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Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

### **NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING**

**Date:** May 1, 2024  
**To:** Responsible and Trustee Agencies, Organizations, and Interested Parties  
**From:** City of Vallejo  
**Contact:** Richard Smeaton  
Contract Planner  
City of Vallejo, Planning Division  
555 Santa Clara Street, Vallejo, CA 94590  
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**Subject:** **Notice of Preparation of a Draft Environmental Impact Report and  
Notice of Public Scoping Meeting for the Solano Ranch Project**

The City of Vallejo (City) will prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Solano Ranch Project (proposed project) and will be the lead agency under the California Environmental Quality Act (CEQA). The City hereby solicits comments and suggestions from responsible and trustee agencies, other organizations and interested parties, and members of the public regarding (1) the scope and content of the Draft EIR and (2) the significant environmental issues and reasonable alternatives and mitigation measures that should be addressed in the Draft EIR (pursuant to CEQA Guidelines § 15082). This Notice of Preparation also provides notice that a public scoping meeting will be held on May 21, 2024, at 6:00 p.m., to gather public input on the scope and content of the environmental review for the proposed project. The proposed project is briefly summarized below. In accordance with CEQA Guidelines Section 15082(b), the City requests review from public agencies that will need to rely on the Draft EIR prepared by the City when considering any permit or other approval for the proposed project as to the scope and content of the environmental information in the Draft EIR that is germane to the agency's statutory responsibilities in connection with the proposed project.

The City also requests comments and concerns from organizations and interested parties regarding the scope and content of the environmental review for the proposed project.

**Project Title:** Solano Ranch Project

**Project Applicant:** GTL Properties, LLC

**Project Location:** The site is an approximately 32.12-acre site located in the City of Vallejo, north of the intersection of Columbus Parkway and Admiral Callaghan Lane. The project site is within the northern

portion of the City of Vallejo and borders the Pacific Gas and Electric Company (PG&E) Vallejo Substation to the east, Solano Bikeway and Columbus Parkway to the south, and undeveloped land to the west and north. The project site is located north of Columbus Parkway, east of Interstate 80 (I-80), and west of Ascot Court. See also attached Exhibit 1 through Exhibit 3.

**Project Description:** As detailed more fully below, the proposed mixed-use project would be developed on an approximately 21.34-acre portion of the project site (Development Area), consisting of approximately 32,725 square feet of commercial retail/restaurant uses and up to 264 multi-family residential units to be developed on a total of nine newly created parcels (five commercial parcels, one multi-family residential parcel, one vacant parcel that is not a part of this currently proposed project, and two open space parcels), along with related on-site improvements and amenities as well as related off-site infrastructure and improvements, including proposed slope stability improvements on an adjacent future buttress area, to serve the foregoing urban uses.

Commercial retail/restaurant uses would include five commercial retail pads on five newly created parcels totaling approximately 5.86 acres within the Development Area. While the ultimate type and nature of the commercial/retail development would be confirmed as part of the final design process, for purposes of a conservative analysis, the following uses are anticipated. One of the retail pads would be developed with 5,522 square feet for a quick-serve food tenant with a related drive-through facility. A second pad is anticipated to be developed with 4,812 square feet for a drive-through coffee tenant. A third pad is anticipated to be developed with 3,050 square feet for a gasoline service station/carwash/convenience market use. A fourth pad is anticipated to be developed 13,445 square feet for restaurant/in-line retail shop uses. A fifth pad is anticipated to be developed with 5,896 square feet for medical/dental office uses.

The multi-family component would be developed on approximately 10.56 acres within the Development Area. It would entail 10 3-story walk-up buildings, not exceeding 48 feet in height, and is anticipated to include 24 to 30 units per building, for a maximum total of 264 dwelling units. The residential component would include a clubhouse/leasing building of approximately 7,150 square feet. The residential component would also include numerous community outdoor amenities to serve the project's residents, such as a pool, barbecue area, play area, pet spa, sport court, and gardens. The proposed project would include a total of approximately 777 parking spaces. The total amount of impervious surfaces would be approximately 17.82 acres.

The remaining approximately 11.15 acres of the project site (collectively, Open Space Areas) would be permanently protected and preserved for open space, wetlands, habitat, park, recreational, and scenic uses, with the project applicant offering to grant an open space easement for the entirety of the Open Space Area to the Greater Vallejo Recreation District (Recreation District). In addition, the project applicant intends to offer to dedicate to the Recreation District a separate public access easement for future public trail access and connections to the adjacent public open space areas that are owned by the Recreation District.

The Open Space Areas would consist of:

1. An approximately 5.6-acre seasonal wetlands area and open space area on the western side of the site (collectively, Wetland Preserve) and

2. An approximately 5.55-acre natural open space area on the eastern portion of the project site (Eastern Open Space).

To the extent permitted by the relevant resource agencies, the project applicant proposes to install a loop pathway/nature walk consisting of decomposed granite, as well as a boardwalk around the Wetland Preserve. The pathway and boardwalk would facilitate a reasonable degree of public access while appropriately protecting these biologically sensitive areas.

Development of the proposed project would require preliminary earthwork consisting of approximately 24,000 net cubic yards of cut that would be exported. Creation of the proposed buttress for purposes of slope stability on the northern hillside that is adjacent to but outside of the project site would utilize native material, allowing the required earthwork to balance on-site.

**Potential Environmental Effects:** The following areas of potentially significant environmental impacts will be analyzed in the Draft EIR: Aesthetics, Light, and Glare; Air Quality; Biological Resources; Cultural Resources and Tribal Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; and Utilities and Service Systems.

Based on site-specific characteristics, the proposed project is not anticipated to have an impact on Agricultural Resources or Minerals. These topics will therefore be addressed only in the Effects Found not to be Significant section of the Draft EIR and otherwise scoped out from further environmental review.

**Public Review Period:** This Notice of Preparation is available for public review and comment pursuant to the California Code of Regulations, Title 14, Section 15082(b) for 30 days. The comment period for the Notice of Preparation begins May 1, 2024, and ends May 31, 2024. Due to the limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

The purpose of this notice is to request input regarding the scope and content of the environmental information that should be included in the Draft EIR. This notice has been sent to responsible and trustee agencies, property owners and occupants on properties within a 500-foot radius of the project site and interested parties and has been published on the City website: <http://www.cityofvallejo.net>.

Please send your comments to the address below. Please include a name and contact information with your response.

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**Scoping Meeting:** The City will hold a scoping meeting on May 21, 2024, at 6:00 p.m., at the Vallejo John F. Kennedy Library, 505 Santa Clara Street, Vallejo, CA 94590. All interested parties are welcome to attend

and present environmental information or concerns to be addressed in the Draft EIR, either as oral or written testimony.

The purpose of the scoping meeting is for the City to provide an overview of the proposed project and receive input regarding the scope and content of the environmental information that should be included in the Draft EIR. This Notice of Preparation and attachments are available for review at the City's website: <http://www.cityofvallejo.net>.

Attachments: Exhibit 1: Regional Location Map  
Exhibit 2: Local Vicinity Map  
Exhibit 3: Conceptual Site Plan





