

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
5180 SONOMA BOULEVARD RESIDENTIAL DEVELOPMENT PROJECT
OCTOBER 6, 2023**

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 Mitigated Negative Declaration (MND) for the proposed project described below.

Proposed Project: 5180 Sonoma Boulevard Residential Development Project

Project Location: The 12.6-acre project site is located at 5180 Sonoma Boulevard in the City of Vallejo (City), County of Solano (County) (Assessor's Parcel Number [APN] 0067-150-280). Interstate 80 (I-80), approximately 2.0 miles to the east, and State Route 37 (SR 37), approximately 0.25 mile south, provide regional access to the project site, while Sonoma Boulevard (State Route 29 [SR 29]) and Broadway provide direct access to the project site.

Project Description: The proposed project involves the demolition of the existing, vacant "big box" retail store on the project site and the construction of 11 multi-family residential buildings containing 429 dwelling units, ranging in size from approximately 767 to 1,637 square feet. Two building types are proposed with a mixture of one-, two-, and three-bedroom units. Both building types would be four-stories tall and would be oriented to face the project frontages on Sonoma Boulevard and Broadway Street. In addition to the residential buildings, the project would provide a central amenity building, as well as associated parking, infrastructure, and landscaping improvements.

Findings: The Initial Study (IS) prepared by the City of Vallejo was undertaken for the purpose of deciding whether the proposed project may have a significant effect on the environment. The Initial Study finds that the proposed project could result in potentially significant environmental impacts related to air quality, biological resources, cultural resources, and geology and soils. However, although the proposed project could have a significant effect on the environment, implementation of feasible mitigation measures would either avoid or reduce all impacts to a less-than-significant level. On the basis of the Initial Study, City staff has concluded that the proposed project will not have a significant effect on the environment and, therefore, has prepared a Mitigated Negative Declaration.

Public Review Period – Starting and Ending Dates: The 30-day public review period would start on **October 6, 2023**, and end on **November 6, 2023**. Comments from all Responsible Agencies and interested parties are requested. Please submit any comments in writing that you may have on the draft Initial Study/Mitigated Negative Declaration (IS/MND) by 5:00 PM on **November 6, 2023**, via email to Cesar.Orozco@cityofvallejo.net or via standard mail to the following address:

City of Vallejo
Planning and Development Services
555 Santa Clara Street

Vallejo, California 94590
Attn: Cesar Orozco, Principal Planner

Address Where Document is Available for Public Review: The IS/MND can be reviewed and downloaded online at:

<https://www.ci.vallejo.ca.us/cms/One.aspx?portalId=16925451&pageId=17560677>

A physical copy of the IS/MND is 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.

Public Hearing: A public hearing will be held before the City of Vallejo Planning Commission on Tuesday, November 6, 2023, at 7:00 p.m. in the Council Chambers at City Hall, 555 Santa Clara Street, to consider the 5180 Sonoma Boulevard Residential Development Project, including the IS/MND.

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