# I. INTRODUCTION

### A. PURPOSE OF THE EIR

In compliance with the California Environmental Quality Act (CEQA), this report describes the environmental consequences of the Vallejo WinCo Foods Project (proposed project) proposed for redevelopment of an approximately 7.64-acre site in the City of Vallejo. This Environmental Impact Report (EIR) is designed to inform City of Vallejo decision-makers, responsible agencies and the general public of the proposed project and the potential physical consequences of project approval. This EIR also examines alternatives to the proposed project and recommends mitigation measures to reduce or avoid potentially significant physical impacts. The City of Vallejo is the Lead Agency for environmental review of the proposed project. This EIR will be used by the City of Vallejo, responsible agencies, and the public in their review of the proposed project and associated approvals described in Chapter III.

#### B. PROPOSED PROJECT

The project site is currently developed with the Vallejo Elks Lodge #559, which consists of three one-to two-story buildings, totaling approximately 35,057 square feet and associated recreational facilities, surface parking, and landscaping. The proposed project would demolish all existing uses on the site and redevelop the site with a new discount grocery store (WinCo Foods), with a building area of approximately 71,393 square feet, and associated 400 surface parking spaces and landscaping. The building would be situated at the northeast quadrant of the site with the building entrance facing south and loading, delivery, and trash pick-up areas located at the rear. The proposed WinCo Foods store is proposed to operate seven days a week and up to 24 hours per day, with the exception of Christmas Day. The proposed project would require the following discretionary approvals: Site Development Permit; Environmental Review, and a Major Conditional Use Permit. Refer to Chapter III, Project Description for a detailed description of the project and requested approvals.

## C. EIR SCOPE

The City of Vallejo circulated a Notice of Preparation (NOP) notifying responsible agencies and interested parties that an EIR would be prepared for the project and indicating the environmental topics anticipated to be addressed in the EIR. The NOP was published on August 5, 2010. The NOP was mailed to public agencies, organizations, and individuals likely to be interested in the potential impacts of the project. A formal scoping session for the Draft EIR was held as a public meeting before the City of Vallejo Planning Commission on August 23, 2010. Five letters were submitted in response to the NOP, in addition to the verbal comments made at the scoping session. Scoping comments generally included the following concerns: potential for closure of competing businesses and resulting urban decay; traffic, circulation and alternative transportation; storm drainage and water quality; noise; increased pollution and litter; safety; and the range of alternatives to be analyzed. A copy of the NOP and the comments received by the City of the NOP were considered during

preparation of the EIR. A copy of the NOP and each comment letter received is included in Appendix A of this EIR.

Based on the preliminary analysis provided in the Initial Study (included as Appendix B), consultation with City staff, and review of the comments received as part of the scoping process, the following environmental topics are addressed as separate sections of this EIR:

- A. Land Use and Planning Policy
- B. Visual Resources
- C. Transportation and Circulation
- D. Air Quality
- E. Global Climate Change
- F. Noise
- G. Hydrology and Water Quality
- H. Public Services
- I. Utilities and Infrastructure
- J. Urban Decay

## D. REPORT ORGANIZATION

This EIR is organized into the following chapters:

- *Chapter I Introduction:* Discusses the overall EIR purpose, provides a summary of the proposed project and the environmental impact report scope, and summarizes the organization of the EIR.
- Chapter II Summary: Provides a summary of the proposed project and the impacts that would result from implementation of the proposed project, and describes mitigation measures recommended to reduce or avoid significant impacts. Discussions of potential areas of controversy and alternatives to the proposed project are also provided.
- *Chapter III Project Description:* Provides a description of the project site, project objectives, required approval process, and details of the project itself.
- Chapter IV Setting, Impacts and Mitigation Measures: Describes the following for each environmental technical topic: existing conditions (setting); potential environmental impacts and their level of significance; and measures to mitigate identified impacts. Potential adverse impacts are identified by levels of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). The significance of each impact is categorized before and after implementation of any recommended mitigation measure(s).
- *Chapter V Alternatives:* Provides an evaluation of two alternatives to the proposed project in addition to the CEQA-required No Project alternative.
- Chapter VI CEQA Required Assessment Conclusions: Provides additional specifically-required analyses of the proposed project's growth-inducing effects, significant irreversible changes, cumulative impacts, and effects found not to be significant.
- Chapter VII Report Preparation: Identifies preparers of the EIR, references used and persons and organizations contacted.