



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 Vista Cove Project**

Date: March 20, 2025
To: Responsible and Trustee Agencies, Organizations, and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report for the Vista Cove Project

Comment Period: March 20, 2025 through April 19, 2025

Project Proponent: Sancerra Vista Cove

The City of Vallejo (City) is preparing an Environmental Impact Report (Draft EIR) for the proposed Vista Cove Project (project). The City as lead agency 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 by **April 19, 2025, 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

A copy of this NOP, along with general information about the project, is available for review on the City's website at the following link:

https://www.ci.vallejo.ca.us/our_city/departments_divisions/planning_development_services/planning_division/major_planning_projects/vista_cove

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: April 10, 2025

Location: April 10, 2025
Vallejo Room – Below the John F. Kennedy Library
505 Santa Clara Street
Vallejo, CA 94590

Time: 5:30 p.m. to 6:30 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 the northeast corner of Shady Lane and Wildflower Street (Assessor's Parcel Numbers [APN] 0079-171-170 and 0079-120-100) in the City of Vallejo. The project site is in southeastern Vallejo, west of the eastern boundary with the City of Benicia, in an area consisting primarily of residential, recreational, and public and semi-public uses. Figure 1 shows the regional and local context of the project site, and Figure 2 depicts the proposed project site plan.

Project Description: The proposed project would result in the subdivision of the 20.13-acre site, of which approximately 10 acres would be developed, while the remaining acreage would be retained as open space. The residential portion of the proposed project would include 51 residential lots, passive park, and related infrastructure improvements. As part of project approvals, the project site would be rezoned as Planned Development (PD) district.

Approximately 10 acres of the proposed developed residential space would include 51 single-family residential units and associated improvements, including front and rear yards, front driveways, two-car garages, fencing, and landscaping. The residential component of the proposed project would have an overall density of 4.9 dwelling units per acre (du/ac).¹ The proposed residential units would front new internal roadways. The residences would be up to approximately 2,499 square feet in size with three or four bedrooms with three elevations for and different floor plan. The proposed buildings would be two stories and would not exceed 35 feet in height. A consistent architectural style is proposed for the buildings, which would consist of a modern farmhouse design.

The proposed project would include 9.74 acres of undisturbed open space that would consist of two distinct areas: one parcel would be approximately eight acres that would be dedicated open space, and an approximately 1-acre parcel would be a bioretention area and would not be publicly accessible. The project site would also include 3.55 acres of common open space that would include two bioretention areas totaling 7,617 square feet, walkways, a loop walk around a flexible

¹ 51 units/10.395 acres

use turf area, and a vista overlook to provide passive recreation opportunities for residents. A total of 69 trees would be removed, including 47 significant trees that are protected under the City's tree protection ordinance.² Trees would be replaced at a ratio of three new trees for every tree removed, for a total of 141 trees that would be planted.

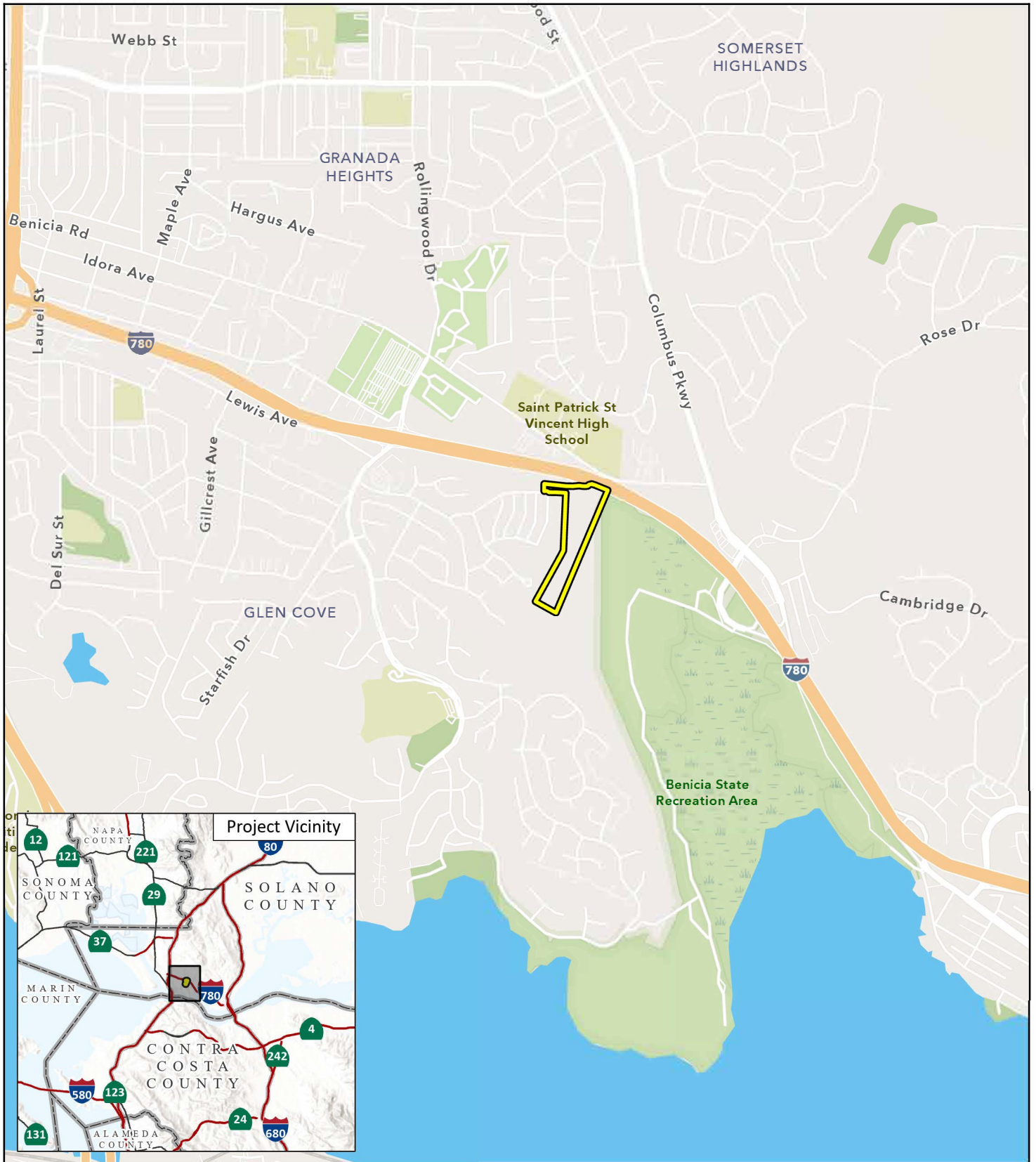
Vehicular access to the project site would be provided by one full access residential street through an established community to the west off the intersection of Shady Lane and Wildflower Avenue. The proposed project would include new internal residential streets that would be 28 feet wide curb to curb with parking on one side and a 4.5-foot attached sidewalk. The project would also include private alleys which would be smaller in scale than the private residential streets and would include shared vehicular access to houses with garages fronting onto them.

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.

² Vallejo, City of. *Vallejo, California – Municipal Code, Title 16 – Zoning, Part V – Site Development Standards, Chapter 16.504 – Landscaping, Section 16.504.07 – Tree protection.*



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 Project Location

FIGURE 1

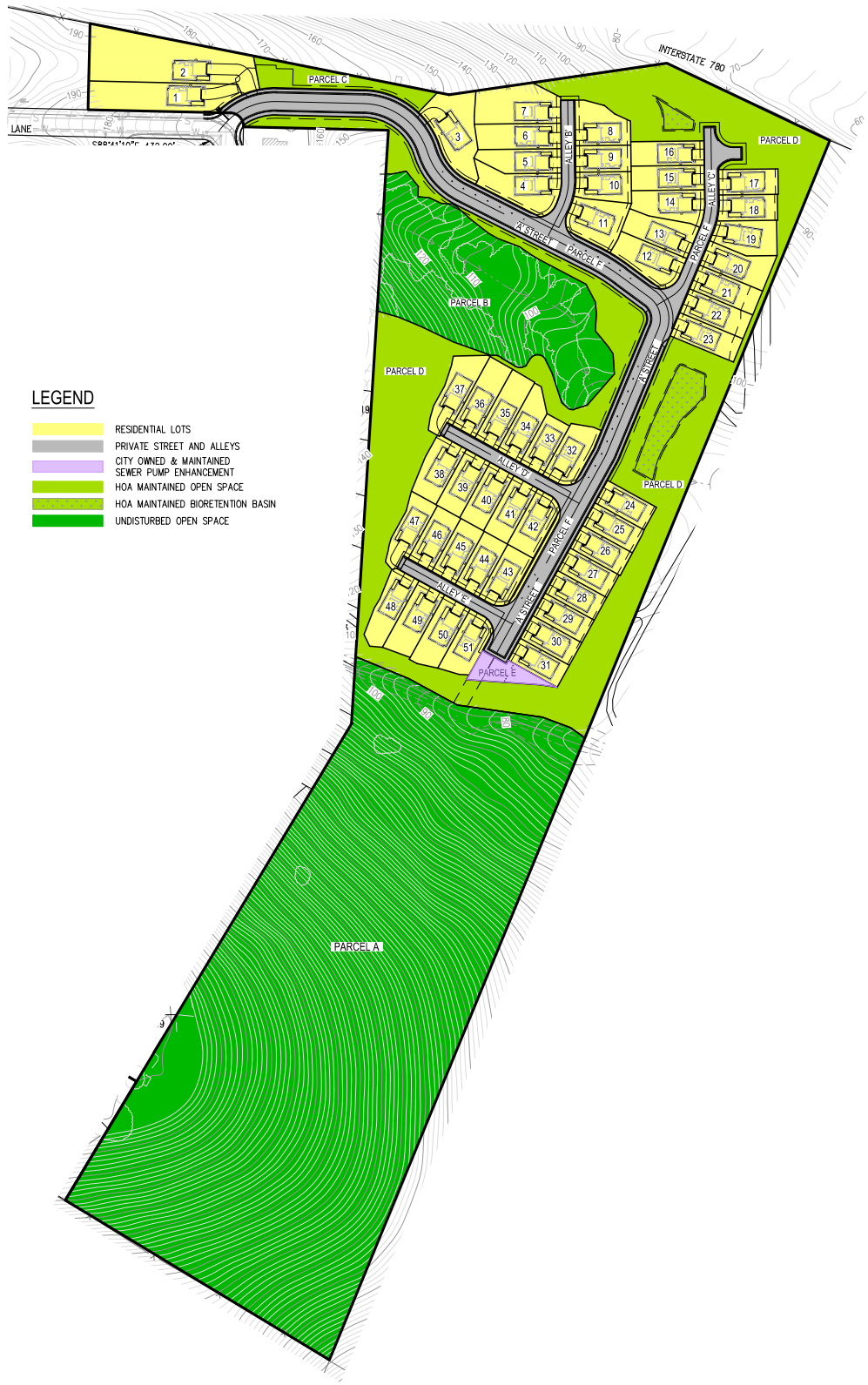


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SOURCE: Esri Community Map (2024)

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Vista Cove Planned Development Project
Project Location and Regional Vicinity Map



LEGEND

- RESIDENTIAL LOTS
- PRIVATE STREET AND ALLEYS
- CITY OWNED & MAINTAINED SEWER PUMP ENHANCEMENT
- HOA MAINTAINED OPEN SPACE
- HOA MAINTAINED BIORETENTION BASIN
- UNDISTURBED OPEN SPACE

FIGURE 2

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SOURCE: DK Engineering

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