



Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

**NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING  
Draft Environmental Impact Report for the Sonoma Gateway Project**

- Date:** July 19, 2024
- To:** Responsible and Trustee Agencies, Organizations, and Interested Parties
- Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Sonoma Gateway Project
- Scoping Meeting:** July 31, 2024, 6:00 p.m.  
John F. Kennedy Library, Vallejo Room  
505 Santa Clara Street  
Vallejo, CA 94590
- Comment Period:** July 19, 2024 through August 19, 2024
- Project Proponent:** The Spanos Corporation

The City of Vallejo (City) is preparing an Environmental Impact Report (Draft EIR) for the proposed Sonoma Gateway Project (project). The City as lead agency has determined that the project will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (California Public Resources Code, Section 21000 et seq) (CEQA) and Title 14 of the California Code of Regulations (CEQA Guidelines). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Section 15082.

The City is requesting your views or the views of the agency or organization as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the project.

Responses to this NOP must be submitted at the earliest possible date and no later than the NOP review period, which concludes on August 19, 2024 at 5:00 p.m. Comments should be provided in writing to:

Cesar Orozco  
Planning Manager  
City of Vallejo, Planning Division  
555 Santa Clara Street, Vallejo, CA 94590  
[Cesar.orozco@cityofvallejo.net](mailto:Cesar.orozco@cityofvallejo.net)

A copy of this NOP is available for review at the City's website at the following link: <https://www.ci.vallejo.ca.us/cms/One.aspx?portalId=16925451&pageId=17560677>

**Public Scoping Meeting:** The City will hold a public scoping meeting to present information regarding the project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the Draft EIR. The date, time, and location of the Public Scoping Meeting are provided below.

Date: July 31, 2024

Location: John F. Kennedy Library, Vallejo Room  
505 Santa Clara Street  
Vallejo, CA 94590

Time: 6:00 p.m.

All interested parties are welcome to attend and present environmental information or concerns. Verbal and written comments regarding the scope of the Draft EIR will be accepted at the meeting.

**Project Location:** The project is located at 5190 Sonoma Boulevard (Assessor's Parcel Number 0067-140-200). The project site is located in northern Vallejo, just south of the northern city boundary with the City of American Canyon. Figure 1 shows the regional and local context of the project site, and Figure 2 depicts the proposed project site plan.

**Project Description:** The project proposes to subdivide an existing 12.67-acre parcel to create a new 6.89-acre parcel, which would be developed with six multi-family residential buildings consisting of a total of 202 residential units. Two of the buildings would front Sonoma Boulevard, two would front Broadway, and two would be in the center with surface parking lots and open space provided throughout the site. Each residential building would be four stories tall and approximately 54 feet in height. The project would have an overall density of 29 dwelling units per acre.

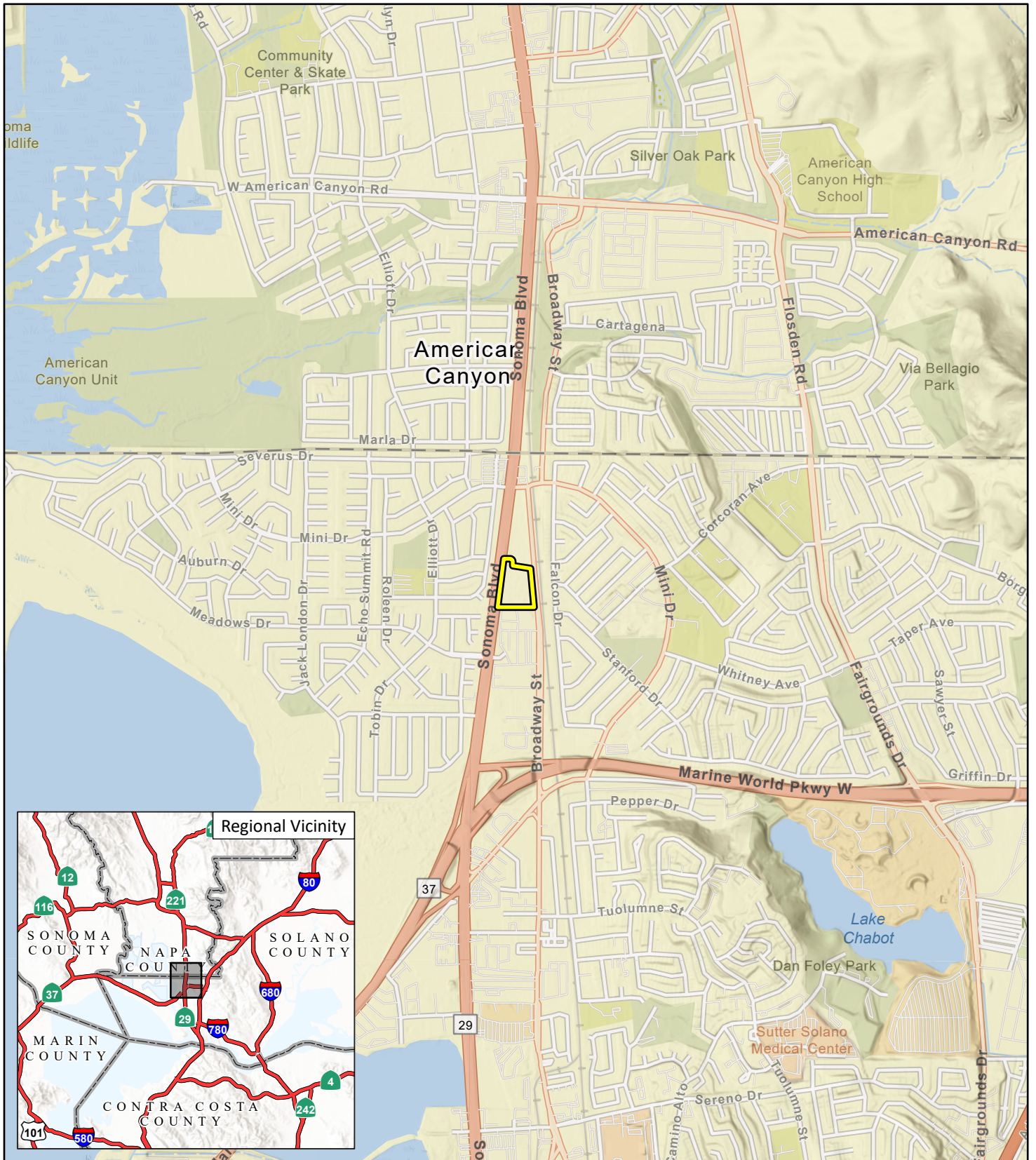
The ground floor of each of the residential only buildings would include podium parking garages with between 30 and 34 parking spaces, for a total of 204 covered spaces. The podium parking areas would be screened from street view with a 3-foot stucco wall and welded wire mesh above the wall. An additional 128 guest parking spaces would be provided throughout the site, for a total of 332 parking spaces. Each building would also include a bicycle storage room that would provide a total of 228 long-term bicycle parking spaces. An additional 12 short-term bicycle parking spaces would also be provided, for a total of 240 spaces.

Additionally, the project proposes to include construction of a two-story, approximately 9,000-square-foot clubhouse that would include a leasing office and activity space. The project would include a total of approximately 49,439 square feet of amenity spaces, including a pool, pickleball court, bocce ball courts, a barbeque area and hammock garden, dog runs, lawn areas, green landscaped spaces, and common decks.

Vehicular access to the project would be provided at two entry points located along Broadway Street.

There are two existing wetland areas with a combined total of approximately 0.19 acres. The largest of the three existing wetland areas, which is located along the proposed north property line, would be preserved, providing 28,878 square feet of preservation/wetland area, while the two other wetland areas totaling 1,741 square feet would be filled. Additionally, the proposed project would include two bio-retention basins totaling 8,814 square feet.

**Potential Environmental Effects.** Based on the preliminary analysis of the project, the following environmental topics will be fully analyzed in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Remaining issue topics will also be addressed, but are currently anticipated to result in no impact or less than significant impacts. These topics include Agricultural and Forestry Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.



 Project Location

FIGURE 1

LSA



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SOURCE: Esri Street Map (2022)

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Vallejo Sonoma Gateway Project  
Project Location and Regional Vicinity Map





FIGURE 2

LSA

LEGEND  
 Project Site



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 SOURCE: Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)

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Vallejo Sonoma Gateway  
 Conceptual Site Plan