



STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director

Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
wildlife.ca.gov

To:
Office of Land Use and Climate Innovation
[CEQA Submit](#)

From:
Department of Fish and Wildlife
Delta Region
Habitat Conservation
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Contact: Jordan Beaton
Email: Jordan.Beaton@wildlife.ca.gov
Phone: (707) 980-5172

Lead Agency
City of Fairfield
1000 Webster Street,
Fairfield, CA 94533
Contact: David Feinstein
Email: DFeinstein@fairfield.ca.gov
Phone: (707) 428-7448

NOTICE OF DETERMINATION

Subject: Filing of Notice of Determination pursuant to Section 21108 of the Public Resources Code

State Clearinghouse Number: 2010042093

Project Title: One Lake (Lake or Streambed Alteration Agreement No. EPIMS-SOL-59242-R3)

Project Location (Solano): The Project is located at two locations in the County of Solano, State of California:

- 1) Union Creek at Latitude 38.30432°, Longitude -121.94910°
- 2) Unnamed tributary to McCoy Creek at Latitude 38.298089°, Longitude -121.963565°

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS-SOL-59242-R3, pursuant to Section 1602 of the Fish and Game Code to One Lake Holding, LLC.

NOTICE OF DETERMINATION

EPIMS-SOL-59242-R3

March 11, 2026

Page 2

The Project is limited to new construction of a storm drain outfall in Union Creek (Location 1) and placement of a new culvert and construction of a new headwall in an unnamed tributary to McCoy Creek (Location 2). The work taking place under this Agreement is associated with the One Lake Mixed Use Development Area (also known as the Canon Station Project) which has two other associated permits; Canon Station Incidental Take Permit (ITP) 2081-2016-020-03 (Expires December 31, 2028), and 1600-2018-0051-R3 (expires December 31, 2027).

Location 1: New construction of the outfall will occur at the south bank of Union Creek and will consist of a 24 inch diameter pipe with placement of 25 cubic yards of rock slope protection (RSP). The concreted RSP that surrounds the pipe will be 36 square feet and will be placed over nonwoven RSP and contoured to the existing slope. Additional RSP will be placed on each side of the concreted RSP and will extend across the creek bottom to the toe of the north bank of the creek, additional RSP will not be concreted. One eucalyptus tree (*Eucalyptus* sp.) will be removed, this tree removal is covered under Agreement No. 1600-2018-0051-R3. No other trees will be removed under this Agreement. Work will occur when the creek is dry.

The Project activities occurring at Location 1 will result in 0.02 acres (10 linear feet) of temporary impacts and 0.02 acres (10 linear feet) of permanent impacts to wetlands within Union Creek.

Location 2: A new 36 inch diameter culvert will be placed at the downstream end of an unnamed tributary to McCoy Creek and a new headwall will be constructed to convey and direct high flows to address ongoing flooding issues. The existing 18 inch diameter storm drain will remain in place to capture historic flows. Berms will be installed along the west edge of the slough to provide additional protection from storm flows. Work will occur out of the wetted channel.

The Project activities occurring at Location 2 will result in 0.18 acres (300 linear feet) of permanent impacts associated with the berm construction to the unnamed tributary to McCoy Creek.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on March 11, 2026, and has made the following determinations regarding the project pursuant to Section 15096, subdivision (i) of the California Code of Regulations:

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.

NOTICE OF DETERMINATION

EPIMS-SOL-59242-R3

March 11, 2026

Page 3

4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

Signature:  Date: 3/11/2026

Craig Weightman, Environmental Program Manager

Date Received for filing at LCI: