

Notice of Determination

Appendix D

To: [X] Office of Planning and Research
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St. Sacramento, CA 95814

From: Public Agency: Redevelopment Agency of the City of Vallejo
Address: 555 Santa Clara Street Vallejo, CA 94590
Contact: Craig Whitton, Community Development Director
Phone: 707-648-4579

[X] County Clerk
County of: Solano
Address: 875 Texas Street, Suite 1900 Fairfield, CA 94533

Lead Agency (if different from above):
Address:
Contact:
Phone:
AUG 21 2020

FILED

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Birgitta E. Corsello, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy: [Signature]

State Clearinghouse Number (if submitted to State Clearinghouse): 2000052073

Project Title:
Vallejo Station Project and the Waterfront Project

Project Location (include county):
Individual parcels, totaling approximately 92 acres, located east and west of Mare Island Way from the Mare Island Causeway to Sonoma Boulevard (Solano County).

Project Description:
See attached.

This is to advise that the Redevelopment Agency of the City of Vallejo has approved the above described project on October 25, 2005 and has made the following determinations regarding the above described project:
[] Lead Agency or [X] Responsible Agency
(Date)

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: Department of Development Services, City Hall, 555 Santa Clara Street, Vallejo, CA

Signature (Public Agency) Brian Doherty Title Planning Manager
Date 11/1/05

Date received for filing at OPR:

Document Posted From
08-21-2020 to

Revised 2004

Deputy Clerk of the Board

**Vallejo Station Project and the Waterfront Project – Notice of Determination
November 1, 2005 – Attachment Page 1**

Project Description:

The approvals of October 27, 2005 for the Vallejo Station Project and the Waterfront Project are for the project described in the Final EIR, incorporating the Central Waterfront Land Use Alternative.

Vallejo Station Project

The Vallejo Station Project as approved is multimodal transportation facility and transit village project. The Project would create the principal public transit hub serving the City of Vallejo area, providing the terminal for high-speed ferry and express bus service to various destinations around the Bay Area. The Central Waterfront Land Use Alternative would include mixed uses, with residential, commercial, hotel, and parking uses at the Vallejo Station site. The Project would include the construction of a parking garage with 1,190 parking spaces reserved for Vallejo Station ferry patrons; a bus transfer facility with a 10,000 gross-square-foot transit office facility; up to 100,000 gross square feet of office/commercial space, including a hotel/restaurant/conference center with 27,000 square feet of retail uses; 140 residential units; and public plazas, along with sidewalk/street plantings and furniture.

Waterfront Project

The Waterfront Project as approved includes medium and high-density residential units in close proximity to Vallejo Station to create a livable community based on efficient, accessible transit-oriented development. The Waterfront Project incorporates approximately 31.9 acres of dedicated public open space and parks, including the development of about 21.9 acres of new public park and open space, coupled with the preservation of 10 acres of existing public parks and open space. The Waterfront Project also includes a 200-400 space public garage on the existing north City Hall parking lot. The Waterfront Project includes the construction of up to 452,000 gross-square-feet of office/commercial space, up to 1,090 residential units, improvements to Mare Island Way, and the extension of certain streets.

The build-out of the Vallejo Station Project and the Waterfront Project would include 1,230 residential units, 562,000 square feet of retail/commercial/office/light industrial uses, and the Vallejo Station 1,190 space ferry parking structure.

**Vallejo Station Project and the Waterfront Project – Notice of Determination
November 1, 2005 – Attachment Page 2**

List of Actions:

On October 25, 2005, the Vallejo City Council certified the Final Environmental Impact Report for the Vallejo Station Project and the Waterfront Project, adopted Findings and a Statement of Overriding Considerations, and approved Mitigation Monitoring and Reporting Plan. The Mitigation Monitoring and Reporting Plan described implementation procedures for mitigations measures identified in the Environmental Impact Report.

On October 27, 2005, the Vallejo City Council took the following actions

1. Adopted a resolution approving General Plan Amendment #00-0001. The General Plan land uses include: "Waterfront Commercial" (Parcels B, C, L and S); "Employment" (a portion of Parcel T); "Open Space/ Community Park" (Parcels P/OS); "Medium Density Residential" (Parcel A); "High Density Residential" (a portion of Parcel T and Parcel J); and "Public Facilities" (Parcel O). Additionally, the General Plan Amendment changed certain text in the Land Use Element.
2. Adopted a resolution approving modification of the City Truck routes, to delete Mare Island Way between Tennessee Street and Curtola Parkway.
3. Modified the Disposition and Development Agreement (DDA) between the Redevelopment Agency of the City of Vallejo (Agency) and Callahan/De Silva Vallejo, LLP (Developer).

Statement of Overriding Considerations:

The Final EIR found there would be unmitigated cumulative water supply, cumulative regional air quality, and cumulative traffic noise effects for which the lead agencies made Findings of Overriding Considerations.