

1.0 INTRODUCTION

The City of Vallejo (City) is a Lead Agency under the California Environmental Quality Act (CEQA) and is responsible for preparing the Environmental Impact Report (EIR) for the proposed Fairview at Northgate Project (State Clearinghouse No. 2018102007). The public agency with the principal responsibility for carrying out or approving a project is the “lead agency.” This EIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] §21000 et seq.), California CEQA Statutes and Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), and the rules, regulations, and procedures for the implementation of CEQA. The principle State CEQA Guidelines sections governing the content of this document are Sections 15120 through 15132 (Content of an EIR), and Section 15161 (Project EIR).

CEQA requires all public agencies to consider the environmental consequences of projects for which they have discretionary authority. For the purposes of CEQA, the term project refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (State CEQA Guidelines §15378[a]). CEQA requires the Lead Agency to prepare an EIR if there is substantial evidence, in light of the whole record, that a project may have a significant effect on the environment. A significant effect is defined in CEQA as a substantial, or potentially substantial, and adverse physical change in the environment. Pursuant to these guidelines, the City has determined that the proposed Fairview at Northgate Project (Tentative Subdivision Map TM#17-0002 and Planned Development PD#17-0007) is a project under CEQA and the project has the potential for resulting in significant environmental effects.

1.1 EIR SCOPE, ISSUES, AND CONCERNS

EIR SCOPE

To begin the process of preparation of an EIR and to help determine the EIR scope (issues and topics proposed for discussion in the EIR), the first step is the preparation of a Notice of Preparation (NOP). The NOP is a document stating that an EIR will be prepared for a particular project and is submitted to the Office of Planning and Research (OPR) State Clearinghouse for publication and sent to applicable responsible agencies and trustee agencies, as well as federal agencies involved in the approval process. The NOP is required to provide these agencies, as well as members of the public and other interested stakeholders, with sufficient information describing the project. The intent of the NOP is to solicit comment for a 30-day period from these parties related to potential environmental effects and any particular issues they want to see discussed in the EIR. In sum, the NOP should provide adequate information for agencies and the public to make a meaningful response.

A NOP for the proposed project was prepared and issued on October 2, 2018 and the 30-day comment period expired on November 1, 2018. The NOP was circulated to local, State, and federal agencies and other interested parties, consistent with the requirements of CEQA.

The NOP indicated the following environmental topics on the listing of resources in Appendix G of the CEQA Guidelines will be addressed:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geologic and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Energy
- Significant Unavoidable Impacts
- Cumulative Impacts
- Alternatives

As discussed above, certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies to be implemented. Such other agencies are referred to as “Responsible Agencies” and “Trustee Agencies.” Pursuant to State CEQA Guidelines §15381 and §15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

- “Responsible Agency” means a public agency that proposes to carry out or approve a project for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “Responsible Agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project (State CEQA Guidelines §15381).
- “Trustee Agency” means a State agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. Trustee Agencies include... (State CEQA Guidelines §15386).

Responsible and Trustee Agencies and other entities that may use this EIR in their decision-making process or for informational purposes.

During this initial screening process, in connection with preparation of the NOP, the City assessed potential environmental impacts to Agriculture and Forestry Resources, Mineral Resources, and Wildfire as listed in Appendix G of the CEQA Guidelines. The City concluded that the proposed project would have a less than significant impact or no impact under these topics. These topics are discussed in Chapter 5.0. Consistent with CEQA Guidelines Section 15128, impacts to the remaining resources areas that were determined to be potentially significant are evaluated with the proposed project proposal in Chapter 4, Environmental Analysis.

1.2 SCOPING MEETING

A public scoping meeting was held during the 30-day NOP public review period. The scoping meeting was held on October 10, 2018 at 6:30 p.m. at the John F. Kennedy Library in the Vallejo Room, Basement Level, located at 505 Santa Clara Street in the City of Vallejo at City Hall. Nine people signed the Public Scoping Meeting Sign-in Sheet.

1.3 SCOPING RESULTS

COMMENTS ON THE NOP

In response to the NOP, comments letters were received from the following agencies and individuals:

Regional Agencies

California Department of Transportation (Caltrans) District 4
California Office of Planning and Research

Special Interest Groups and Individuals

California Native American Heritage Commission
Rene Briones
James Cisney
Jimmy Genn
Rebecca Schwartz Lesberg

Public Scoping Meeting and Comments

As discussed above, in addition to solicitation of comments through publication of the NOP, the City advertised and held a Public Scoping Meeting on October 10, 2018. Comments related to the listed resource areas were made at this meeting and are summarized below:

Project Description

Is Admiral Callaghan included in the site plan?

Commenter questioned the two-year timeline.

Is there flexibility in the location of the gas station? The ingress and egress appear to not allow enough space.

The commenter suggested having electric charging stations.

Aesthetics

Landscaping needs to be included to roadway improvements to improve visual appeal.

Who is the subconsultant for Urban Decay?

What type of fencing will be provided between the residential and open space? This could be an unattractive element and should be addressed with the privacy of adjacent residents.

What will the open space look like and how will it be cared for? By the residential component, the commercial component? Will it be part of the landscape maintenance?

The commenter does not want any unattractive or elevated signage.

Commenter stated that his house was the lowest to the east and wanted to know the type of fencing that would be installed.

The commenter questioned the appearance of the Costco and was concerned it would be concrete block.

Air Quality

Commenter requested additional information related to air quality affecting sensitive receptors. Said his son uses supplemental oxygen and is worried about harmful effects to his neighboring home.

How will the dust be controlled from getting into adjacent yards and neighborhoods?

Biological Resources

Question about a small species of frog that is unique and changes color that is present in the lowest area. Where is the report?

The combined open space and drainage should not be considered open space because they are not one in the same. The EIR should discuss usable open space and differences in the drainage and open space; differences should be more clearly defined.

The whole open space area should be landscaped, and it should be fenced to keep people out.

Cultural and Tribal Resources

The commenter noted and described the requirements of Assembly Bill 52 (AB 52) related to consultation and other requirements related to Tribal Cultural Resources; mandatory and discretionary topics to consider; confidentiality; discussion of impacts; recommendation and mitigation measures; and certification of the EIR.

The commenter noted and described the requirements of Senate Bill 18 (SB 18) related to tribal consultation, statutory time limits, and confidentiality.

The commenter noted the Native American Heritage Commission recommendations that the project should follow.

The commenter suggested the project, pursuant to CEQA Guidelines Section 15064.5 related to Cultural Resources, include records searches, field surveys, and mitigation.

Geology and Soils

Commenter noted that it is hard to read the contours and determine the grading. It would be helpful to have a description.

Commenter raised concern about the soils saying in heavy rain it became a mire.

Land Use

Commenter questioned if there was a General Plan Amendment involved.

Commenter noted pages 2-14, 6-17, and 6-23 that refer to use of the property for commercial uses.

Hazards and Hazardous Materials

The gas station site is on top of an existing stream.

Hydrology and Water Quality

The commenter expected to see drainage plans and fill reports as the project progresses.

Noise

What will be the effects of noise on adjacent properties?

Public Services

Where is the public safety easement? Access is needed due to previous fires. There is/was an easement south of Turner Parkway.

Will there be an analysis on the effects to public safety? It was not listed in the appendices.

How will the homeless be kept out of the property?

Recreation

The commenter noted that American Planning Association recommends 10 acres per 1,000 population and said that the City should be prioritizing outdoor park space for residents and park space should be emphasized in the preferred alternative.

Traffic and Circulation

Traffic on Foothill Drive is already heavy and there are safety concerns related to accidents, and pedestrians being hit. Commenter had requested improvements before, stop light/sign, bumps, etc. and wants to know the effect the project will have and what improvements will be made.

Admiral Callaghan Lane and Turner Parkway should be improved. Who will pay for the improvements?

The project will contribute more traffic to the local roads and make things more dangerous.

How will the ingress and egress be handled? Traffic already backs up with the In-N-Out and does not want traffic backing to Admiral Callaghan Lane?

What will be the effect of increased traffic on the adjacent properties?

The commenter requested an opportunity to review construction plans and was especially interested in construction impacts to the on- and off-ramps at Redwood Street and Interstate 80 (I-80).

Utilities and Service Systems

There are several springs on the site and the commenter wanted to know where they drain.

The commenter questioned the lack of discussion of the PG&E gas line.

Alternatives

Commenter suggested the northerly commercial be accessed via Turner Parkway.

Is there a way to reposition the gas station to avoid access issues?

The commenter questioned the addition of the homes and suggested using the site as a performing arts center or for other activities.

The EIR should consider an Office Park as an alternative. An Office Park would create more higher paying jobs and potentially alleviate commuter problems. The commenter requested the City acknowledge the merits of such an alternative.

The commenter noted that some previous discussion regarding the project site called for use as a commercial site, which would create jobs and tax revenue more so than the project.

Analyze the open space with appropriate buffers from the commercial and residential; do not analyze the open space buffering the uses. Reframe the purpose of the open space to be appropriately buffered from the propose adjacent uses that may degrade habitat value.

An alternative evaluating multi-family should be evaluated; the site is ideal for this use.

Cumulative Analysis

The commenter questioned what projects were being evaluated for cumulative impacts.

General CEQA Issues

What will the findings have to do with the final plan of the Costco?

Comment letter showing that the NOP was published and available for 30 days of review.

The EIR should use a correct baseline to evaluate the impacts to all resources including wildlife. This should be used to inform mitigation measures.

Non-CEQA Related Questions or Questions Outside the Scope this EIR

What is the selection process for choosing a consultant for the EIR?

Is the residential going to be a gated community?

Information has been difficult to obtain.

How will the comments be addressed?

What is the status of the land sale?

Is there a check for conflict of interests between the consultant and developer?

Request for additional information related to the planning process.

Can the In-N-Out traffic be redirected to Turner Parkway?

The commercial interests should share in the expense of the open space.

The commenter questioned whether the City would get the project as described.

The commenter stated they were pleased to see the Open Space element.

The above-listed comments and questions are not necessarily directly responded to within this document. Most of the comments and questions, through conformance to the CEQA process, would already be required elements of the analysis. Therefore, the comments and questions are discussed in the applicable sections of this EIR. To satisfy the disclosure requirements of the CEQA process, some of the questions and comments that have brought up unique circumstances and made recommendation for discussion, have been added to the EIR and included to the respective sections of the EIR.

1.4 ENVIRONMENTAL REVIEW PROCESS

An EIR is an informational document that appraises decision-makers and the general public of the potential significant environmental effects of a proposed project. The purpose of this EIR is to review the existing baseline conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects related to the proposed project.

To assist reviewers in understanding this EIR, the following terms are defined:

- **Project.** The whole of an action that has the potential for resulting in a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.
- **Environment.** The physical conditions that exist in the area and which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved is where significant direct or indirect impacts would occur as a result of the project. The environment includes both natural and man-made (artificial) conditions.
- **Impacts.** Impacts analyzed under CEQA must be related to a physical change. Impacts are:
 - Direct or primary impacts that would be caused by a proposed project and would occur at the same time and place; or
 - Indirect or secondary impacts that would be caused by a proposed project and would be later in time or farther removed in distance but would still be reasonably foreseeable. Indirect or secondary impacts may include growth-inducing impacts and other effects related to induced changes in the pattern of land use; population density or growth rate; and related effects on air and water and other natural systems, including ecosystems.
- **Significant Impact on the Environment.** A substantial, or potentially substantial, adverse change in any of the physical conditions in the area affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, tribal resources, and objects of historical or aesthetic significance. An economic or social change by itself is not considered a significant impact on the

environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

- **Mitigation.** Mitigation consists of measures that avoid or substantially reduce a proposed project's significant environmental impacts by:
 - Avoiding the impact altogether by not taking a certain action or parts of an action;
 - Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
 - Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or
 - Compensating for the impact by replacing or providing substitute resources or environments.
- **Cumulative Impacts.** Two or more individual impacts that, when considered together, are considerable or that compound or increase other environmental impacts. The following statements also apply when considering cumulative impacts:
 - The individual impacts may be changes resulting from a single project or separate projects.
 - The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over time.

This EIR uses a variety of terms to describe the level of significance of adverse impacts. These terms are defined as follows:

- **Less Than Significant.** An impact that is adverse, but that does not exceed the defined thresholds of significance. Less than significant impacts do not require mitigation.
- **Significant.** An impact that exceeds the defined thresholds of significance and would or could cause a substantial adverse change in the environment. Mitigation measures are recommended to eliminate the impact or reduce it to a less than significant level.
- **Significant and Unavoidable.** An impact that exceeds the defined thresholds of significance and cannot be eliminated or reduced to a less than significant level through the implementation of mitigation measures.

This document analyzes the environmental effects of the proposed project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the State CEQA Guidelines. The analysis considers the actions associated with the proposed project to determine the short-term and long-term effects associated with their implementation. The EIR focuses primarily on changes in the environment that would result from the proposed project. The EIR identifies potential impacts resulting

from the construction and operation of the proposed project and provides measures to mitigate potentially significant impacts. Those impacts that cannot be mitigated to less than significant levels are also identified.

This EIR has been prepared as a Project EIR, addressing the environmental effects of the proposed project. In accordance with Section 15121 of the State CEQA Guidelines, the primary purpose of this EIR is to provide decision-makers and the public with specific information regarding the environmental effects associated with development of the site. This EIR also identifies ways to minimize the significant effects and describes reasonable alternatives to the proposed project. Mitigation measures are provided which may be adopted as Conditions of Approval in order to reduce the significance of impacts resulting from the proposed project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

The City, which has the principal responsibility of processing and approving a proposed project, and other public agencies (e.g., responsible and trustee agencies) that may use this EIR in the decision making or permit process, will consider the information in this EIR, along with other information that may be presented during the CEQA process. It is not the purpose of an EIR to recommend either approval or denial of a project. Rather, the purpose of an EIR is to provide relevant information that will assist decision-makers in their decision to approve or deny a project. CEQA requires an EIR that reflects the independent judgment of the Lead Agency regarding the impacts, the level of significance of the impacts both before and after mitigation implementation, and mitigation measures proposed to reduce the impacts. Environmental impacts are not always mitigated to a level considered less than significant; in those cases, impacts are considered significant and unavoidable impacts.

The Lead Agency may choose to approve a project that would result in significant environmental effects that cannot be mitigated. If this occurs, the Lead Agency is required to prepare a “Statement of Overriding Considerations,” pursuant to Section 15093 of the State CEQA Guidelines. In accordance with Section 15093(b) of the State CEQA Guidelines, if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093 of the State CEQA Guidelines, a “statement of overriding considerations.”

An EIR must describe a reasonable range of feasible alternatives to the project and identify possible means to minimize the significant effects. The Vallejo Planning Commission and Vallejo City Council will consider the information in the EIR, including the public and agency comments and staff response to those comments, during the public hearing process. As a legislative action, the final decision is made by the Planning Commission, who may approve, conditionally approve, or deny the proposed project. As provided in State CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues.

The purpose of an EIR is to identify:

- The significant potential impacts of the project on the environment and indicate the manner in which those significant impacts can be avoided or mitigated;
- Any unavoidable adverse impacts that cannot be mitigated; and
- Reasonable and feasible alternatives to the project that would eliminate any significant adverse environmental impacts or reduce the impacts to a less-than-significant level.

An EIR also discloses growth-inducing impacts; impacts found not to be significant; and significant cumulative impacts of the project when taken into consideration with past, present, and reasonably anticipated future projects.

Upon completion of the Draft EIR, a Notice of Completion (NOC) is filed with the OPR State Clearinghouse, and a public notice is published to inform interested parties that a Draft EIR is available for review. In addition, the NOC provides information regarding the location of the Draft EIR and the known dates of any public meetings or hearings that are scheduled. The Draft EIR is circulated for a minimum 45-day period, during which time reviewers may make comments. The Lead Agency must evaluate and respond to comments in writing, describing the disposition of any significant environmental issues raised, and explaining in detail the reasons for not accepting any specific comments concerning major environmental issues. If comments received after public notice is given result in the addition of “significant new information” as defined by the State CEQA Guidelines Section 5088.5(a), the revised EIR or affected sections would be recirculated for an additional public review period with related comments and responses.

Reviewers of a Draft EIR are requested to focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate significant environmental effects.

1.5 REPORT ORGANIZATION

The Draft EIR is organized into eight sections:

- Section 1.0, INTRODUCTION AND PURPOSE, provides an introduction and overview describing the intended use of the Draft EIR and the review and certification process. It also provides summaries of the sections included in the Draft EIR, and summaries of the issues and concerns received from the public and public agencies during the NOP review period.
- Section 2.0, EXECUTIVE SUMMARY, summarizes the elements of the proposed project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation. Acknowledges alternatives that would reduce or avoid significant impacts.

- Section 3.0, PROJECT DESCRIPTION, provides a detailed description of the proposed project, including the project's location, background information, major objectives, and technical characteristics.
- Section 4.0, ENVIRONMENTAL ANALYSIS (*Impacts and Mitigation Measures*), contains a detailed environmental analysis of the existing conditions, proposed project impacts, recommended mitigation measures, and unavoidable adverse impacts (if applicable). The analysis of each environmental category in Section 4.0 is organized as follows:
 - “Environmental Setting” describes the physical conditions that exist at this time and that may influence or affect the issue under investigation.
 - “Regulatory Setting” described the Federal, State, and Local agencies and policy and regulatory documents that are applicable to the proposed project.
 - “Standards of Significance” provides the thresholds that are the basis of conclusions of significance, for which the primary source for the criteria is Appendix G of the State CEQA Guidelines (California Code of Regulations [CCR], §15000 through §15387).
 - “Project Impacts and Mitigation” describes potential environmental changes to the existing physical conditions that may occur if the proposed project is implemented.
 - ❖ A designation of “no impact” is given when no adverse changes in the environment are anticipated.
 - ❖ A “less than significant impact” would cause no substantial adverse change in the environment.
 - ❖ A “less than significant impact with mitigation incorporated” avoids substantial adverse impacts on the environment with mitigation.
 - ❖ A “significant and unavoidable impact” would cause a substantial adverse effect on the environment, and feasible mitigation measures are not available to reduce the impact to a less than significant impact.
 - “Mitigation Measures” are those specific measures that may be required of the proposed Project to avoid a significant adverse impact; minimize a significant adverse impact; rectify a significant adverse impact by restoration; reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or compensate for the impact by replacing or providing substitute resources or environment.
 - “Level of Significance After Mitigation” discusses whether the proposed project and the project's contribution to cumulative impacts can be reduced to levels that are considered less than significant.
 - “Conclusion” provides a summary of the anticipated project impacts and mitigation including significance conclusion.

- “Cumulative Impacts” describes potential environmental changes to the existing physical conditions that may occur with the proposed project, together with all other reasonably foreseeable, planned, and approved future projects.
- Section 5.0, OTHER CEQA REQUIRED SECTIONS, discusses significant environmental changes that would result from the proposed action, should it be implemented, and discusses growth-inducing impacts of the proposed project.
- Section 6.0, ALTERNATIVES, describes a reasonable range of alternatives to the proposed project or to the location of the project that could feasibly attain the basic project objectives, and provides and a determination of the environmentally superior alternative.
- Section 7.0, AGENCY CONTACTS AND PREPARERS lists persons from the Lead Agency and preparers of the EIR.

1.6 INCORPORATION BY REFERENCE

As permitted in Section 15150 of the State CEQA Guidelines, an EIR may reference all or portions of another document that is a matter of public record or is generally available to the public. Information from the documents that have been incorporated by reference has been briefly summarized in the appropriate sections of this EIR, along with a description of how the public may obtain and review these documents. These documents include:

- Propel Vallejo 2040 General Plan; (available online at: <http://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=12181697>)
 This document is appropriate to incorporate by reference because the 2040 General Plan establishes the land use designations for the project site with which the proposed project is consistent. Furthermore, the General Plan identifies the area surrounding the project site as the Callaghan-Columbus Opportunity Area as well as the I-80/SR37 Gateway Area, and specifically identifies the project site for commercial development on the western portion of the property and residential development on the eastern portion of the property.
- Propel Vallejo 2040 General Plan and Sonoma Boulevard Specific Plan EIR; (available online at: <http://www.ci.vallejo.ca.us/workspaces/One.aspx?objectId=12182299&contextId=12182299>)
 This document is appropriate to incorporate by reference because the Propel 2040 General Plan and Sonoma Boulevard Specific Plan Draft EIR evaluates the physical impacts on the environment associated with the City’s update to General Plan Land Use designations, related to such topics as air quality, biological resources, cultural resources, traffic impacts, utilities, and public services, among other areas. As the project is consistent with the City’s General Plan, the analysis contained in the Draft EIR is relevant and applicable to the proposed project.

- City of Vallejo Climate Action Plan; (available online at: https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/climate_action_plan)

This document is appropriate to incorporate by reference because the City's Climate Action Plan (CAP) provides goals and associated measures, in the sectors of energy use, transportation, land use, water, solid waste, and off-road equipment to help the City achieve the state-recommended GHG reduction target of 15 percent below 2008 levels by 2020. The proposed project is consistent with the CAP and incorporates mitigation measures to reduce greenhouse gas emissions generated by the project.

- City of Vallejo General Plan 2030 5th Cycle Housing Element Update (2015-2023) (available online at:) <http://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=3309812>

housing element establishes housing goals for the City including housing types that are affordable to a range of income levels. The proposed project would increase the available housing stock within the City.

- City of Vallejo Municipal Code (available online: http://www.ci.vallejo.ca.us/city_hall/departments_divisions/city_attorney/vallejo_municipal_code)

This document is appropriate to incorporate by reference because the Municipal Code contains the zoning and development standards that would govern future development on the project site. The EIR identifies that compliance with some Municipal Code chapters would reduce or avoid potential environmental effects.

The documents that are incorporated by reference are available for review on the City's website at the Internet links provided above or during counter hours from 8:30 a.m. to 4:30 p.m., Monday through Thursday and Friday 8:30 a.m. to 12:00 p.m. at the City of Vallejo Planning Development Department at 555 Santa Clara Street, Vallejo, CA 94590.

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