

*City of Vallejo*  
**Planning Division**  
**California Environmental Quality Act**

**NOTICE OF PREPARATION**

**TO:** Responsible and Trustee Agencies, Organizations, and Interested Parties

**FROM:** City of Vallejo  
555 Santa Clara Street  
Vallejo, California 94590

**SUBJECT:** Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Vallejo Marine Terminal/Orcem Project

The City of Vallejo (City) will be the lead agency under the California Environmental Quality Act (CEQA) and will prepare a EIR for the project identified below.

**AGENCIES:** The City requests review from public agencies as to the scope and content of the environmental information that is germane to the agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b), if the agency will need to use the EIR prepared by the City when considering any permit or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests comments and concerns from organizations and interested parties regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT TITLE:** Vallejo Marine Terminal and Orcem Project

**PROJECT LOCATION:** The 39.1-acre project site is located at 790 and 800 Derr Avenue in the southwestern portion of the City of Vallejo, California, fronting the Mare Island Strait.

**PROJECT DESCRIPTION:** The proposed project includes two separate projects, the Vallejo Marine Terminal LLC (VMT) Project and Orcem California Inc. (Orcem) Project, as described below.

VMT Project

The VMT Project would reestablish industrial uses on a portion of the 34.3 acres designated as the VMT project site (a portion of the combined 39.1-acre project site) located at 790 Derr Avenue. The VMT Project would involve the removal of a deteriorated timber wharf and construction of a modern deep water terminal, including wharf improvements, laydown area, and trucking and rail

connections, primarily servicing the import and export of bulk and break-bulk commodities within approximately 10.5 acres referred to as the VMT Terminal Site. Construction of the terminal would require fill activities and dredging. The VMT Project would be constructed in two phases over a period of time. In addition to the construction and operation of this modern terminal, the VMT Project would also reuse several of the existing buildings formerly occupied by General Mills. Buildings and structures to remain would be used by VMT for administrative office and commercial office uses consistent with the City's Intensive Use zoning district standards.

### Orcem Project

The Orcem Project would involve construction and operation of an industrial facility for the production of a recycled and treated cement material produced with less polluting air emissions than the traditional portland cement material used in most California construction projects. The Orcem Project would involve construction of approximately 75,000 square feet of buildings and equipment, together with outdoor storage areas, on a 4.83-acre portion of the former General Mills plant site to be leased from VMT. Several of the buildings and the equipment previously used by General Mills within the Orcem Site would be demolished in order to accommodate construction and operation of the proposed cement production facility. Orcem would import most of the raw materials used in the proposed plant via the proposed wharf on the adjoining VMT site.

Additional project details are provided in the Initial Study, which is available for review at the City's website: <http://www.ci.vallejo.ca.us/>.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The following areas of potentially significant environmental impact will be analyzed in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Potential cumulative impacts and potential for growth inducement will also be addressed; alternatives, including the No Project Alternative, will be evaluated. An Initial Study evaluating the project's environmental effects in other resource areas is available for review at the City's website: <http://www.ci.vallejo.ca.us/>.

**PUBLIC REVIEW PERIOD:** This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b), for 30 days. The comment period for the NOP begins May 20, 2014, and ends on June 19, 2014. Due to the limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency and send your responses and comments to:

Michelle Hightower, Senior Planner  
City of Vallejo  
555 Santa Clara Street  
Vallejo, California 94590  
707.648.4506  
MHightower@ci.vallejo.ca.us

**SCOPING MEETING:** The City will hold a scoping meeting on May 29, 2014. The meeting will be held at 6:30 p.m. at the Norman C. King Center located at 545 Magazine Street, Vallejo, California. The meeting agenda will be posted on the City's website:

<http://www.ci.vallejo.ca.us/cms/one.aspx?objectId=22200>

Interested parties are welcome to attend and present environmental information or concerns that you believe should be addressed in the EIR.

The NOP and related CEQA documents for this project will be available for review on the Web. You can view this NOP and the Initial Study electronically at: <http://www.ci.vallejo.ca.us/>.

If you require additional project information, please contact Michelle Hightower, Senior Planner, at 707.648.4506.