

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



December 9, 2025

SCH #: 2025030788
GTS #: 04-SOL-2025-00440
GTS ID: 35915
Co/Rt/Pm: SOL/780/5.428

Cesar Orozco, Planning Manager
City of Vallejo
555 Santa Clara Street
Vallejo, CA 95490

Re: Vista Cove Planned Development Project – Mitigated Negative Declaration (MND)

Dear Cesar Orozco:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Vista Cove Planned Development Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the November 2025 MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project would result in the subdivision of a 20.13-acre site near Interstate (I)-780, of which approximately 10 acres would be developed with 51 residential lots, while the remaining acreage would be retained as undeveloped open space.

Travel Demand Analysis

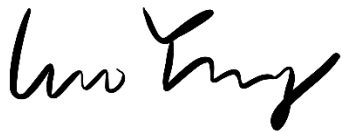
Caltrans requests the Lead Agency to provide further justification of its vehicle miles traveled (VMT)-related methodology, particularly as it relates to the use of the Bay Area Air District's California Environmental Quality Act Air Quality Guidelines in evaluating VMT thresholds for this project.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Llisel Ayon, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination

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opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luo Yunsheng'.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse