



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

NOTICE OF AVAILABILITY

Date: January 17, 2020
To: Project Neighbors, Organizations, and Interested Parties
From: City of Vallejo
Contact: Aaron Sage
Principal Planner
City of Vallejo, Planning & Development Services
555 Santa Clara Street, Vallejo, CA 94590
Subject: **Fairview at Northgate Environmental Impact Report**

NOTICE IS HEREBY GIVEN THAT the City of Vallejo, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) for the proposed Fairview at Northgate Project. A 45-day public review period will commence January 17, 2020 and end March 2, 2020.

Project Title: Fairview at Northgate Project

Project Location: The proposed project is located on a vacant 51.3-acre parcel (APN 0052-320-250) in the northeast portion of the City of Vallejo in Solano County. The project site is located to the east of the right-of-way of Admiral Callaghan Lane, south of Turner Parkway, and north of Rotary Way . The commercial component of the proposed project would be accessed via Admiral Callaghan Lane and the residential component of the proposed project would be accessed via Turner Parkway. The Interstate 80 (I-80) freeway is located immediately adjacent to the west of Admiral Callaghan Lane.

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

Significant Environmental Impacts: The Draft EIR has determined that the proposed project would result in significant and unavoidable impacts to air quality and traffic. No other significant and unavoidable environmental effects would result from the proposed project after incorporation of identified mitigation measures.

Public Hearing: The City of Vallejo Planning Commission hearing will hold a public hearing to gather public input on the Draft EIR on **Monday, March 2, 2020 at 7:00 P.M.**, at the Council Chambers, City Hall, 555 Santa Clara Street, Vallejo, CA 94590.

Public Review Period: In accordance with CEQA, should you or your organization have any comments on the Draft EIR, it is requested to provide a written response to this notice within the public review period, which begins on Friday, January 17, 2020 and ends on Monday, March 2, 2020. The Draft EIR and related documents can be reviewed at the City’s Planning & Development Services Department located at 555 Santa Clara Street, Vallejo, California, 94590, phone (707) 648-4326 or the John F. Kennedy Library, 505 Santa Clara Street, Vallejo, California, 94590, or on the City’s website at: <https://bit.ly/2Qy3dbv>

Please include “Fairview at Northgate Draft EIR Comments” in the subject line and send comments via U.S. mail or e-mail to:

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To ensure delivery via e-mail, please do not send attachments larger than 1 MB. The City of Vallejo does not accept responsibility for any attachments rejected by our e-mail system due to file size.

Hours of public access at the Planning Division at 8:30 a.m. to 4:30 p.m., Monday – Thursday, and 8:30 a.m. to 12 p.m. on Friday. Hand delivered comments must be delivered during these hours.