

**NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE
DECLARATION
VISTA COVE PLANNED DEVELOPMENT PROJECT
NOVEMBER 10, 2025**

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this notice is to advise you that the City of Vallejo intends to adopt a Subsequent Mitigated Negative Declaration (MND) for the proposed project described below.

Proposed Project: Vista Cove Project

Project Location: The project site is located at the northeast corner of Shady Lane and Wildflower Avenue (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.

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 undeveloped open space. The developed portion of the proposed project would include 51 residential lots, open space, and related infrastructure improvements. As part of project approvals, the project site would be rezoned as Planned Development (PD) district.

Findings: The Subsequent MND prepared by the City of Vallejo was undertaken for the purpose of deciding whether the proposed project would result in any new or substantially more severe significant environmental impacts than those analyzed in the General Plan 2040 and Sonoma Boulevard Specific Plan Draft Environmental Impact Report. The Subsequent MND finds that implementation of feasible mitigation measures would either avoid or reduce all impacts to a less-than-significant level. On the basis of the Subsequent MND, City staff has concluded that the proposed project would not result in any new or substantially more severe significant environmental impacts than those analyzed in the prior CEQA document and that the project and associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and therefore, has prepared a Subsequent MND.

Public Review Period – Starting and Ending Dates: The 30-day public review period would start on **November 10, 2025**, and end on **December 10, 2025**. Comments from all Responsible Agencies and interested parties are requested. Please submit any comments in writing that you may have on the draft Subsequent Mitigated Negative Declaration (MND) by 5:00 PM on **December 10, 2025**, via email to Cesar.Orozco@cityofvallejo.net or via standard mail to the following address:

City of Vallejo
Attn: Cesar Orozco
Planning and Development Services
555 Santa Clara Street
Vallejo, California 94590

Physical copies of the Subsequent MND are available for review at:

City of Vallejo - City Hall,
2nd Floor, Planning Division Counter
555 Santa Clara Street
Vallejo, CA 94590

Monday to Thursday, 9 a.m. to 3 p.m.

Vallejo John F. Kennedy Library,
505 Santa Clara St
Vallejo, CA 94590

Monday to Wednesday, 9 a.m. to 8 p.m.; Thursday to Friday, 9 a.m. to 5 p.m.; Saturday, 9 a.m. to 5 p.m.; Sunday, 12 p.m. to 5 p.m.

Questions? If you have any questions regarding this project or the Notice of Intent, please contact Cesar Orozco at Cesar.Orozco@cityofvallejo.net.