



CITY OF VALLEJO

Central Permit Center

Business License
(707) 648-4310

Building
(707) 648-4374

Fire Prevention
(707) 648-4565

Planning
(707) 648-4326

Public Works
(707) 651-7151

Environmental Review

What is an Environmental Review?

The City uses the environmental review process to analyze the potential environmental impacts that could result from a project. The California Environmental Quality Act of 1970 (CEQA) governs the standards and procedures for environmental review.

What is the purpose of an Environmental Review?

The purpose of environmental review is to evaluate a project's physical effects on man-made and natural conditions; consider measures for minimizing significant effects; and make findings on the project's environmental impact. The City may not approve a project unless adopted findings indicate one of the following:

1. The project will not have a significant impact on the environment
2. Significant effects have been substantially mitigated.
3. The significant remaining effects are unavoidable or are acceptable because of overriding considerations.

What are the steps in the process?

Environmental review is initiated when you submit an application. Staff will review the application and determine if the project is exempt from CEQA. Specific exemptions are listed in the CEQA guidelines. If your project is not exempt, you must submit the Environmental Information Form on page 3. Staff will review the environmental form and prepare an Initial Study identifying potential significant impacts. At this stage, you can modify your project or incorporate mitigation measures so the project may, if appropriate, qualify for a Negative Declaration.

What are the types of determinations?

Negative Declaration: If the Initial Study reveals that your project will not have a significant effect on the environment, a Negative Declaration will be processed and posted. A minimum 21 day public notice period is required before a Negative Declaration can be certified. If mitigation measures are required to reduce potentially significant impacts to less than significant levels, then the City will prepare a Mitigated Negative Declaration.

There is a filing fee of \$_____ for Negative Declaration.

There is a filing fee of \$_____ for Mitigated Negative Declaration.

There is an additional fee of **\$50** payable to the City of Vallejo for the filing of the Notice of by Solano County.

Environmental Review

Environmental Impact Report: An EIR will be required if substantial evidence shows that significant adverse environmental effects may result from your project.

When is an EIR required?

An EIR would be prepared by an independent consultant selected by a committee of the Planning Commission and paid for by the applicant. Next a meeting between the applicant, staff and consultant is scheduled. You may be required to submit additional technical information to assist in preparing the EIR.

What is the timing involved for the EIR process?

A draft EIR is generally prepared in 3 to 6 months, depending on the complexity of the project, followed by a minimum 30 day public review period (45 days for projects requiring review by State agencies). This review will include a Planning Commission public hearing. Following the review period a Final EIR is prepared consisting of amendments to the draft and written responses to the comments received. Depending on the degree of public response, this process generally takes 30 to 90 days. A certification hearing is then scheduled before the Planning Commission and/or City Council. Action on the project can follow certification if all other City requirements have been satisfied.

Where can I get additional information?

You may contact the Planning Division at (707) 648-4326.

Environmental Review

Environmental Information Form

(To be Completed by Applicant)

Date Filed _____

General Information

1. Name and address of developer or project sponsor:

2. Address of project and assessor's parcel number: _____

3. Name, address, and telephone number of person to be contacted concerning this project:

4. Indicate number of the permit application for the project to which this form pertains: _____

5. List and describe any other related permits and other public approvals required for this project, including those required by regional, state and federal agencies:

6. Existing zoning district: _____

7. Proposed use of site (Project for which this form is filed). Please attach separate document if needed.

Project Description

8. Site size _____

9. Building square footage _____

10. Number of floors of construction _____

11. Amount of off-street parking provided _____

12. Are plans attached? Yes or No

13. Projected start date _____ Projected completion date _____

14. Associated projects (If applicable) _____

Environmental Review

15. Anticipated incremental development (Indicate number of phases) _____

16. For residential projects: number of units _____ unit sizes _____
range of sale prices or rents _____ expected household size _____

17. For commercial projects: indicate the area served (please circle): Neighborhood City Regional
square footage of sales area _____ square footage of loading
facilities _____

18. For industrial projects: type of industry _____ square footage of building
_____ estimated employment per shift _____ square footage of loading
facilities _____

19. For institutional projects: estimated employment per shift _____ estimated occupancy
_____ square footage of building _____ square footage of loading facilities _____
Indicate the major function of the project and its benefits to the community.

20. Does the project involve a variance, conditional use permit or zoning amendment? Yes or No
If yes, explain.

***Are the following items applicable to the project or its effects? Discuss below all items circled
yes
(attach additional sheets as necessary).***

See Attached for discussion.

21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration
of ground contours. **Yes or No**

22. Change in scenic views or vistas from existing residential areas or public lands or roads. **Yes or
No**

23. Change in pattern, scale or character of general area of project. **Yes or No**

24. Significant amounts of solid waste or litter. **Yes or No**

25. Change in dust, ash, smoke, fumes or odors in vicinity. **Yes or No**

26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of
existing drainage patterns. **Yes or No**

27. Substantial change in existing noise or vibration levels in the vicinity. **Yes or No**

Environmental Review

28. Site on filled land or on slope of 10 percent or more. **Yes or No**

29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. **Yes or No**

30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). **Yes or No**

31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). **Yes or No**

32. Relationship to a larger project or series of projects. **Yes or No**

Environmental Setting (Please attach on a separate page)

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshot photos will be accepted.

34. Describe the surrounding properties, including information on plant- and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshot photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature _____ Date _____