

Notice of Exemption

To:

Office of Planning and Research
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From:

Department of Fish and Wildlife
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
R3LSA@wildlife.ca.gov



Project Title: 980/100 Ignacio Boulevard Project (Notification of Lake or Streambed Alteration, No. EPIMS-MAN-45696-R3)

Project Location (Marin): The Project is located at Ignacio Creek, in the City of Novato, County of Marin, State of California; Latitude 38.069275°, Longitude -122.558365°, approximately 230 feet northwest of the intersection of Ignacio Boulevard and Country Club Drive.

Project Description: The California Department of Fish and Wildlife has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS-MAN-45696-R3, pursuant to Section 1602 of the Fish and Game Code to NCP Multifamily, LLC.

The Project is limited to removal of unauthorized concrete, including retaining walls, pipes, broken concrete, cementitious grout, and other debris in five distinct locations (sites 1, 2, 3, 5 and 10) along the banks of Ignacio Creek to address CDFW's Notice of Violation dated June 9, 2020, including bank stabilization using bioengineered crib walls and grading, and planting and seeding of work areas.

At site 1, a retaining wall consisting of broken concrete, other debris, and cementitious grout measuring 41 square feet and 24 linear feet parallel to the stream will be removed. Following removal, 214 square feet and 30 linear feet of buried rip-rap will be placed between the top-of-bank and the ordinary high water mark, and the bank will be regraded at a 2:1 slope. Following earthmoving, biodegradable erosion control fabric will be placed, seed mix will be applied, and eight native trees will be planted.

At site 2, a wall consisting of broken concrete, other debris, and cementitious grout measuring 27 square feet and 17 linear feet will be removed, biodegradable erosion control fabric will be placed, and seed mix will be applied. No earthmoving will occur at site 2.

At site 3, a retaining wall consisting of broken concrete, other debris, and cementitious grout measuring 45 square feet and 16 linear feet will be removed from the bank and a bioengineered crib wall measuring 240 square feet and 30 linear feet, with a buried rip-rap foundation measuring 243 square feet and 48 linear feet, will be built as described below.

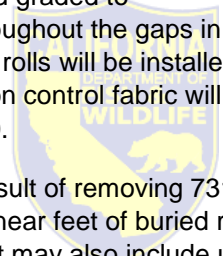
At site 5, a retaining wall consisting of broken concrete, other debris, and cementitious grout measuring 150 square feet and 47 linear feet will be removed from the bank and a bioengineered crib wall measuring 265 square feet and 53 linear feet, with a buried rip-rap foundation measuring 317 square feet and 62 linear feet, will be built as described below.

At site 10, a three-tier terraced retaining wall consisting of broken concrete, cementitious grout, and pipes embedded into the wall measuring 468 square feet and 36 linear feet will be removed from the bank and a bioengineered crib wall measuring 150 square feet and 30 linear feet, with a buried rip-rap foundation measuring 184 square feet and 37 linear feet, will be built as described below.

Bioengineered crib walls of the dimensions described above will be built at approximately the location and grade of the removed concrete walls. Each crib wall will include a buried rip-rap foundation. Above the foundations, "Lincoln-log" style crib walls will be embedded into the bank. Logs used in these structures will be approximately 0.75 feet in diameter and will be sourced from native species such as Douglas fir (*Pseudotsuga menziesii*) or coast redwood (*Sequoia sempervirens*). Eucalyptus (*Eucalyptus* spp.) will not be used. The first log level of each crib wall will use logs with rootwads set into the bank, braced to resist the force of streamflow. These and subsequent layers of logs

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making up the crib walls will be secured together with bearing plates and rods. Clean soil will be placed within and behind crib wall cavities. The upper channel bank above each crib wall will be backfilled and graded to approximately a 2:1 slope. Live willow (*Salix* sp.) stakes, sourced locally, will be placed throughout the gaps in the crib walls. Following completion of final grading, erosion control fabric and entrenched fiber rolls will be installed on the bank slopes with wooden stake fasteners. Following earthmoving, biodegradable erosion control fabric will be placed and seed mix will be applied at each site. Eight native trees will be planted at site 10.



The Project will result in 1,424 square feet and 201 linear feet of temporary impacts as a result of removing 731 square feet and 140 linear feet of existing concrete wall, placing 744 square feet and 147 linear feet of buried rip-rap, and building 655 square feet and 113 linear feet of bioengineered crib wall. The Project may also include up to 1,768 square feet and 266 linear feet of temporary impact to Ignacio Creek associated with dewatering, if water is present. Note that each of these Project activities overlap. The Project will result in uplift of ecological function as concrete walls are replaced with bioengineered walls. No in-water work will be conducted, with the exception of possible dewatering activity. Three trees will be removed as part of the Project.

Public Agency Approving Project: CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

Person or Public Agency Carrying Out Project: NCP Multifamily, LLC

Exempt Status:

- Statutory Exemption.
- Categorical Exemption. Type – Class 3; California Code of Regulations, title 14, sections 15303 and 15333

Reasons why project is exempt: The Project consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Additionally, the Project does not exceed five acres in size and is to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife.

CDFW Contact Person: Jordan Beaton, Environmental Scientist, Jordan.Beaton@wildlife.ca.gov, (707) 980-5172

DocuSigned by: Craig Weightman 3/13/2025
Signature: _____ Date: _____

Craig J. Weightman, Environmental Program Manager

Date received for filing at OPR: _____