

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025030788

Project Title: Vista Cove Planned Development Project

Lead Agency: City of Vallejo

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Project Location: Vallejo
City

Solano
County

Project Description (Proposed actions, location, and/or consequences).

The project site 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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in potentially significant effects to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazardous materials, and tribal cultural resources, and would require mitigation measures to reduce impacts to these resource topics to a less than significant level. Mitigation measures for air quality include the use of construction equipment that meets Tier 4 Final emissions standards or the equivalent. Mitigation measures for biological resources include the completion of pre-construction surveys should construction activities occur during the nesting bird season; the completion of a bat roost assessment should construction activities occur during the maternity roost season; compensatory mitigation for permanent loss of the seasonal wetland; installation of construction fencing or flagging to delineate the riparian and freshwater marsh boundaries; utilization of erosion control measures; and implementation of tree protection measures. Mitigation measures for cultural resources include protocols should unknown archaeological resources or human remains be discovered. Mitigation measures for geology and soils include the incorporation of recommendations included in a design-level geotechnical investigation and protocols should paleontological resources be encountered during construction activities. Mitigation measures for greenhouse gas emissions include requiring electric vehicle charging capabilities at each residential unit. Mitigation measures for hazardous materials include the preparation of an Emergency Response and Cleanup Plan and proper equipment maintenance, refueling, and washing during construction. Mitigation measures for tribal cultural resources include following proper protocol should Native American cultural items be discovered during construction activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The proposed project's areas of controversy include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

Provide a list of the responsible or trustee agencies for the project.

City of Vallejo