



April 15, 2025

To: Cesar Orozco  
Planning Manager  
City of Vallejo, Planning Division  
555 Santa Clara Street, Vallejo, CA 94590  
[cesar.orozco@cityofvallejo.net](mailto:cesar.orozco@cityofvallejo.net)

RE: Vista Cove Planning Project State Clearinghouse Number  
2025030788

Dear Mr. Orozco,

This letter provides comments by the Diablo Range District of the California Department of Parks and Recreation (State Parks) on City of Vallejo Notice of Preparation (NOP) for the Vista Cove Planning Project. Under the California Environmental Quality Act (CEQA), State Parks has a role as a Trustee and a Responsible Agency. As a Trustee Agency, State Parks is responsible for protecting lands that are held in trust for the People of the State of California. As Responsible Agency, State Parks will need to permit any temporary or permanent encroachment onto Benicia State Recreation Area. This comment letter does not authorize issuance of a permit, or permanent or temporary easement, or indicate that any type of permit or easement will be granted.

**Fire Protection.** Currently, there appears to be fire defense work being done on the project property. Development designs indicate building up to the East property line adjacent to City of Vallejo and Benicia State Recreation Area. Design plans should take into account fire defense and provide an adequate space for fire break. State Parks recommends adjusting the design based on fire protection for the new community. One option would be to designate land on the upland side of Wildflower as open space that can be maintained for fire protection. The creation of a fuel break on State Park property has not been discussed with or authorized by State Parks. Any such approval would require encroachment authorization and would be considered an impact to State Parks.

**Unauthorized State Park Access and Non-system Trails.** Project has potential to exacerbate use and creation of new non-system trails into the park. State Parks requests project design includes fencing along the East side of the Vista Cove development to prohibit people from entering the park on unauthorized routes. If pedestrian access from the development into Benicia State Recreation Area is desired, the project proponent should consult State Parks and fund the design and construction of a sustainable trail to accommodate such use.

**Cultural Resource evaluation.** The project is located in an area of dense cultural resources. As described, there is potential for impacts to spill over into State Park property. Any encroachment onto park property will trigger the need for cultural coordination. State Parks adheres to a high standard of cultural protocols, and we encourage you to engage early with Diablo Range District Archaeologist.

**Wetlands.** Benicia State Recreation Area contains sensitive Natural Resources and some protected species. State Parks requests a wetland study be conducted to confirm no impact to the Southampton Marsh Natural Preserve located in Benicia State Recreation Area.

As you obtain required agreements/certification/permits, we encourage you to work with regulatory agencies to develop a mitigation framework for this project that will compensate State Parks directly for impacts to park property, including consideration of the costs to the Department associated with project-related impacts such as increased management of invasive species, permanent loss of native vegetation, and restoration of impacted native habitats and communities.

If you have any questions about this comment letter or would like to discuss project activities on State Parks property, please contact Diablo Range District Environmental Coordinator, Gina Benigno, at 925-447-4631 or [gina.benigno@parks.ca.gov](mailto:gina.benigno@parks.ca.gov).

Sincerely,

DocuSigned by:  
  
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Clinton Elsholz  
Diablo Range District Superintendent

Cc: California State Clearinghouse