Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025030788

Project Title: Vista Cove Planned Development Project

Lead Agency: City of Vallejo | Contact Person: Cesar Orozco

Mailing Address: 555 Santa Clara Street | Phone: 707-648-5436

City: Vallejo | Zip: 95490 | County: Solano

Project Location: County: Solano | City/Nearest Community: Vallejo

Cross Streets: Shady Lane and Wildflower Avenue | Zip Code: 94591

Longitude/Latitude (degrees, minutes and seconds): 38 ° 04 ′ 58.65 ″ N / 122 ° 12 ′ 03.95 ″ W Total Acres: 20.13

Assessor's Parcel No.: 0079-171-170 and 0079-120-100 | Section: 28 | Twp.: 3N | Range: 3W | Base: Mt. Diablo

Within 2 Miles: State Hwy #: 29 | Waterways: Carquinez Strait

Airports: None | Railways: None | Schools: see attached

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: Subsequent IS/MND ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 51 Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

see attached

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Solano County Water Agency
	Housing & Community Development	X	Other: U.S. Army Corps of Engineers
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 10, 2025 Ending Date December 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 157 Park Place
City/State/Zip: Richmond, CA 94801
Contact: Florentina Craciun
Phone: (510) 462-1308

Applicant: Sancerra Vista Cove, LLC
Address: 2618 San Miguel Drive, Suite 1223
City/State/Zip: Newport Beach, CA 92660
Phone: (949) 469-4497

Signature of Lead Agency Representative: Digitally signed by Cesar Orozco Date: 2025.11.06 09:25:41 -08'00' **Date:** 11/6/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Schools:
Saint Patrick Saint Vincent High, Glen Cove Elementary

Present Land Use/Zoning/General Plan Designation:
Present Land Use: Undeveloped Hillside; Existing Zoning: Residential Medium Density (RMD) and Residential Low Density (RLD), Proposed: Planned Development (PD); General Plan Designation: Mix of Housing Types (R-MH) and Primarily Single Family (R-SF)