

**STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

STAFF SUMMARY REPORT: Alicia Pisani
MEETING DATE: June 11, 2025

ITEM: 5A

**FAIRVIEW RESIDENTIAL DEVELOPMENT – LIMITED PARTNERSHIP, Fairview at
Northgate Residential Development in Solano County – Issuance of Waste Discharge
Requirements**

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT: Alicia Pisani
MEETING DATE: June 11, 2025

ITEM: 5A

FAIRVIEW RESIDENTIAL DEVELOPMENT – LIMITED PARTNERSHIP, Fairview at Northgate Residential Development in Solano County – Issuance of Waste Discharge Requirements

DISCUSSION

The Tentative Order (Appendix A) would issue Waste Discharge Requirements to the Fairview Residential Development – Limited Partnership (Discharger) to implement the Fairview at Northgate Residential Development Project (Project) in Solano County. The Project will fill 2.54 acres of waters of the State to construct the Fairview at Northgate Residential Development (Project), a 23.8-acre residential subdivision of single-family homes, streets, stormwater facilities, and a 5.7-acre open space preserve that will contain 2.53 acres of seasonal wetlands.

Waters of the State at the Project site include scattered seasonal wetlands that create a drainage channel in high flows on the west edge. The Water Board is considering Waste Discharge Requirements pursuant to California Water Code (Water Code) section 13263 to authorize the discharge of fill material to waters of the State. The U.S. Army Corps of Engineers determined that the seasonal wetlands at the Project site lack a continuous surface connection to a water of the U.S. and therefore are not subject to regulation under Clean Water Act section 404. This decision reflects reductions in federal jurisdiction resulting from the U.S. Supreme Court's 2023 decision in *Sackett v. Environmental Protection Agency*. Thus, a Clean Water Act Section 401 Water Quality Certification is not required for the discharge of fill material.

The Project will have permanent fill impacts to 2.54 acres of seasonal wetlands. To mitigate for those impacts, the Discharger will fund off-site wetland creation and riparian enhancement mitigation project at the Lynch Canyon Open Space (Lynch Canyon), owned by the Solano Land Trust. The Lynch Canyon restoration project will create seasonal wetlands, enhance a degraded creek, plant riparian vegetation, and implement a grazing management plan to enhance the ecological values and beneficial uses of Lynch Creek, a tributary to Cordelia Slough. After the implementation of the project, the beneficial uses of commercial and sport fishing, estuarine habitat, fish migration, preservation of rare and endangered species, wildlife habitat, water contact recreation, and noncontact water recreation will be enhanced. Restoration of a

headwaters creek, Lynch Creek, will also contribute to the restoration of the Suisun Hills and Valleys Ecological Subregion's stream network at the watershed level.

The Project will create or redevelop 12.45 acres of impervious surfaces associated with the housing development. To address the potential urban runoff impacts, including discharges of pollutants and hydromodification that can increase erosive creek flows downstream, the Project includes a bioretention basin to treat stormwater pollutants discharging from at least 12.45 acres of impervious surfaces. The Project will maintain the Project's existing drainage pattern and control hydromodification from the Project's net added impervious area of 12.45 acres through flow controls at the Project's outlet.

We circulated the tentative order for a 30-day public comment period ending May 2, 2025. No comments were received.

CIWQS Regulatory Measure Number: 455379

APPENDIX A:
Tentative Order

Appendix A

Tentative Order

The attachment to the Tentative Order is available upon request, please contact Alicia Pisani via email to alicia.pisani@waterboards.ca.gov or at (510) 622-2318.