

# Propel Vallejo EIR

Community Meeting – EIR Scoping  
December 3, 2014

# Purpose of the Scoping Meeting

- ❑ Hear from community members, organizations and public agencies regarding scope and content of the Environmental Impact Report (EIR)
- ❑ Focus on range of environmental issues to consider, including potential impacts of the project



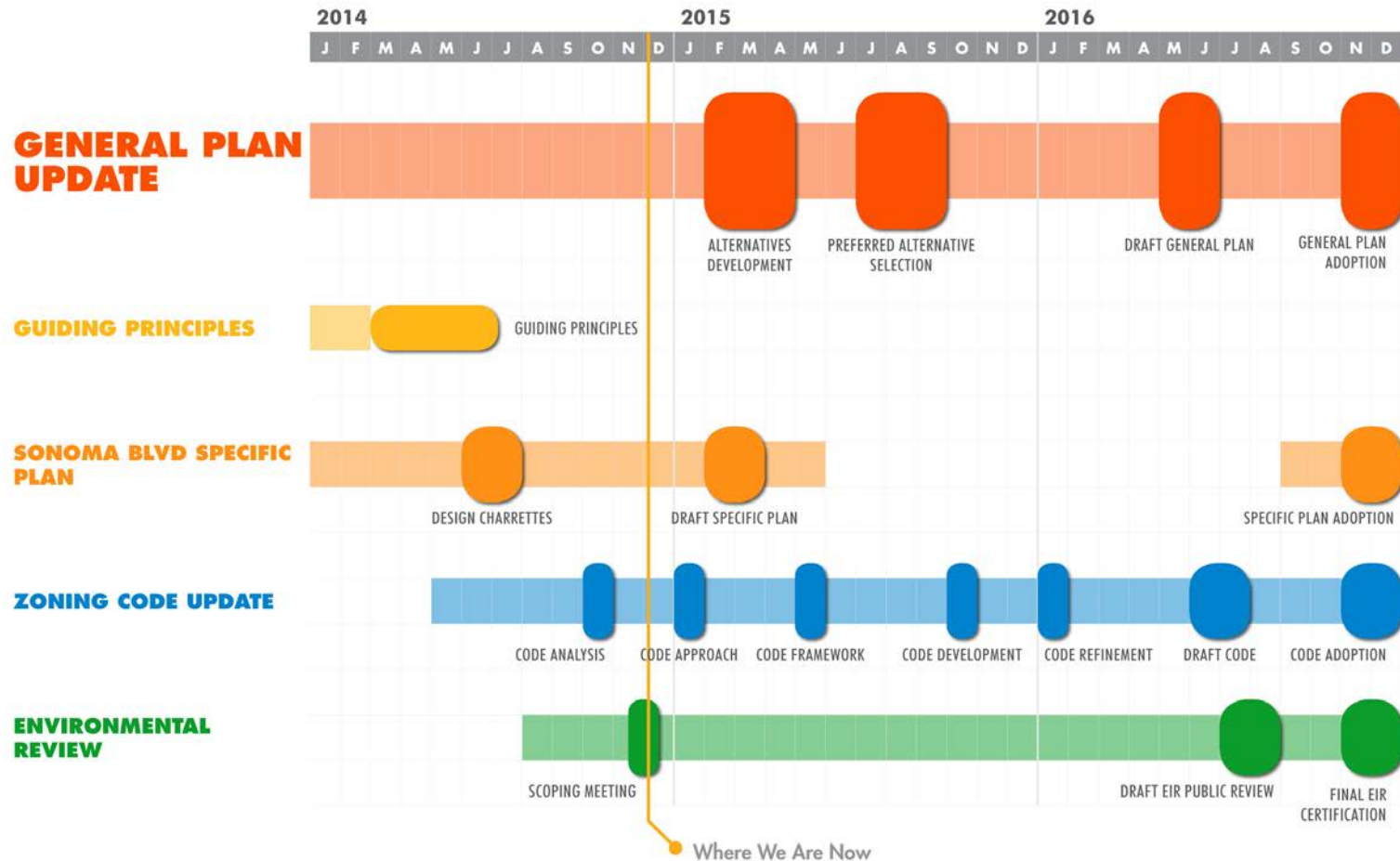
# Tonight's Agenda

- ❑ Project Overview
- ❑ EIR Scoping Session
  - What is an EIR?
  - The EIR Process
  - Contents of the EIR
- ❑ Comment Period
- ❑ Next Steps

# Propel Vallejo - Project Components

- ❑ General Plan Update – *to create a roadmap to a prosperous and healthy future*
- ❑ Guiding Principles - *to steer all project components*
- ❑ Sonoma Blvd Specific Plan - *to build on the recent Corridor Design Plan*
- ❑ Zoning Code Update - *to implement the General Plan and Specific Plan*
- ❑ Environmental Review - *to address potential impacts*

# Project Timeline



**ACTIVE COMMUNITY INVOLVEMENT**

- COMMUNITY WORKSHOPS
- ONLINE FORUM
- CHARRETTES
- PUBLIC HEARINGS



**CITY STAFF AND CONSULTANT TEAM WORK EFFORT**

# What is a General Plan?

- ❑ Statement of the community's vision for the future, supported with goals, policies & actions
- ❑ Long-term: 25-year planning horizon (2040)
- ❑ Comprehensive guide for decision-making
- ❑ Vehicle for public participation and education



# What will be in our General Plan?

## Vision and policies for :

- ❑ Land Use
- ❑ Economic Development
- ❑ Housing
- ❑ Open space and conservation
- ❑ Mobility and Transportation
- ❑ Public Services
- ❑ Infrastructure
- ❑ Emergency Preparedness
- ❑ Community Health
- ❑ Architectural and Cultural Heritage
- ❑ Urban Design

# What will be in our General Plan?

**Community  
& People**

**Nature & Built  
Environment**

**Economy,  
Education &  
Training**

**Mobility,  
Transportation &  
Connectivity**



# Why a Specific Plan?

- ❑ Builds on the 2013 Sonoma Boulevard Corridor Design Plan
- ❑ Establishes a community-supported vision
- ❑ Creates clarity for the community and developers
- ❑ Revises zoning standards for the corridor
- ❑ Uses available funding to finance the Specific Plan (i.e. grant from the state)



# What will be in our Specific Plan?

- ❑ Desired design character for the street and adjacent development
- ❑ Desired land uses
- ❑ Form-based zoning standards
- ❑ Infrastructure and public facilities to support proposed improvements
- ❑ Implementation measures, including financing, that support improvements

# Zoning Code Update

- ❑ Zoning Code contains the standards and regulations used everyday that implement the General Plan
- ❑ Zoning Code update needed to:
  - Align with the updated General Plan
  - Incorporate standards already used in Specific Plans
- ❑ Introduce Form-Based Code to pedestrian-oriented areas, such as the downtown and major commercial corridors

# CEQA Overview

- ❑ The California Environmental Quality Act (CEQA) is the State's primary environmental protection law
- ❑ Updating a General Plan, updating a Zoning Code or adopting a Specific Plan is subject to CEQA and requires environmental review
- ❑ CEQA requires that public agencies disclose environmental impacts of projects that could have a significant adverse effect on the environment

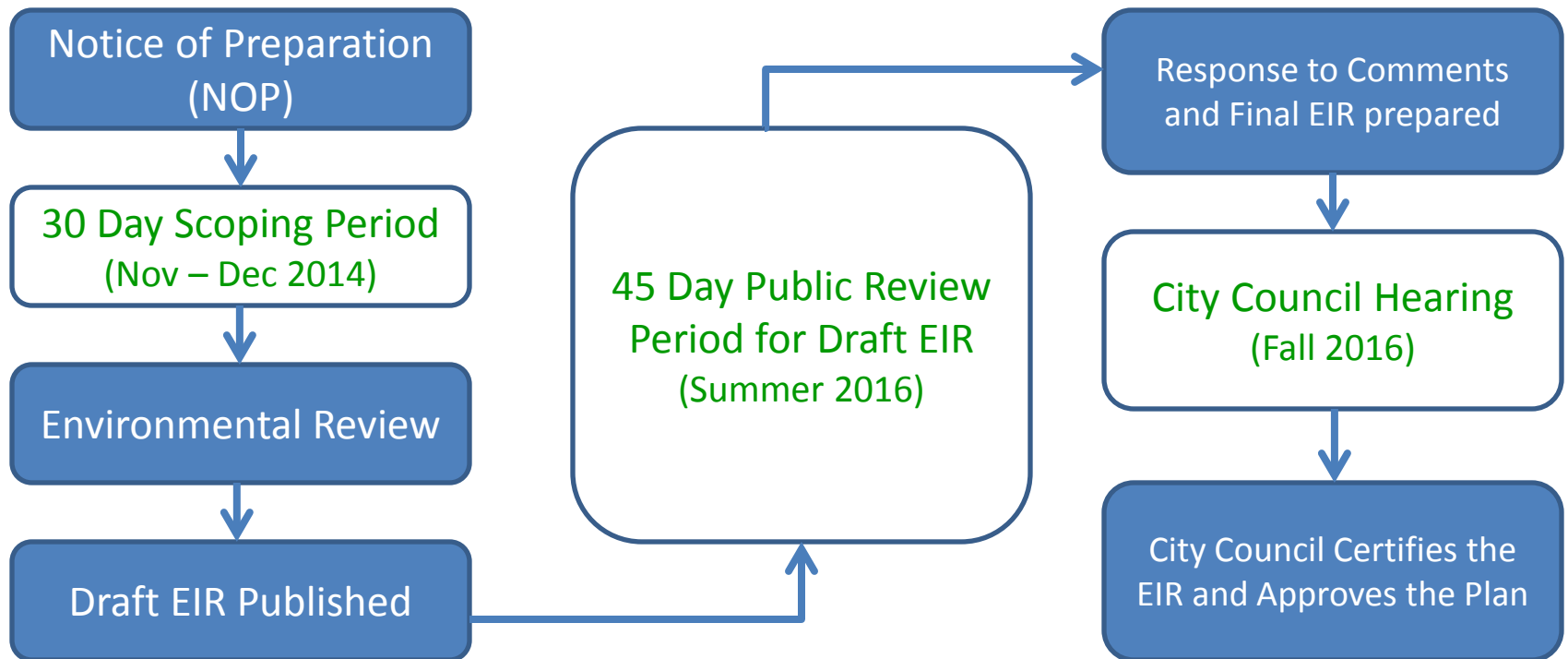
# What is an EIR?

- ❑ EIR = Environmental Impact Report
- ❑ Primary purpose of an EIR is to inform decision-makers and the public of:
  - Potential environmental impacts
  - Less-damaging alternatives
  - Ways to reduce or avoid impacts

# What is A Program EIR?

- ❑ Addresses long-term projects with broad scope, such as the General Plan Update
- ❑ Does not address site-specific impacts of future development projects
- ❑ Streamlines environmental review procedures for subsequent projects that are consistent with the General Plan and the Sonoma Boulevard Specific Plan

# EIR Process



 = Opportunities for public input

# EIR Contents

- ❑ Describe existing physical environment
- ❑ Summarize capacity of infrastructure (roads, sewage system, water treatment & delivery)
- ❑ Identify potential environmental impacts of implementing the General Plan, Specific Plan and Zoning Code
- ❑ Consider cumulative impacts and growth-inducing impacts
- ❑ Recommend mitigation measures that can reduce or avoid impacts



# Environmental Issues to Address

- ❑ Aesthetics & Visual Quality
- ❑ Agricultural & Forestry Resources
- ❑ Air Quality
- ❑ Biological Resources
- ❑ Cultural, Historical & Archaeological Resources
- ❑ Geology & Soils
- ❑ Greenhouse Gas Emissions
- ❑ Hazardous Materials
- ❑ Hydrology & Water Quality
- ❑ Land Use
- ❑ Mineral Resources
- ❑ Noise
- ❑ Population & Housing
- ❑ Public Services
- ❑ Parks & Recreation
- ❑ Transportation & Circulation
- ❑ Utilities & Service Systems

# Local Issues Central to Analysis

- ❑ Biological resources, water quality, and flooding - due to location adjacent to wetlands and water
- ❑ Historic and cultural resources - important concentrations Downtown, in St Vincent's Hill and on Mare Island
- ❑ Need for new and expanded public facilities to support growth
- ❑ Seismic hazards, including ground shaking, liquefaction, and mudslides
- ❑ Cumulative impacts related to Air Quality, Greenhouse Gas (GHG) emissions, and Transportation and Traffic

# Public Comment Period

- ❑ Local environmental issues to consider
- ❑ Potential environmental impacts of the Propel Vallejo project

# Next Steps

- ❑ Draft Specific Plan - **March 2015**
- ❑ Draft General Plan - **May 2016**
- ❑ Draft Zoning Code - **June 2016**
- ❑ Draft EIR - **July 2016**
- ❑ Public Comment Period - **May thru Aug 2016**
- ❑ Final EIR - **November 2016**

# For More Information

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