINGHOUSE

Mr. Jonathan P. Atkinson
City of Vallejo
555 Santa Clara Street, 2nd floor
Vallejo, CA 94590

Subject: Fairgrounds Self Storage, Draft Mitigated Negative Declaration, SCH #2020030231,
City of Vallejo, Solano County

Dear Mr. Atkinson:

California Department of Fish and Wildlife (CDFW) personnel have reviewed the draft Mitigated Negative Declaration (MND) for the Fairgrounds Self Storage (Project). CDFW is submitting comments on the draft MND to inform City of Vallejo, as the Lead Agency, of our concerns regarding impacts to the drainage channel/stream on the property.

CDFW is providing comments as a Responsible Agency, pursuant to the California Environmental Quality Act (CEQA) section 15381, because a portion of the Project (i.e. filling in a stream) will require a Lake and Streambed Alteration (LSA) Agreement, pursuant to Fish and Game Code section 1602.

Environmental Setting

The Project will occur on two parcels totaling 1.43 acres at 384 Fairgrounds Drive, in the City of Vallejo, Solano County. The Project site is an infill site surrounded by the Red Roof Inn to the north, Interstate 80 to the east, Annie's Panda Garden (restaurant) to the south, and Fairgrounds Drive to the west. Majority of the site is covered with asphalt. Minimal vegetation exists on-site and a drainage channel/stream conveys stormwater from Interstate 80 through the site into Blue Rock Springs Creek, thence Rindler Creek, thence Lake Chabot/Chabot Creek, thence the Napa River (Mare Island Strait).

Project Description

The Project includes the development of an approximately 106,360-square-foot self-storage facility and approximately 1,117 square feet of storage units. A 6- to 8-foot wide, 210-foot long drainage channel/stream on-site will need to be undergrounded (i.e. placed in a pipe) to accommodate the development of the Project.

Comment

Stream Impacts

CDFW agrees with the Lead Agency that a portion of the Project will require an LSA Agreement prior the start of Project activities (i.e. filling of the drainage channel/stream), pursuant to Fish

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and Game Code section 1602. LSA Agreements require project proponents to avoid, minimize, and/or mitigate for impacts to lakes, rivers, and streams. The Project will permanently remove the entire approximately 210 linear-foot reach of stream channel on the property. This may be considered a significant impact under CEQA. CDFW recommends reducing this impact to the greatest extent feasible for both the CEQA and LSA Notification. If this impact cannot be avoided, CDFW recommends on-site restoration. For example, CDFW recommends moving the 210-foot-long stream channel to another portion of the site. If on-site minimization and restoration are infeasible, the Project proponent will need to provide off-site mitigation. Examples of off-site mitigation include stream restoration/enhancement (e.g. invasive plant species removal and native plant revegetation, minor bank stabilization using soil bioengineering and native riparian plantings), day lighting a portion of another stream, remediation of on-stream fish passage barriers, and contributing funds to a permitted stream restoration project in the area that is not fully funded and includes a minimum of five years of monitoring. CDFW's preference is that Project's mitigation be as close to in-kind to the impacted resource and as close in proximity as possible to the Project area. LSA Agreements typically require a minimum of five years of monitoring to ensure the mitigation project achieves specific success criteria. Issuance of an LSA is subject to CEQA documentation; therefore, the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program.

CDFW appreciates the opportunity to provide comments on the draft MND 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 garrett.allen@wildlife.ca.gov; or Ms. Karen Weiss, Senior Environmental Scientist (Supervisor), at karen.weiss@wildlife.ca.gov.

Sincerely,

DocuSigned by:

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Gregg Erickson
Regional Manager
Bay Delta Region

cc: State Clearinghouse