VALLEJO PLANNING COMMISSION
REGULAR MEETING 7:00 PM

APRIL 20, 2026

HYBRID MEETING
www.Cityofvallejo.net

Council Chambers
555 Santa Clara Street
Vallejo, CA 94590

COMMISSIONERS
Anthony Taylor, (Chair)
Donald Douglass, (Vice-Chair)
Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
Chris White
VACANCY

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	**For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment**
VIEW THE MEETING: **There are four different ways you can view this public meeting:** • **In Person** • **Watch Vallejo local channel 28** • **Stream from the City website: www.cityofvallejo.net/Streaming** • **Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net**	Scan QR code for live captions and translation in Spanish and Tagalog.

Hybrid Options are available for members of the public to participate. To participate remotely

Option to Join by Computer	**Option to Join by Phone**
From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute

Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary

Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary's office by contacting via email Dalia.Vidor@cityofvallejo.net or via telephone at (707) 648-4326 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved. All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.

A. **APPROVAL OF THE AGENDA**

B. **APPROVAL OF THE MINUTES**

Recommendation: By motion, approve the March 16, 2026 - Regular Meeting Minutes.

5. REPORT OF THE CITY COUNCIL LIAISON

6. COMMUNITY FORUM

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall follow those as the City Council and shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.

7. PUBLIC HEARING

A. **HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION RECOMMENDING THE CITY COUNCIL: (1) CONSIDER AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR FAIRVIEW AT NORTHGATE PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15164, (2) ADOPT AN ORDINANCE ADOPTING AN AMENDMENT TO THE FAIRVIEW AT NORTHGATE MASTER PLAN (PD24-0002) TO INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 178 TO 245 AND AMENDING THE ZONING MAP (PLN25-0110) TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT PROPERTY FROM RESIDENTIAL MEDIUM DENSITY (RMD) (APN: 0069-048-030) AND REGIONAL COMMERCIAL (RC) (0069-048-040, -050) TO PLANNED DEVELOPMENT (PD); (3) AND APPROVE DEVELOPMENT REVIEW (DVR24-0021), DESIGN REVIEW (DR24-0008), LANDSCAPE REVIEW (LR24-0015), AND A VESTING TENTATIVE MAP AMENDMENT (TM24-0002)**

Project Name: Fairview at Northgate Master Plan - Amendments

Project Summary:

The project consists of an Amendment to the Fairview at Northgate Master Plan, Amendment to the Vesting Tentative Map, Development Review, Design Review, and Landscape Review to increase the residential dwelling units from 178 to 245 units, including 119 detached single-family residences and 126 clustered (i.e., bungalows) single-family homes. The project also includes the subdivision of a vacant 23.8-acre parcel into 161 lots to accommodate the proposed amendment. The Fairview at Northgate Master Plan would continue to include a central open space buffer to protect the wetlands between the commercial and residential portions of the Master Plan, as well as a neighborhood park, a linear park, and new infrastructure such as roadways, sidewalks, lighting, and utilities. Additionally, the project includes the correction of a zoning map error to change the zoning district from Regional Commercial (RC) (APN:0069-048-040, -050) and Residential Medium Density (RMD) (APN:0081-490-030) to Planned Development (PD).

Project Numbers:

Amended Fairview at Northagte Master Plan (PD24-0002)
Amended Vesting Tentative Map (TM24-0002)
Development Review (DVR24-0021)
Design Review (DR24-0008)
Landscape Review (LR24-0002)
Zoning Map Amendment (PLN25-0110)

Location:

Vacant site off Admiral Callaghan Lane and Turner Parkway / APN: 0069-048-030, -040, -050)

Applicant/Owner:

Fairview Residential Development, LP

General Plan Land Use Designation: Mix of Housing Types/Medium Density (R-MH)

Vested Zoning District: Planned Development (PD)

CEQA:

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164 (“Addendum to an Environmental Impact Report [EIR] or Negative Declaration”) an addendum to the previously certified EIR related to the Fairview at Northgate Project (State Clearinghouse [SCH] #2018102007). Development of the proposed amendments would not cause any new or substantially more severe significant environmental effects that were not previously examined in the

Certified EIR and would not require any new mitigation measures.

B. **HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL AMEND THE VALLEJO MUNICIPAL CODE BY REPEALING AND REPLACING CHAPTER 16.303 (ACCESSORY DWELLING UNITS) AND FINDING SUCH ACTIONS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND CEQA GUIDELINES SECTION 15282(h)**

Project Summary:	The Project consists of amending Chapter 16.303 (Accessory Dwelling Units) of Title 16 (Zoning) of the Vallejo Municipal Code. The proposed amendments would repeal and replace the City's existing Accessory Dwelling Unit (ADU) ordinance in order to maintain consistency with State ADU laws contained in Government Code Sections 66310 through 66342. The proposed ordinance would establish updated standards and procedures governing the development of ADUs and JADUs, including provisions related to ministerial approval, development standards, application review timelines, parking requirements, and design standards.
Fille Number:	PLN26-036
Location:	Citywide
Applicant:	City of Vallejo Planning and Development Services Department
Owner:	Not applicable
General Plan Land Use Designation:	Various
Zoning District:	Various residential zoning districts
CEQA:	The Project is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17 CEQA Guidelines Section 15282(h), which exempt the adoption of local ordinances implementing State ADU law.

8. WRITTEN COMMUNICATIONS

9. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

A. **SECRETARY'S REPORT**

B. **CITY ATTORNEY'S REPORT**

C. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**

D. **REPORT OF THE AD-HOC SUBCOMMITTEES**

10. OTHER

A. **REVIEW OF EXISTING BUSINESS CORRIDORS (COUNCIL REFERRAL)**

B. **WORK PLAN AD-HOC SUBCOMMITTEES**

11. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram (@cityofvallejo)
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Anthony Taylor, (Chair)
Donald Douglass, (Vice-Chair)
Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
Chris White
VACANCY,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:30 PM, April 16, 2026.

Dated: April 16, 2026	*Dalia Vidor* Dalia Vidor, Staff Secretary

CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
March 16, 2026

1. CALL TO ORDER

The meeting was called to order at 7:09 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Taylor, Commissioners, Beasley-Stansberry, White, and Blind

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, Planning Manager Orozco, Planning Manager Rojas

Absent: Vice Chair Douglass and Commissioner Madeiros

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF THE AGENDA
B. APPROVAL OF Minutes

Action: Moved by Blind, second White, approved the agenda and the March 2, 2026, February 18, 2026 – regular meeting minutes by the following vote:

AYES:	Taylor, Beasley-Stansberry, White and Blind
NOES:	None
ABSTAIN:	None
ABSCENT:	Douglass and Madeiros

5. REPORT OF THE CITY COUNCIL LIASION

Vice-Mayor Matulac challenged the commission for economic development and encouraged the commission to review the General Plan, Zoning Code and Specific Plans.

6. COMMUNITY FORUM – Loxeane, Leah M. Paula B. and Lewis M.

7. PUBLIC HEARING

A.

PROJECT TITLE:	Vallejo Downtown/waterfront Parking Management Plan
RECOMMENDATION:	Adopt a resolution recommending City Council to approve the Downtown/Waterfront Parking

DRAFT

Management Program Evaluation
and Actin Plan prepared by AECOM.

Planning Manager Rojas presented the item.

Members of the Commission asked questions and staff responded.

Chair Taylor opened the public hearing.

Speakers: None

Chair Taylor Closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Action: Moved by Beasley-Stansberry, second by Commissioner White, and carried unanimously (two absent: Douglass and Madeiros) to adopt a resolution recommending City Council approve the Vallejo Downtown/Waterfront Parking Management Program Evaluation and Action Plan, prepared by AECOM.

8. WRITTEN COMMUNICATIONS - NONE

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning and Development Services Director Pollot provided updates on City Council meeting of March 10, 2026 regarding the mid-year budget and General Plan Annual Report was continued and provided an update on building permit and planning entitlements that have been processed, Planning Manager Orozco provided an update on upcoming projects coming to Planning Commission and Planning Manager Rojas provided an update on long range projects.

B. CITY ATTORNEY'S REPORT

Assistant City Attorney Zagaroli provided an update on enforcement of the tobacco retail license ordinance and the concreate batch plant located on Broadway.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

Commissioner Beasley-Stansberry provided an update on her recent attendance of The Planning Commissioners Academy held by The League Of California Cities.

D. REPORT OF THE SUBCOMMITTEES – NONE

10. OTHER

A. PREVIEW OF EXISTING BUSINESS CORRIDORS (COUNCIL REFERAL)

DRAFT

Planning and Development Services Director Pollot provided additional information on the referral from City Council regarding to identify opportunities to streamline projects in commercial projects.

B. WORK PLAN AD-HOC SUBCOMMITTEE

Moved by Chair Taylor, second by Commissioner Whiter, to continue the item and carried unanimously (two absences: Douglass and Maderios) to the next regular scheduled meeting.

11. ADJOURNMENT

The meeting was adjourned at 8:11 p.m.

ATTEST:

_____
ANTHONY TAYLOR, CHAIR

ATTEST:

_____
KRISTIN POLLOT, AICP
SECRETARY

DRAFT

STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION

DATE: April 20, 2026
TO: Planning Commission
FROM: Cesar Orozco, Planning Manager - Current Development
SUBJECT: **HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION RECOMMENDING THE CITY COUNCIL: (1) CONSIDER AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR FAIRVIEW AT NORTHGATE PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15164, (2) ADOPT AN ORDINANCE ADOPTING AN AMENDMENT TO THE FAIRVIEW AT NORTHGATE MASTER PLAN (PD24-0002) TO INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 178 TO 245 AND AMENDING THE ZONING MAP (PLN25-0110) TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT PROPERTY FROM RESIDENTIAL MEDIUM DENSITY (RMD) (APN: 0069-048-030) AND REGIONAL COMMERCIAL (RC) (0069-048-040, -050) TO PLANNED DEVELOPMENT (PD); (3) AND APPROVE DEVELOPMENT REVIEW (DVR24-0021), DESIGN REVIEW (DR24-0008), LANDSCAPE REVIEW (LR24-0015), AND A VESTING TENTATIVE MAP AMENDMENT (TM24-0002)**

PROJECT INFORMATION

Project Name: Fairview at Northgate Master Plan - Amendments

Project Summary:

The project consists of an Amendment to the Fairview at Northgate Master Plan, Amendment to the Vesting Tentative Map, Development Review, Design Review, and Landscape Review to increase the residential dwelling units from 178 to 245 units, including 119 detached single-family residences and 126 clustered (i.e., bungalows) single-family homes. The project also includes the subdivision of a vacant 23.8-acre parcel into 161 lots to accommodate the proposed amendment. The Fairview at Northgate Master Plan would continue to include a central open space buffer to protect the wetlands between the commercial and residential portions of the Master Plan, as well as a neighborhood park, a linear park, and new infrastructure such as roadways, sidewalks, lighting, and utilities. Additionally, the project includes the correction of a zoning map error to change the zoning district from Regional Commercial (RC) (APN:0069-048-040, -050) and Residential Medium Density (RMD) (APN:0081-490-030) to Planned Development (PD).

Project Numbers:

Amended Fairview at Northagte Master Plan (PD24-0002)
Amended Vesting Tentative Map (TM24-0002)
Development Review (DVR24-0021)
Design Review (DR24-0008)
Landscape Review (LR24-0002)
Zoning Map Amendment (PLN25-0110)

Location:

Vacant site off Admiral Callaghan Lane and Turner Parkway / APN: 0069-048-030, -040, -050)

Applicant/Owner:	Fairview Residential Development, LP
General Plan Land Use Designation:	Mix of Housing Types/Medium Density (R-MH)
Vested Zoning District:	Planned Development (PD)
CEQA:	Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164 (“Addendum to an Environmental Impact Report [EIR] or Negative Declaration”) an addendum to the previously certified EIR related to the Fairview at Northgate Project (State Clearinghouse [SCH] #2018102007). Development of the proposed amendments would not cause any new or substantially more severe significant environmental effects that were not previously examined in the Certified EIR and would not require any new mitigation measures.

RECOMMENDATION

Staff recommend that the Planning Commission adopt a resolution recommending the City Council:

1. Consider an Addendum to the certified Environmental Impact Report (SCH#2018102007) for Fairview at Northgate Project pursuant to CEQA guidelines 15162 and 15164; and

2. Adopt an Ordinance adopting an amendment to the Fairview at Northgate Master Plan (PD24-0002) to increase the number of residential dwelling units from 178 to 245 and amending the Zoning Map (PLN25-0110) to change the zoning designation of the Subject Property from Residential Medium Density (RMD) (APN: 0069-048-030) and Regional Commercial (RC) (0069-048-040, -050) to Planned Development (PD); and

3. Approve Development Review (DVR24-0021), Design Review (DR24-0008), Landscape Review (LR24-0015), and a Vesting Tentative Map Amendment (TM24-0002), subject to the Conditions of Approval as Exhibit A to the recommended resolution for the project.

ATTACHMENTS

1.	Staff Report Continued

2.	Recommended Resolution - For CEQA
3.	Exhibit A - Addendum to the Fairview at Northgate Master Plan EIR
4.	Appendix A to Addendum - Emissions Analysis Memorandum
5.	Appendix B to Addendum - Trip Generation Memorandum
6.	Appendix C to Addendum- Sewer Flow and Water Demand Analysis Memorandum
7.	Recommended Resolution - For Project
8.	Exhibit A - Conditions of Approval
9.	Exhibit B - Conditions of Approval from June 9, 2020
10.	Exhibit C - General Plan Consistency
11.	Exhibit D - Planned Development Consistency
12.	Exhibit E - Amended Vesting Tentative Map and Floor Plans - Dated December 2025
13.	Exhibit F - Ordinance
14.	Exhibit a to Ordinance - Amended Fairview at Northgate Master Plan
15.	Exhibit b to Ordinance - General Plan Consistency
16.	Exhibit c to Ordinance - Amended Fairview at Northgate Master Plan Project Plans
17.	Exhibit d to Ordinance - Zoning Map Amendment

CONTACT

Cesar Orozco
Planning Manager - Current Development
(707) 648 - 5436
cesar.orozco@cityofvallejo.net

BACKGROUND AND DISCUSSION

Background

On April 9, 2020, the Vallejo City Council adopted a Zoning Map Amendment, Planned Development, and Vesting Tentative Map to rezone the subject site from Pedestrian Shopping and Service (CP) to Mixed-Use Planned Development for a mixed-use project known as the "Fairview at Northgate Master Plan" ("Planned Development"). The site is a vacant 51.3-acre (2,234,628-square-foot) parcel located off Admiral Callaghan Lane and Turner Parkway in northeast Vallejo. The main components of the approved project included: a 152,138-square-foot Costco store with a tire center, gasoline sales, and 774 surface parking spaces; a commercial center with four buildings totaling 27,500 square feet, including a drive-through restaurant and 188 surface parking spaces; 178 two-story single-family dwellings; a central open space buffer including protected wetlands between the commercial and residential portions of the project; and the widening of Admiral Callaghan Lane from two to four lanes, including a new traffic signal at the main Costco driveway.

On March 4, 2024, Fairview Residential Developers, LP ("Applicant") submitted a Preliminary Review request pursuant to California Senate Bill (SB) 330, The Housing Crisis Act of 2019, which was found to be in compliance with the SB 330 Preliminary Review Checklist on March 21, 2024.

In 2023, The Fairview at Northgate Master Plan received director level approval for minor modification to remove one of the four commercial building by reducing the retail square footage by approximately 9,195 square feet and reorientation of the gasoline sales for the Costco.

On June 5, 2024, the applicant formally submitted an application to amend Vesting Tentative Map, amend the Fairview at Northgate Master Plan, Development Review, Design Review, and Landscape Review to increase the residential dwelling units from 178 to 245 units. The project plans were routed to various City departments and outside agencies for review, and the application was determined to be complete on September 10, 2024.

Location and Land Use Context

The project site is generally surrounded by existing development, including commercial uses to the north; single-family residential uses associated with the Hunter Ranch neighborhood to the east; multi-family residential uses associated with the Quail Ridge Condominiums and additional single-family residential uses to the south; and the Planned Development (PD) commercial component, Admiral Callaghan Lane, and the Interstate 80 (I-80) freeway corridor directly to the west. Beyond I-80 to the west are commercial and multi-family residential uses associated with the Fairground Drive Apartments and Newell Mobile City, a mobile home community. The Solano County Fairgrounds, Six Flags Discovery Kingdom, Dan Foley Park, and Lake Chabot are located northwest of the project site, west of I-80. (See Figure 1).

I-80 is approximately 0.1 miles to the west and State Route 37 (SR-37) is approximately 0.7 miles to the north. Each provides regional access while Admiral Callaghan Lane and Ascot Parkway provide local access with Ascot Parkway providing direct access to the project site. The immediate vicinity of the project site is characterized by existing residential and commercial uses. The site's General Plan 2040 Land Use Designation is Mix of Housing Types (R-MH), which is implemented by the vested Planned Development Zoning District.

Figure 1 – Location Map



Project Description

The project consists of amending the Planned Development , amend the Vesting Tentative Map, Development Review, Design Review and Landscape review for the Fairview at Northgate Master Plan (FNMP). Additionally, the project includes the correction of the zoning map and rezoning the subject property from Regional Commercial and Residential Medium Density to Planned Development. Also, the project includes amending the FNMP to increase the residential dwelling units from 178 detached single-family residences to 245 units; 119 detached single-family residences and 126 cluster-type detached residences (i.e. bungalows). To facilitate the proposed amendments, the Vesting Tentative Map would subdivide the vacant 23.19-acre parcel into a total of 168 parcels to accommodate increase in units. Of the 168 parcels proposed, 119 will be dedicated to detached single-family residences, 42 will be dedicated to the cluster-type of homes, which will incorporate a condominium map for air-space rights for each unit, three will be for private alleys, one for neighborhood parks and one for the linear park and bio-retention basin (See Figure 2). 36 of the 119 detached single-family residences will be located along the norther and eastern portions of the project site, with the remaining 83 situated along the central and southern portions of the site.

The 119 detached single-family residences are proposed to be developed with three different floor plans dispersed throughout the subdivision, each offering three different exterior palettes featuring a Wine Country Agrarian architectural style. The floor plans range in size from 2,241 to 2,350 square feet, with an overall building height of 26 feet 11 inches. Floor Plan 1 includes four bedrooms and two and a half bathrooms, with the option to convert one of the bedrooms into a loft. Floor Plan 2 offers five bedrooms and

four bathrooms, while Floor Plan 3 provides four bedrooms and three bathrooms. Each floor plan includes an attached two-car garage and additional off-street parking on the driveway.

The 126 cluster-type single-family detached homes will be located in the central portions of the site. Each lot will contain three units: two detached units in the front half of the lot with direct pedestrians access to a new street, and the third unit located above three two-car garages facing private alleys. Between the three buildings, a common open paseo will be shared by the units. The cluster-style homes will be offered in three different floor plans, ranging from 1,590 to 1,699 square feet, with building heights between 24 feet 1 inch and 27 feet 8 inches. Floor Plan 1 features three bedrooms and two bathrooms, while Floor Plans 2 and 3 each offer four bedrooms and three bathrooms. Floor Plan 1 units will be located above the three two-car garages, which have direct access from a private alley.

In addition to the residential units, the proposed subdivision will include new streets, sidewalks, curbs, gutters, lighting, and amenities such as a neighborhood park, a linear park, and a dog park. New landscaping including street trees, shrubs, ground cover is also proposed for installation within all new residence front yards.

Figure 2 – Fairview at Northgate Housing Amendment



CODE COMPLIANCE

I. Required Entitlements and Findings

The project requires an Planned Development Amendment[1] to the FNMP to facilitate the increase in residential dwelling units, an amend the Vesting Tentative Map[2] for the creation of 168 parcels, Development Review[3] for the construction of 245 residences, Design Review[4] for a residential project of 50 units or more and Landscape Review[5] for the Proposed landscaping throughout the project.

The Planning Commission will make a recommendation for the full project entitlement, including Planned Development Amendment, Vesting Tentative Map Amendment, Development Review, Design Review and Landscape Review, with final actions subject to City Council Approval.

a. PD Required Findings

VMC Section 16.610.03 – Required Findings, states the proposal shall only be approved if the city council, based on a recommendation from the planning commission, makes the following findings:

1. The proposed development is consistent with the general plan, including the density and intensity limitations that apply;
2. The subject site is physically suitable for the type and intensity of the land use being proposed;
3. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;
4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
5. The development generally complies with applicable adopted design guidelines; and
6. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors shall be considered:
    a. Appropriateness of the use(s) at the proposed location.
    b. The mix of uses, housing types, and housing price levels.
    c. Provision of units affordable to persons and families of low and moderate income or to lower income households, if applicable.
    d. Provision of infrastructure improvements.
    e. Provision of open space.
    f. Compatibility of uses within the development area.

[1] VMC Chapter 15.08 – Tentative Maps
[2] VMC Chapter 16.610 – Planned Development Districts
[3] VMC Chapter 16.605 – Development Review
[4] VMC Chapter 16.604 – Design Review
[5] VMC Chapter 16.504 - Landscaping

g. Quality of design, and adequacy of light and air to the interior spaces of the buildings.
h. Overall contribution to the enhancement of neighborhood character and the environment of Vallejo in the long term.
i. Creativity in design and use of land; and

7. The proposed PD rezoning and planned development plan has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

b. Vesting Tentative Map Findings

VMC Section 16.08.050 – Required Findings, requires the review authority make the following findings:
[That the Project:]

I. Is consistent with the goals and policies of the Vallejo general plan and any applicable specific plans; and
II. Conforms with this title and the zoning ordinance; and
III. Conforms with the Subdivision Map Act.

c. Development Review Findings

VMC Section 16.605.03 – Required Findings, requires the review authority to make the following findings with regard to the project, to confirm that the project:

I. Complies with all applicable specific standards and criteria of this Zoning Code;
II. Is consistent with the general plan and any applicable approved specific plan or planned development;
III. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed;
IV. Is in substantial compliance with any applicable adopted design guidelines;
V. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;
VI. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area; and
VII. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

d. Design Review Findings

VMC Section 16.604.03 (B) – Required Findings, requires the review authority to make the findings with regards to the project, to confirm that the project:

I. Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines;
II. Is consistent with any planning are zoning approvals by the director or the planning commission;
III. Complies with any other relevant city policies or regulations; and
IV. Meets the following criteria:

a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.
b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.
c. The project has been designed with consideration of neighboring development.
d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.
e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.
f. The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.
g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.
h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.
i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.
j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.

e. Landscape Review

VMC Section 16.504.09 (E) requires approval of a Landscape Review Permit to confirm consistency with applicable code requirements; however, there are no findings required to be made in conjunction with that permit.

II. Staff Analysis

Staff believe all applicable Planned Development, Vesting Tentative Map, Development Review and Design Review findings listed above can be made for the proposed project. A summary of staff's analysis is included

below, with specific analysis associate with each required finding included in the attached resolution for the project (Attachment 7).

i. General Plan Consistency

The easternly portion of the subject site has a General Plan Land Use Designation of Mix of Housing Types/Medium Density (R-MH). The General Plan provides the following description for the R-MH land use Designation:

> *The R-MH designation applies to residential neighborhoods largely characterized either by 1) single- family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings and small commercial spaces; or 2) primarily single-use, multi-family developments with common outdoor spaces. The residential neighborhoods with single-family and other housing types are typically located in the central and more historic parts of Vallejo. Dwellings typically have front and rear yards, as well as side setbacks. Zero side lots (zero lot lines) may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. For primarily single-use, multi-family development, the R-MH designation applies to residential areas primarily characterized by parcels and buildings containing multiple residences, sometimes on several floors, and, in some instances, small commercial spaces. They are similar in character to those permitted in Primarily Multi-Family (R-MF), but with a lower residential density. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre.*

The proposed project includes the development of 245 residential units on a vacant 23.19-acre site with proposed single-family homes with a mixt of other housing typers with common outdoor spaces. The residential component of the proposed project is consistent with the R-MH designation. The project includes detached single-family homes and bungalow style homes, which are mix of housing types with common open spaces. The dwellings will typically have both front and rear yards, with a mix of front and read loaded garages off alleyways. With regard to density, the proposed project would yield an average density of 10.6 dwelling units per acre; meeting the maximum density allowed for the site as set forth in the General Plan. In addition to meeting the density for the land use designation, the project is also consistent with General Plan as illustrated in **Exhibit B** of the recommended resolution for the project.

ii. Amend the FNMP

The original FNMP provided specific development standards and guidelines for the construction of 178 detached single-family residences. To accommodate the increase in residential dwelling units, the applicant is requesting the following amendments to the development standards of the FNMP (see Exhibit A to Ordinance. Ordinance is Exhibit F of Recommended Resolution for the Project):

a. Individual Lots

The original FNMP only allowed detached single-family dwelling units. To support a higher density, the Planned Development is proposed to be amended to include a bungalow-style development, where three clustered units can be built on a single lot.

b. Lot Area
The minimum lot size for detached single-family residences is proposed to be reduced from 3,200 square feet to 2,814 square feet. The minimum lot size for bungalow lots is proposed to increase from 3,000 square feet to 6,000 square feet. This adjustment will allow the bungalow-style development to be built on larger parcels, providing ample space and shared common open areas.

c. Lot Width

The minimum lot depth for detached single-family residences is proposed to decrease from 85 feet to 84 feet. For the bungalow-style development, the minimum lot depth is proposed to increase from 65 feet to 80 feet.

d. Lot Depth

The minimum lot depth has been decreased from 85 feet to 84 feet for the detached single-family residences and increased from 65 feet to 80 feet for the Bungalow style development.

e. Building Setbacks

The corner lot setback for detached single-family residences is proposed to increase from 8.5 feet to 9 feet. For the bungalow-style development, the front yard setback adjacent to a public street is proposed to increase from 8 feet to 13 feet, side yard setbacks from 3.5 feet to 4.25 feet, and corner lot setbacks from 8.5 feet to 13.8 feet from the right-of-way.

These proposed amendments to the FNMP standards are intended to support increased residential density while maintaining quality design, adequate open space, and a cohesive neighborhood character.

iii. Architecture

As previously mentioned, the proposed 119 detached single-family residences would be offered with four different floor plans and three different exterior finishes. The126 cluster type single-family detached homes (i.e., bungalows) would be offered with three different floor plans and three different exterior elevations. Each of the exterior elevations will be offered in a Wine Country Agrarian architectural style. The Wine Country Agrarian style reflects a relaxed, semi-rural character rooted in the agricultural traditions of wine country regions. It blends rustic charm with refined, contemporary detailing to create a warm, community-focused environment. This style prioritizes human scale, natural materials, and visual diversity while promoting pedestrian-friendly design and cohesive neighborhood aesthetics. The design guidelines for the Wine Country Agrarian are made up by seven different features, such as Building Massing, Main Entrances and Porches, Roofs, Window

Openings, Garage Doors, exterior materials and colors and architectural detailing. Below is a description of each element:

a. Building Massing

Homes express a commitment to variety and human-scale design. A mix of simple one- and two-story building forms is used to reflect interior layouts while avoiding unnecessary complexity. Massing is broken into distinct volumes with articulated wall planes, projections, and recesses that introduce shadow, depth, and rhythm across the street scene. Front elevations are intentionally staggered to reduce visual monotony and offer individuality to each home. Special attention is also given to side and rear elevations adjacent to public spaces, ensuring all visible facades contribute positively to the overall community experience.

b. Main Entrances and Porches

The entries are designed as focal points by using covered porches, recessed entryways, or trellises. These elements not only provide functional shelter and shade but also reinforce a welcoming, pedestrian atmosphere.

c. Roofs

The roofscape is designed to be visually consistent with the agrarian character. Homes feature varied roof forms including hip, gable, cross-gable, and shed roofs, deliberately avoiding styles that fall outside the rural aesthetic such as gambrel or mansard roofs. To avoid uniformity and promote interest, multiple plate heights are utilized where appropriate. A diversity of roofing materials and colors, such as concrete tiles and shakes, contributes to a varied yet harmonious neighborhood composition.

d. Window Openings

Windows are integral to the articulation of the façade and the relationship between indoor and outdoor environments. The window selection, such as single-hung, sliders, and fixed windows, provide a balanced rhythm and proportion across each elevation. Horizontal grids may be introduced on front elevations to add detail and scale. Trim materials, including stucco (sand finish), pre-cast, or wood, are used to enhance architectural definition. Reflective glass is prohibited to maintain a warm, inviting exterior. Where shutters are used, they are scaled appropriately to the window openings, maintaining visual integrity.

e. Garage Doors

To support a pedestrian-oriented streetscape, garage elements are intentionally subdued within the overall composition of the front elevation. Techniques include:

a. Recessed garage doors.
b. Articulated wall and roof forms around garages.

c. Architecture-forward designs that place habitable spaces or covered entries ahead of the garage plane.

These standards help reduce the visual dominance of garages, ensuring the focus remains on the architectural quality of the home and its interaction with the street.

f. Exterior Materials and Colors

A natural, textured material palette reinforces the agrarian theme and adds depth and authenticity to the homes. Materials are selected not just for durability but for their ability to age gracefully and reflect the surrounding landscape.

a. Approved materials include:
    1. Stucco (sand finish)
    2. Stone veneer
    3. Cementitious lap siding
    4. Cementitious board-and-batt siding

Material transitions occur at inside corners or termination points like rooflines or fence returns. Stone veneer and paint treatments at the base of walls are extended to ground level or matched in color to ensure visual continuity. Color schemes draw from earth tones and natural hues, contributing to a cohesive and varied neighborhood appearance.

g. Architectural Detailing

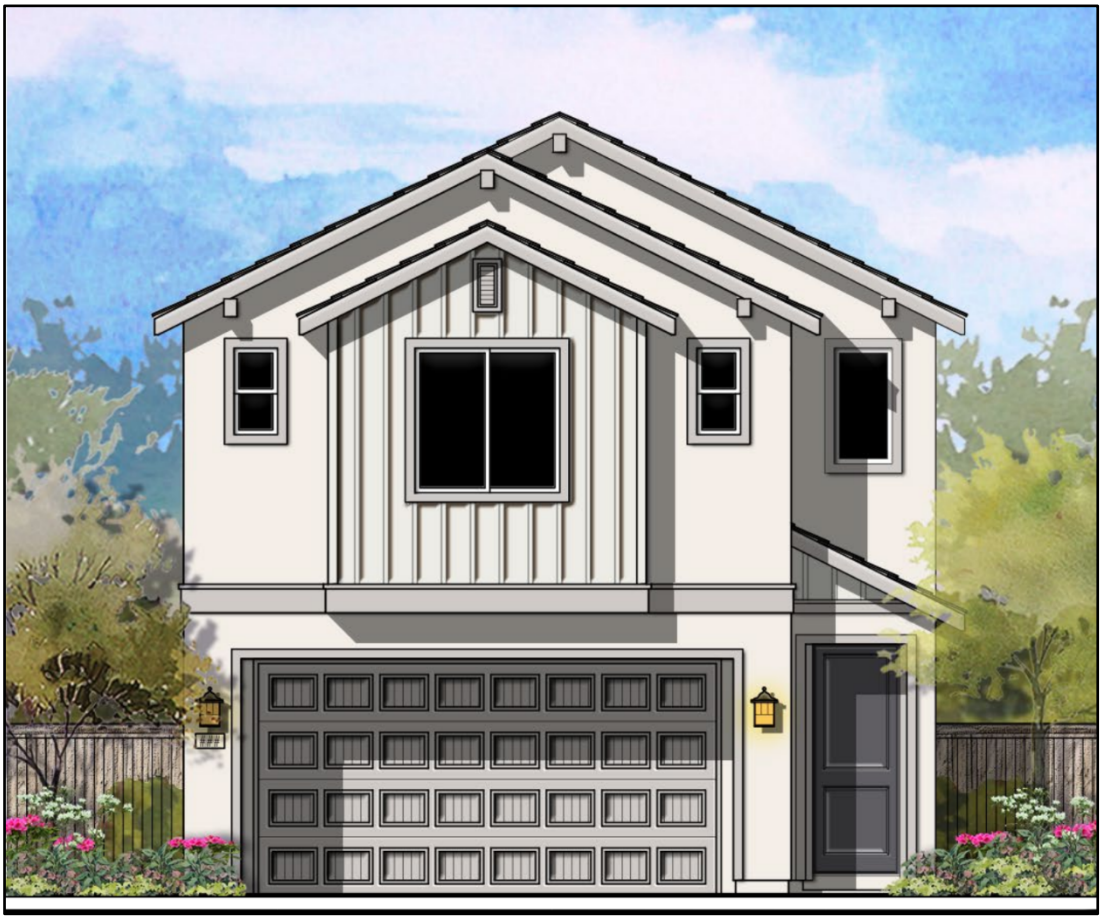
Fine detailing enhances the richness and authenticity of the architectural style. Exposed gutters and downspouts are painted to complement the surfaces they're attached to, rather than treated as afterthoughts. All detailing, such as trim to porch columns, are fully integrated into the architectural design, offering depth and texture to each façade.

The architectural vision for Fairview at Northgate is grounded in the principles of Wine Country Agrarian designs. Through thoughtful massing, material richness, and detailed craftsmanship, the homes at Fairview contribute to the existing surrounding development. See Figure 3 and 4 for examples of the architecture style.

Figure 3 – Bungalow Example



Figure 4 – Single-Family Example



iv. Access, Circulation and Parking

Primary access to the new subdivision will be provided by two new streets off Turner Parkway ("A" and "C" Streets) that run north to south. These access streets will connect to five new streets ("B," "D," "E," "F," and "G" Streets) that will run east to west across the subdivision and provide access to individual residences. Streets A, B, F, and G will provide direct vehicle access to two-car garages facing the street, while Streets D and E will provide direct pedestrian access to the bungalow-style units. In addition, three private alleys running east to west will be provided to allow direct access to garages for the bungalow-style homes (See Figure 5).

Figure 5 – Road Network



Each of the new streets will include sidewalks, curbs, gutters, and new street lighting, which will support pedestrian access to the new subdivision and to the trails provided in the linear park and the neighborhood park. The project will provide a total of 745 parking spaces, including 490 spaces associated with garages and driveways (two covered off-street parking spaces per unit), and 255 on-street parking spaces. Together, these new streets and infrastructure elements will ensure efficient vehicle and pedestrian circulation throughout the subdivision.

v. Landscaping and Fences

The proposed landscaping has been designed to complement the new residential buildings, the neighborhood park, and the linear park. The landscaping will incorporate a variety of new drought-

tolerant shrubs, ground cover, and trees. Each of the residential units will have landscaped front yards. Specifically, the detached single-family residences will each feature a street tree, shrubs, and ground cover. The bungalow-style units will include a primary tree, an accent tree, shrubs, and ground cover.

In addition to landscaping the front yards of the residential lots, landscaping will also be provided within the neighborhood park, the linear park, and around the bio-retention swale. All landscaping throughout the subdivision has been designed to meet the Water Efficiency Landscape Ordinance (see Figure 6).

Figure 6 – Proposed Landscaping



Fencing is proposed to separate and delineate property lines. Several different types of fences are planned within the subdivision. Along the side and rear property lines of the residential units, a six-foot solid wood screen fence will be provided. A four-foot-tall concrete split rail fence will be installed along the perimeter of the neighborhood park, and a four-foot wood split rail fence will be placed along the boundary of the stormwater treatment area and along the west property line, separating the linear park and the wetland. In addition, a four-foot-tall vinyl-coated chain link fence will be located at the perimeter of the dog park.

vi. Parks and Open Spaces

The project proposes to include a one-acre neighborhood park. The proposed neighborhood park will feature a great lawn, a play area with structures for different age groups (ranging from toddlers to 12-year-olds), concrete pedestrian walkways, and a community area. The community area will include an edible garden with raised planter boxes, a firepit area with lounge seating, charcoal grills, picnic tables, and a sculpture element.

In addition, a 1.6-acre linear park is proposed between the residential development and the existing wetland. The linear park will include an approximately 2,253-square-foot dog park, decomposed granite pathways with benches, and picnic tables along the path. At the western end, adjacent to Turner Parkway, a stormwater control basin will be provided. These two park areas will provide valuable recreational amenities for residents and visitors while also supporting sustainable landscape practices. Together, they enhance the livability and environmental integration of the proposed development.

ENVIRONMENTAL REVIEW

The City retained LSA Associates, Inc. (LSA) to prepare an addendum to the existing certified Environmental Impact Report (EIR) that was prepared for the 2020 approval of the Fairview at Northgate Project EIR (State Clearing House [SCH] #2018102007) to evaluate whether the proposed changes to the Zoning Map and Amendment to the Planned Development would result in any new or substantially more adverse significant effects or require new mitigation measures not identified in the Fairview at Northgate Project EIR.

The addendum prepared by LSA is included as attachment 3 of this staff report. Given the analysis contained in the addendum, development of the proposed project would not cause any new or substantially more severe significant environmental effects that were not previously examined in the Certified EIR and would not require any new mitigation measures. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the State California Environmental Quality Act (CEQA) Guidelines.

Notice And Comments

On March 27, 2026, pursuant to VMC Section 16.602.08 “Noticing,” a 21-calendar day notice of this hearing was mailed to all active neighborhood groups and all property owners within 500 feet of the subject parcel, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the Planning Commission, the applicant and property owner. On March 29, 2026, notice of the public hearing was published as advertisement of 1/8-page in the Times Hearld. Finally, On March 30, 2026 notice of the public hearing was posted in three different locations at the subject site.

As of the writing of this report, staff have not received any comments.

Conclusion

Based on the analysis contained in this staff report, staff recommends that the Planning Commission adopt a resolution recommending the City Council:

1. Consider an Addendum to the certified Environmental Impact Report (SCH#2018102007) for Fairview at Northgate Project pursuant to CEQA guidelines 15162 and 15164; and

2. Adopt an Ordinance adopting an amendment to the Fairview at Northgate Master Plan (PD24-0002) to increase the number of residential dwelling units from 178 to 245 and amending the Zoning Map (PLN25-0110) to change the zoning designation of the Subject Property from Residential Medium Density (RMD) (APN: 0069-048-030) and Regional Commercial (RC) (0069-048-040, -050) to Planned Development (PD); and

3. Approve Development Review (DVR24-0021), Design Review (DR24-0008), Landscape Review (LR24-0015), and a Vesting Tentative Map Amendment (TM24-0002), subject to the Conditions of Approval as Exhibit A to the recommended resolution for the project.

Levine Act: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than $500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds $500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than $500 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than $500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 26-XX

RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE A CALIFORNIA ENVIRONVIRONMENTAL QUALITY ACT (CEQA) ADDENDUM TO THE FAIRVIEW AT NORTHGATE PROJECT CERTIFIED ENVIRONMENTAL IMPACT REPORT ("CERTIFIED EIR") AND ADOPTING FINDINGS RELATING THERETO

APNs: 0069-048-030, -040, & -050

* *

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040 and Certified the Environmental Impact Report (EIR); and

WHEREAS, on June 9, 2020, the City of Vallejo City Council adopted Resolution No. 20-065 N.C to certify an Environmental Impact Report ("EIR")(State Clearing House [SCH]# 2018102007) for the Fairview at Northgate Project and approved a Zoning Map Amendment (ZMA17-0001), Vesting Tentative Map (TM17-002), Planned Development (PD17-0007) and Use Permit (UP18-0007) to approve the mixed-use project located on a single vacant 51.29-acre parcel at Admiral Callaghan Lane and Turner Parkway (the "Subject Property") known as the "Fairview at Northgate Master Plan" ("Planned Development"); and

WHEREAS, the 2020 Planned Development main components include a 152,138-square-foot Costco store with a tire center, gasoline sales, and 774 surface parking spaces; a commercial center with four buildings totaling 27,500 square feet, including a drive-through restaurant and 188 surface parking spaces; 178 two-story single-family dwellings; a central open space buffer including protected wetlands between the commercial and residential portions of the project; and the widening of Admiral Callaghan Lane from two to four lanes, including a new traffic signal at the main Costco driveway; and

WHEREAS, on June 22, 2021, the City Council adopted a new Zoning Code and Zoning Map and inadvertently rezoned the Subject Property from Planned Development (PD) to regional commercial (RC) and residential medium density (RMD); and

WHEREAS, the subject property has a current General Plan land use designation of Mix of Housing Typer/Medium Density (R-MH); and

WHEREAS, on April 7, 2023, a Final Map was recorded with Solano County subdividing the 51.29-acre parcel into three parcels and assigning the new Assessor Parcel Numbers (APNs) 0069-480-030, 0069-480-040, and 0069-480-050; and

WHEREAS, on June 5, 2024, the applicant formally applied for a Vesting Tentative Map Amendment (TM24-0002), Development Review (DVR24-0021), Design Review (DR24-0008), and Planned Development Amendment (PD24-0002) to amend the Fairview at Northgate

Planned Development Master Plan to increase the residential component of the project from 178-units to 245-units on the Subject Property; and

WHEREAS, on September 10, 2024, after multiple rounds of review, the application was determined to be complete; and

WHEREAS, on March 11, 2025, the City retained LSA to prepare an Addendum to the Fairview at Northgate Project Certified EIR for the Project to analyze the potential environmental impacts resulting from the proposed Project. The Addendum, dated August 2025, and entitled "Addendum to the Fairview at Northgate Master Plan EIR," was prepared pursuant to CEQA Guidelines Section 15164. The Addendum is attached hereto as Exhibit "A" and incorporated by this reference; and

WHEREAS, the City processed an application for a Zoning Map Amendment (PLN25-0110) to correct the inadvertent zoning error. The Zoning Map Amendment and the entitlements described in the recitals above are collectively referred to as the "Project"; and

WHEREAS, on March 27, 2026, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property, the property owners, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the Project and electronically mailed to the members of the Planning Commission, to the applicant and interested parties; and

WHEREAS, on March 29, 2026, notice of this hearing was published as a 1/8-page display in the Times Herald; and

WHEREAS, on March 30, 2026, notice of this hearing was posted at three different locations on the subject site; and

WHEREAS, the Planning Commission conducted a public hearing on April 20, 2026, to consider the proposed Project, including the recommended environmental review determination pursuant to CEQA; and

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines and resolves as follows:

Section 1. **Recitals**

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

Section 2. Record

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes but is not limited to: (1) the Addendum to the Fairview at Northgate Master Plan EIR; (2) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Addendum and the Project's other entitlements; (3) the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; (4) the evidence, facts, findings and other determinations set forth in this resolution; (5) Vallejo General Plan 2040 and its certified final Environmental Impact Report ("GP EIR"); (6) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (5) the Vallejo 2023-2031 Housing Element and the Addendum to the GP EIR; (7) the Vallejo Municipal Code; (8) all documentary and oral evidence received at public meetings, hearings, or submitted to the City during the comment period relating to the Project; and (9) all other matters of common knowledge to the Planning Commission including, but not limited to, City state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. Certified EIR and Addendum Considered

Based upon the Record as a whole, and all other matters deemed material and relevant prior to adopting this resolution, the Planning Commission hereby recommends to the City Council the following:

1. The Planning Commission recommends the City Council approve an Addendum to the Fairview at Northgate Certified EIR based upon the following:

    a. The proposed Addendum was prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164); and
    b. The Planning Commission considered the Fairview at Northgate Project Certified EIR and its Addendum in relation to the other Project entitlements; and
    c. The Addendum reflects the City's independent judgment and analysis as Lead Agency.

Section 4. California Environmental Quality Act Findings

The Planning Commission hereby finds and recommends, based on the Record as a whole, that the City Council find that none of the circumstances set forth in Public Resources Code

Section 21166 and CEQA Guidelines Section 15162 are present with respect to the Project and no further environmental review is required based on the following findings:

1. **The Project *does not* represent a substantial change to the project analyzed in the Fairview at Northgate Project Certified EIR and *does not* require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;**

   Facts in Support: Based on the information and analysis set forth in Chapter 4.0 of the Addendum, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources and tribal cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, or wildfire that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR.

2. **Substantial changes *have not* occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects**.

   Facts in Support: The circumstances under which the proposed Project would occur are not changed from what was assumed in the Fairview at Northgate Project EIR, nor does the proposed Project result in a new or substantial increase in the severity of significant impacts, as demonstrated in the Environmental Checklist in Chapter 4.0 of the Addendum. No notable circumstances pertaining to the Project site or its surroundings have occurred since the Fairview at Northgate EIR analysis was prepared. While updates and changes have occurred to certain CEQA criteria, thresholds, and/or analysis approaches as a result of amendments to the CEQA Guidelines, caselaw, or other regulations or adopted standards and/or guidance, these are disclosed in the Checklist for public information and discussed to clarify that none are considered changed circumstances for purposes of this Section.

3. **There is *no* new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Fairview at Northgate EIR was adopted, shows any of the following:**

   A. **The Project will have one or more significant effects not discussed in the Fairview at Northgate Certified EIR;**

      Facts in Support: The Fairview at Northgate Project Certified EIR identified significant and unavoidable impacts for air quality, GHG emissions, noise, and transportation.

      GHG Emissions

      Because the proposed Project would develop the project site at a similar intensity as the 2020 approved project, construction emissions are expected to be similar to the 2020 approved project (approximately 4,004 MT CO2e over the

construction period). Operational emissions would primarily come from energy consumption, vehicle traffic, solid waste generation, water and wastewater services, and vegetation land use change. The proposed project would result in slightly increased emissions, however, the net increase in emissions would not be substantial and there would be no new significant impacts. Further, the proposed project would be required to implement Mitigation Measures GHG-1 through GHG-12, consistent with the 2020 approved project. With implementation of mitigation, including Mitigation Measure GHG-12, which requires the purchase of GHG carbon credits and/or offsets to reduce any remaining emissions below the applicable Air District thresholds, operational emissions would be reduced to below the Air District's efficiency threshold of 4.05 MT CO2e, similar to the 2020 approved project. Therefore, with the implementation of mitigation measures, GHG emissions would be reduced to a less than significant level.

Noise

Development of the proposed project would not cause any new or substantially more severe significant environmental effects related to noise that were not previously examined in the Certified EIR and would not require any additional mitigation measure beyond those identified in the Certified EIR. Certified EIR Mitigation Measure NOI-1: Construction Noise, as provided in Table 5.A in Chapter 5.0 of the Addendum, would remain applicable to the proposed project, and would ensure that impacts related to construction noise would be less than significant.

Transportation/Traffic

Development of the proposed project would not cause any new or substantially more severe significant environmental effects related to transportation or traffic that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures TR-1 through TR-4, as provided in Table 5.A in Chapter 5.0, Mitigation Measures of the Addendum. would remain applicable to the proposed project and would address impacts related to conflict with a program, plan, ordinance, or policy addressing the circulation system. However, impacts would remain significant and unavoidable, even with implementation of these mitigation measures, similar to the 2020 approved project. Impacts related to transportation and traffic would not increase the severity of the significant and unavoidable impacts and no new impact would occur. All other impacts related to transportation would remain less than significant, as identified in the Certified EIR.

B. **Significant effects previously examined will be substantially more severe than shown in the Fairview at Northgate Certified EIR;**

Facts in Support: As discussed above, the development would not cause any significant effects previously examined in the Fairview at Northgate Certified EIR to be more severe than shown in the Fairview at Northgate Certified EIR.

C. **Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**

Facts in Support: There is no new information of substantial importance has been identified that was not known and could not have been known with the exercise of reasonable diligence, at the time the Fairview at Northgate EIR was certified. Specifically, no new information demonstrates that mitigation measures or alternatives previously determined to be infeasible are now feasible and would substantially reduce one or more significant environmental effects, and that the project proponents have declined to adopt such measures or alternatives. Accordingly, this circumstance requiring preparation of a subsequent or supplemental EIR has not occurred. This conclusion is supported by the analysis contained in the Addendum and the administrative record, which confirm that previously rejected mitigation measures and alternatives remain infeasible or would not result in substantially greater impact reduction than those already adopted.

D. **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

Facts in Support: There is no new information of substantial importance that has been identified that was not known and could not have been known with the exercise of reasonable diligence at the time the Fairview at Northgate EIR was certified. In particular, no new information demonstrates that mitigation measures or alternatives considerably different from those analyzed in the prior EIR would substantially reduce one or more significant environmental effects, and that the project proponents have declined to adopt such measures or alternatives. Accordingly, this circumstance requiring preparation of a subsequent or supplemental EIR has not occurred. This finding is supported by the analysis in the Addendum, which confirm that the project does not involve new feasible mitigation measures or alternatives beyond those previously evaluated that would substantially lessen significant impacts.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 20th day of April 2026 by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

_____

KRISTIN POLLOT, AICP - SECRETARY
City of Vallejo Planning Commission

Exhibits:

A. Addendum to the Fairview at Northgate Master Plan EIR
    a. Appendix A – Emissions Analysis
    b. Appendix B – Traffic Memo
    c. Appendix C – Sewer Flow and Water Demand

ADDENDUM TO THE FAIRVIEW AT NORTHGATE MASTER PLAN EIR

FAIRVIEW AT NORTHGATE PROJECT

VALLEJO, CALIFORNIA

LSA

August 2025

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ADDENDUM TO THE FAIRVIEW AT NORTHGATE MASTER PLAN EIR

FAIRVIEW AT NORTHGATE PROJECT

VALLEJO, CALIFORNIA

Submitted to:

Cesar Orozco, Planning Manager – Current Development
City of Vallejo
Planning and Development Services
555 Santa Clara Street
Vallejo, California 94590

Prepared by:

LSA
157 Park Place
Pt. Richmond, California 94801
(510) 236-6810

Project No. 20242122

August 2025

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LIST OF ABBREVIATIONS AND ACRONYMS

2020 approved project	Fairview at Northgate Master Plan
AB	Assembly Bill
ABAG	Association of Bay Area Governments
Air District	Bay Area Air District
APN	Assessor's Parcel Number
BACT	Best Available Control Technology
Basin Plan	San Francisco Bay Basin Water Quality Control Plan
BMPs	best management practices
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
CalRecycle	California Department of Resources Recycling and Recovery
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
Certified EIR	EIR prepared for the 2020 approved project (SCH #2018102007)
City	City of Vallejo
CNEL	Community Noise Equivalent Level
County	Solano County
dBA	A-weighted decibel

DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
GHG	greenhouse gas
HCP	Solano Habitat Conservation Plan
HVAC	heating, ventilation, and air conditioning
I-80	Interstate 80
kWh	kilowatt hour
L_{eq}	equivalent continuous sound level
LID	Low Impact Development
LOS	level of service
MBTA	Migratory Bird Treaty Act
MRP	Municipal Regional Permit
MS4	Municipal Separate Storm Sewer System
MT CO_2e	metric tons of carbon dioxide equivalent
MTC	Metropolitan Transportation Commission
NOE	Notice of Exemption
NOP	Notice of Preparation
NO_x	nitrogen oxide
NPDES	National Pollution Discharge Elimination System

NSR	New Source Review
PG&E	Pacific Gas and Electric Company
PM_{10}	particulate matter less than 10 microns in size
$PM_{2.5}$	particulate matter less than 2.5 microns in size
PSD	Prevention of Significant Deterioration
PPV	peak particle velocity
proposed project	Fairview at Northgate Project
R-MH	Mix of Housing Types/Medium Density
RC	Regional Commercial
RE	Retail/Entertainment
RECs	recognized environmental conditions
RHNA	Regional Housing Needs Allocation
RMD	Residential Medium Density
ROG	reactive organic gases
RPS	California's Renewables Portfolio Standard
RWQCB	San Francisco Regional Water Quality Control Board
SB	Senate Bill
SCH	State Clearinghouse
SGMA	Sustainable Groundwater Management Act
SPPS	Sears Point Pump Station
SPSF	Sears Point Storage Facility
SR-37	State Route 37
STA	Solano Transportation Authority
SWPPP	Stormwater Pollution Prevention Plan

SWQP	Storm Water Quality Plan
SWRCB	State Water Resources Control Board
TDM	Transportation Demand Management
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
VCUSD	Vallejo City Unified School District
VFWD	Vallejo Flood and Wastewater District
VMT	vehicle miles traveled
VOC	volatile organic compound
WOTUS	waters of the United States
WDID	Waste Discharge Identification Number
WWTP	Waste Water Treatment Plant

1.0 PROJECT INFORMATION

1. **Project Title:**

   Fairview at Northgate Project

2. **Lead Agency Name and Address:**

   City of Vallejo
   Planning and Development Services
   555 Santa Clara Street
   Vallejo, California 94590

3. **Contact Person and Phone Number:**

   Cesar Orozco, Planning Manager – Current Development
   Phone: (707) 648-5436
   cesar.orozco@cityofvallejo.net

4. **Project Location:**

   The approximately 51.3-acre project site consists of one parcel located southeast of Admiral Callaghan Lane and Turner Parkway in the City of Vallejo, Solano County (Assessor's Parcel Numbers [APN] 0081-490-010[1]). The project site is bounded by Turner Parkway to the north, Admiral Callaghan Lane to the west, tracts of single-family residential development in the Hunter Ranch neighborhood to the east, and multi-family residential in the Quail Ridge Condominiums, single-family residential, and additional commercial uses to the south.

5. **Project Sponsor's Name and Address:**

   Fairview Residential Development, LP
   9216 Kiefer Boulevard
   Sacramento, CA 95826

6. **General Plan Designation:**

   Retail/Entertainment (RE), Mix of Housing Types/Medium Density (R-MH)

7. **Zoning:**

   Regional Commercial (RC), Residential Medium Density (RMD)

8. **Project Description:**

   Since approval of the Fairview at Northgate Master Plan (2020 approved project) and certification of the Final Environmental Impact Report (EIR) prepared for the 2020 approved project (State Clearinghouse [SCH] #2018102007) (Certified EIR), the project applicant has requested to modify the 2020 approved project. The proposed project would increase the residential component of the 2020 approved project on the same 23.8-acre portion of the

[1] After certification of the Certified EIR and approval of the 2020 approved project, a parcel map was recorded to subdivide the 51.16-acre parcel into three parcels, resulting in new APNs for each parcel.

project site from 178 single-family residences to 245 units, with 119 detached single-family residences and 126 cluster type single-family detached homes (i.e., bungalows). Additionally, the proposed project would remove one of the four commercial buildings, reducing the retail square footage by approximately 9,195 square feet.

In 2021, the City inadvertently amended the City's Zoning Map to designate the project site as RC and RMD as part of the Zoning Code update. As such, the proposed project includes a zone change to restore the Planned Development (PD) zoning designation, as was identified in the Certified EIR.

9. Surrounding Land Uses and Setting:

The project site is generally surrounded by existing development, including single-family residential uses associated with the Hunter Ranch neighborhood to the east; multi-family residential uses associated with the Quail Ridge Condominiums, single-family residential uses, and commercial uses to the south; and commercial uses to the north. Admiral Callaghan Lane and the Interstate 80 (I-80) freeway corridor are located directly west of the project site, followed by commercial and multi-family residential uses associated with the Fairground Drive Apartments and Newell Mobile City (a mobile home community). The Solano County Fairgrounds, Six Flags Discovery Kingdom, Dan Foley Park, and Lake Chabot are located northwest of the project site, west of I-80. Refer to Figure 3-2 (provided in Chapter 3.0, Project Description).

10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):

In addition to project approvals from the City of Vallejo, the proposed project would require approval from the Vallejo Water Department for connection to the water system, the Vallejo Flood and Wastewater District for connection to the wastewater conveyance system, the Regional Water Quality Control Board (RWQCB) for permits related to stormwater discharge and wetland, and Pacific Gas and Electric for connection of electricity and natural gas service.

2.0 INTRODUCTION

This evaluation compares the potential environmental effects of the proposed Fairview at Northgate Project (proposed project) with the scope of analysis and identified environmental impacts in the Final Environmental Impact Report (EIR) prepared for the Fairview at Northgate Master Plan (2020 approved project), which was certified by the City of Vallejo (City) on April 9, 2020 (Certified EIR).[2] The purpose of this analysis, referred to herein as an Addendum to the Certified EIR (Addendum) is to determine whether the project: (a) falls within the scope of the Certified EIR; (b) is consistent with the findings of the Certified EIR; and (c) would result in any potential impacts during project construction or operation that were not previously analyzed in the Certified EIR or that are unique or peculiar to the project site. This evaluation has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164. As discussed in Chapter 4.0 of this document and further explained in Chapters 5.0 and 6.0, the proposed project is consistent with the Certified EIR and no new or more severe impacts would result.

2.1 PURPOSE OF STATE CEQA GUIDELINES SECTIONS 15162 CONSISTENCY ANALYSIS

The Certified EIR evaluated the potential environmental impacts anticipated to result from implementation of the Northgate at Fairview Master Plan. The City is the Lead Agency for environmental review.

This Addendum is prepared pursuant to *State CEQA Guidelines* Section 15164 (Addendum to an EIR or Negative Declaration). As outlined in Section 15164 of the *State CEQA Guidelines*, the lead agency must prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Section 15162 states that "no subsequent EIR shall be prepared for that project unless the lead agency determines … one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

[2] City of Vallejo. 2020. *Fairview at Northgate Draft Environmental Impact Report*. April 9.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

2.2 PREVIOUS CEQA REVIEW

This evaluation compares the potential environmental effects of the proposed Fairview at Northgate Project (proposed project) with the scope of analysis and identified environmental impacts in the program-level Certified EIR for the approved Fairview at Northgate Master Plan, certified in April 2020 by the City of Vallejo. In addition, this evaluation incorporates the Certified EIR mitigation measures as applicable (see Chapter 5.0). Where applicable, the text indicates whether Certified EIR mitigation measures are superseded by City of Vallejo Conditions of Approval or Best Management Practices as outlined in the City's Municipal Code.

3.0 PROJECT DESCRIPTION

The following describes the proposed Fairview at Northgate Project (proposed project) that is the subject of this Addendum to the certified Environmental Impact Report (EIR) prepared for the Fairview at Northgate Master Plan (State Clearinghouse [SCH] #2018102007) (Certified EIR). This Addendum was prepared pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines. The proposed project includes modifications to the Fairview at Northgate Master Plan that was evaluated in the Certified EIR, as described in more detail below. In addition, the proposed project includes a zone change from RC and RMD to PD to correct the erroneous rezoning in 2021. The City of Vallejo (City) is the Lead Agency for review of the proposed project under CEQA.

3.1 PROJECT SITE

The following section describes the project location, existing conditions, surrounding land uses, and the regulatory setting.

3.1.1 Project Location

The approximately 51.3-acre project site consists of one parcel located southeast of Admiral Callaghan Lane and Turner Parkway in the City of Vallejo, Solano County (Assessor's Parcel Number [APN] 0081-490-010). The project site is bounded by Turner Parkway to the north, Admiral Callaghan Lane to the west, tracts of single-family residential development in the Hunter Ranch neighborhood to the east, and multi-family residential in the Quail Ridge Condominiums, single-family residential, and additional commercial uses to the south. Interstate 80 (I-80) freeway is located immediately adjacent to the west of Admiral Callaghan Lane. Regional access to the project site is provided via I-80. Locally, the project site is accessed by Admiral Callaghan Lane and Turner Parkway. Figure 3-1 shows the regional and local context of the project site. Figure 3-2 depicts an aerial photograph of the project site and surrounding land uses.

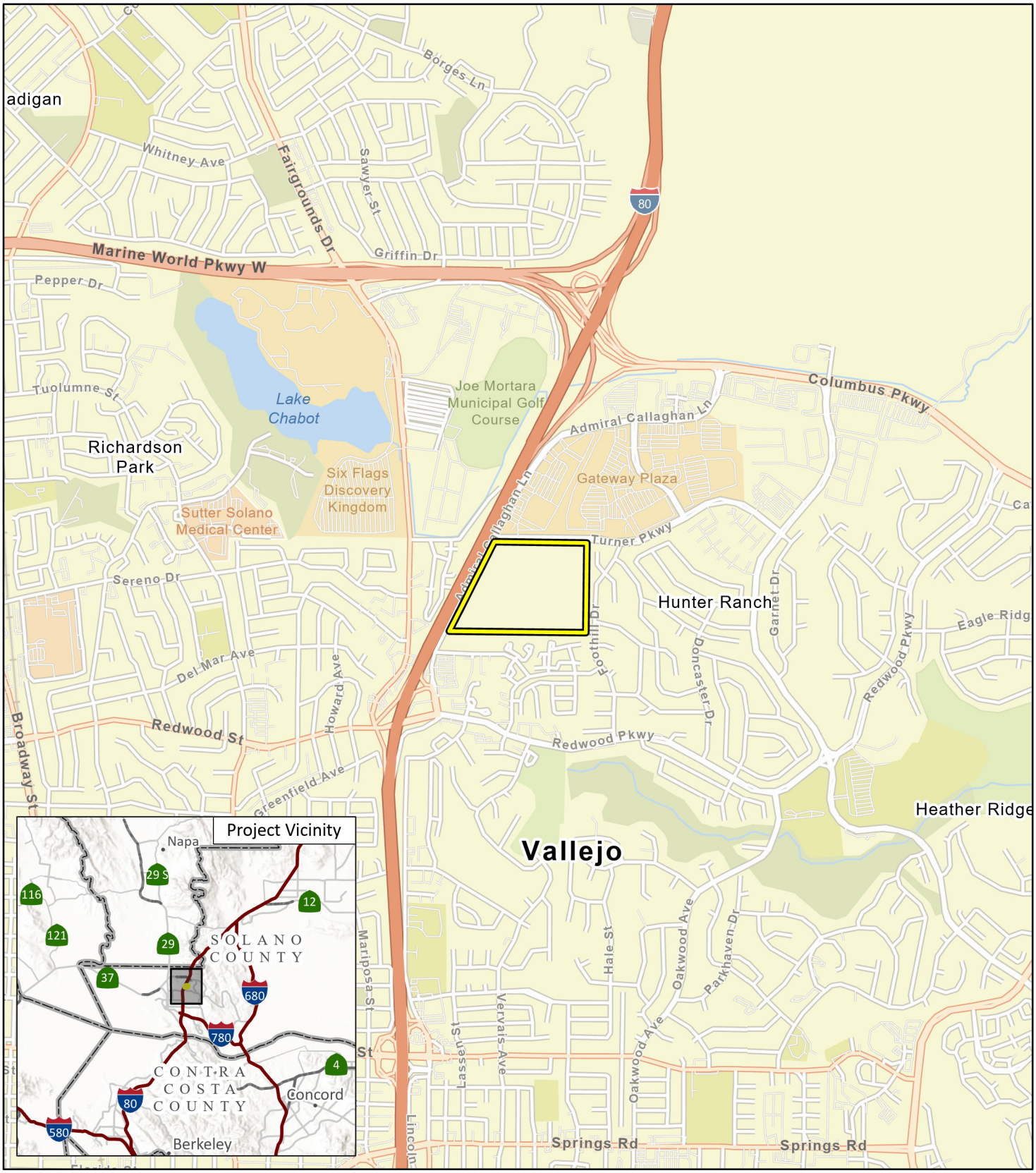
3.1.2 Existing Conditions

The project site is currently vacant and undeveloped. The topography of the project site varies, with the eastern portion of the project site relatively flat and the western portion slightly elevated near Admiral Callaghan Lane. The project site generally consists of non-native annual grassland and scattered mature trees, which primarily line Turner Parkway on the northern project site boundary and the single-family residences on the eastern and southern project site boundaries. A seasonal wetland traverses the site flowing from south to north and ultimately drains into an existing 54-inch storm drain that conveys storm water from the project site underneath Turner Parkway. An existing Pacific Gas and Electric (PG&E) gas pipeline and 15-foot-wide easement traverses the western portion of the project site, and an existing Vallejo Flood and Wastewater District (VFWD) sewer main and 15-foot-wide easement traverses the central portion of the project site.

3.1.3 Surrounding Land Uses

As shown on Figure 3-2, the project site is generally surrounded by existing development, including single-family residential uses associated with the Hunter Ranch neighborhood to the east; multi-

family residential uses associated with the Quail Ridge Condominiums, single-family residential uses, and commercial uses to the south; and commercial uses to the north. Admiral Callaghan Lane and the I-80 freeway corridor are located directly west of the project site, followed by commercial and multi-family residential uses associated with the Fairground Drive Apartments and Newell Mobile City (a mobile home community). The Solano County Fairgrounds, Six Flags Discovery Kingdom, Dan Foley Park, and Lake Chabot are located northwest of the project site, west of I-80.



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Project Location

FIGURE 3-1

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SOURCE: Esri World Street Map (2018)

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Regional Location and Project Vicinity

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Project Location

FIGURE 3-2

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SOURCE: Google Maps (2024)

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Fairview at Northgate Addendum

Project Site and Surrounding Land Uses

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3.1.4 Regulatory Setting

The City of Vallejo General Plan 2040 Land Use Map[3] designates the western portion of the project site as Retail/Entertainment (RE), and the central and eastern portions of the project site as Mix of Housing Types/Medium Density (R-MH). The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, personal and business services, and similar commercial uses. The maximum permitted floor area ratio (FAR) in the RE designation is 1.5.

The R-MH applies to residential neighborhoods largely characterized either by (1) single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings and small commercial spaces; or (2) primarily single-use, multi-family developments with common outdoor spaces may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances, duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre.

The City of Vallejo Zoning Map[4] identifies the western portion of the project site as Regional Commercial (RC), and the central and eastern portions of the project site as Residential Medium Density (RMD). The RC Zoning District is intended to create and establish regulations for sites that provide general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region, and the RMD Zoning District is intended to create and establish regulations for a district with a mix of housing types, including attached and detached, and small apartment buildings, subject to density limits (up to 25 dwelling units per acre) and design and development standards to ensure land use compatibility. Mixed-use development with residential and small commercial spaces and a variety of neighborhood supportive services, such as public and educational facilities, open spaces, and community facilities are also allowed within the RMD Zoning District.

3.2 FAIRVIEW AT NORTHGATE MASTER PLAN (2020 APPROVED PROJECT)

On April 9, 2020, the City of Vallejo City Council approved a mixed-use development, known as the "Fairview at Northgate Master Plan," on the vacant 51.3-acre site (2020 approved project). The 2020 approved project included the subdivision of the project site into four parcels in order to facilitate the development of the 2020 approved project with commercial and residential uses. Parcels 1 and 2, which comprise the western portion of the project site, would consist of the proposed commercial development and Parcel 3, which consists of the existing wetland area in the center of the project site, would remain undeveloped as 5.7 acres of open space area. The proposed

[3] City of Vallejo. *Propel Vallejo, General Plan 2040*, amendments through July 24, 2018. Adopted August 29, 2017.

[4] City of Vallejo. Zoning Map. Adopted July 22, 2021. Website: https://covit.maps.arcgis.com/apps/View/index.html?appid=7638bbc2a29d4c4387366372429f6daa&extent=-122.3063,38.0807,-122.2239,38.1134 (accessed August 2, 2024).

residential development would be located on Parcel 4, which consists of the western 23.8 acres of the project site.

The 2020 approved project included development of a 152,138-square-foot Costco store with a tire center, gasoline sales, and 774 surface parking spaces, and a commercial center with four buildings totaling 27,500 square feet, including a drive-through restaurant and 188 surface parking spaces on 21.8 acres of the 51.3-acre project site (Parcels 1 and 2). The 2020 approved project also included a 23.8-acre subdivided residential community consisting of 178 two-story single-family dwellings (Parcel 4); a central open space area including protected wetlands between the commercial and residential portions of the project (Parcel 3); and the widening of Admiral Callaghan Lane from two to four lanes with a new traffic signal at the main Costco driveway. An EIR was prepared for the 2020 approved project, which was certified by the City on April 9, 2020 (SCH #2018102007). The City filed a Notice of Determination on June 16, 2020.

3.3 PROPOSED PROJECT

The project applicant, Fairview Residential Development, LP, is requesting to modify the 2020 approved project to increase the total number of residential units from 178 to 245. Additionally, the proposed project would remove one of the four commercial buildings, reducing the retail square footage by approximately 9,195 square feet. The City inadvertently amended the zoning map to designate the project site as RC and RMD. As such, the proposed project also includes a zone change to restore the PD zoning designation, as provided in the Certified EIR, but with a revised lot width. Table 3.A provides a summary comparison of the 2020 approved project and proposed project components. Figure 3-3 depicts the boundaries of the approved large lot subdivision on the project site (i.e., Parcels 1 through 4), and Figure 3-4 depicts the proposed boundaries of Parcels A through E within the proposed residential development area.

Table 3.A: Comparison of the 2020 Approved Project and Proposed Project Components

Proposed Use	2020 Approved Project		Proposed Project	
	Size	Units	Size	Units
Commercial				
Parcel 1				
Costco	152,138 square feet	--	No Change	
Gasoline Station	50 square feet	30 fuel pumps	No Change	
Parcel 2				
Commercial Buildings	27,500 square feet	--	18,305 square feet	--
Commercial Area Subtotal	179,688 square feet	30 fuel pumps	170,593 square feet	30 fuel pumps
Open Space				
Parcel 3				
Central Corridor	5.7 acres	--	No Change	
Residential				
Parcel 4				
Residential Units	--	178	--	245

Source: *Fairview at Northgate Draft Environmental Impact Report* (2020), Fairview-Vallejo Developers, LLC (2025)

3.3.1 Residential Development

The proposed project would increase the residential component of the 2020 approved project on the 23.8-acre portion of the project site (Parcel 4) from 178 two-story single-family residences to 245 units, consisting of 119 detached single-family residences and 126 cluster type single-family detached homes (i.e., bungalows). This modification would increase the number of units from a density of 7.48 units per gross acre to 10.29 units per gross acre, which is within the allowable density for the R-MH land use designation.

The proposed project would further subdivide Parcel 4 into five smaller parcels (Parcels A through E) to facilitate construction of the proposed residential development. Parcels A, B, and C would be located on the northern portion of Parcel 4 and consist of the 126 bungalow-style residences and 19 of the 119 detached single-family residences that would be located along the eastern project site boundary. Parcel D would be located on the southern portion of Parcel 4 and consist of the remaining 100 detached single-family residences and a 43,620-square-foot neighborhood park that would be located between the two different housing types. Parcel E would consist of a 39,716-square-foot private linear park located along the western edge of the proposed residential development and a 30,266-square-foot bioretention basin for stormwater treatment, which would be located in the northwest corner of Parcel E.

3.3.2 Commercial Development

The proposed project would remove one of the four commercial buildings previously proposed on Parcel 2, reducing the retail square footage by approximately 9,195 square feet, for a total of

170,593 square feet of commercial development. The proposed project does not include any modifications to the 152,138-square-foot Costco building, which is already under construction.

3.3.3 Access and Parking

As shown in Figure 3-4, the proposed residential development would be accessed via two new streets from Turner Parkway ("A" Street and "C" Street). The new access streets would connect to five new streets ("B" Street, "D" Street, "E" Street, "F" Street", and "G" Street) that would run east-to-west across Parcel 4 and provide access to the individual residences.

The proposed residential development would also include 745 total parking spaces, including 490 parking spaces associated with garages and driveways and 255 on-street parking spaces. Pursuant to California Building Code Sections 11B-208.2 and 11B-208.2.4, seven of the 255 on-street parking spaces would be Americans with Disabilities Act (ADA)-accessible parking spaces. New sidewalks would also be provided along the proposed streets throughout the proposed residential development area.

The proposed project does not modify the improvements to Admiral Callaghan Lane to widen the road from two to four lanes or the improvements to Runer Parkway, including a new traffic signal at the main Costco driveway.

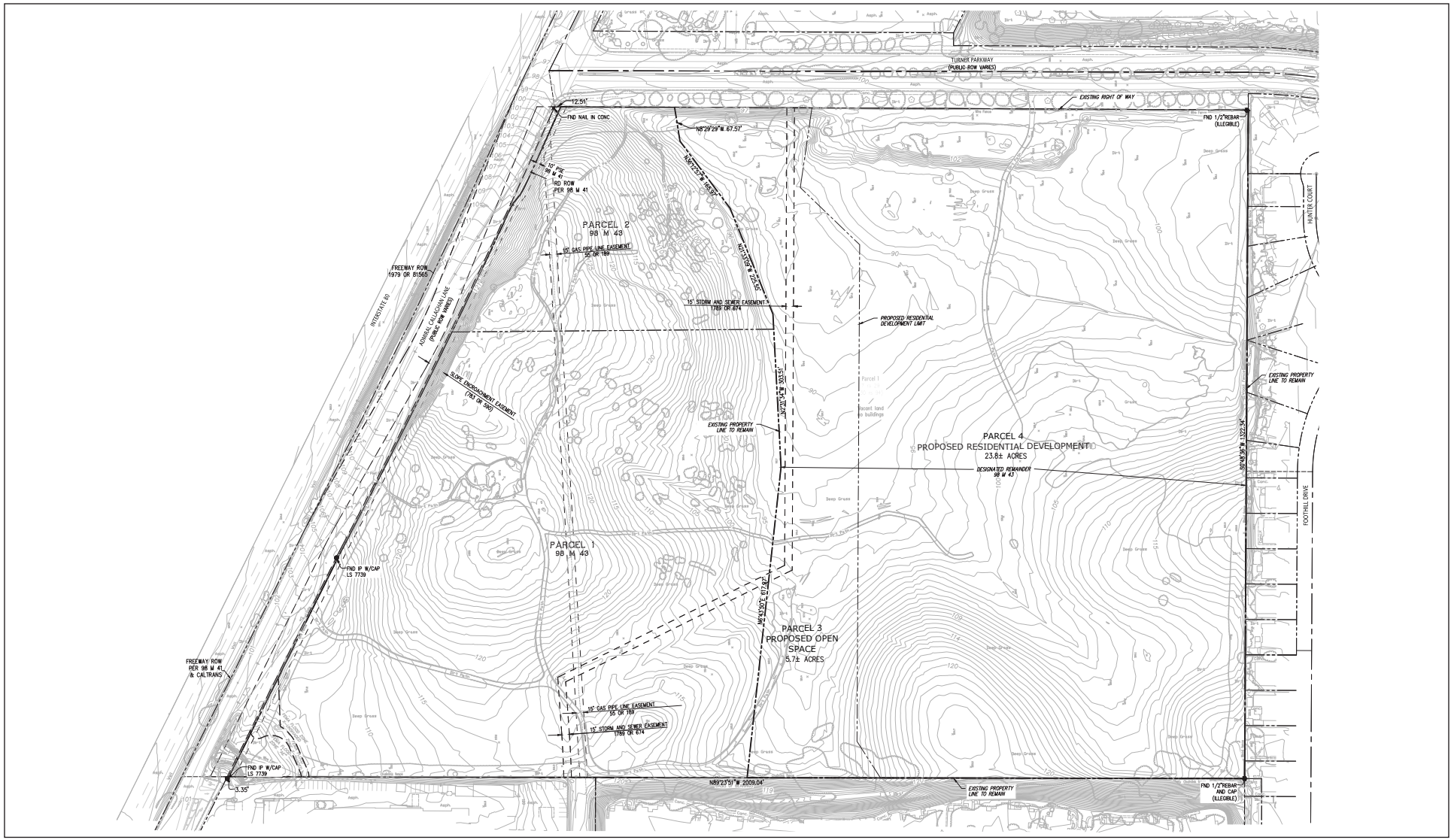

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FIGURE 3-3

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SOURCE: Kier+Wright

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Fairview at Northgate Addendum

Approved Large Lot Subdivision

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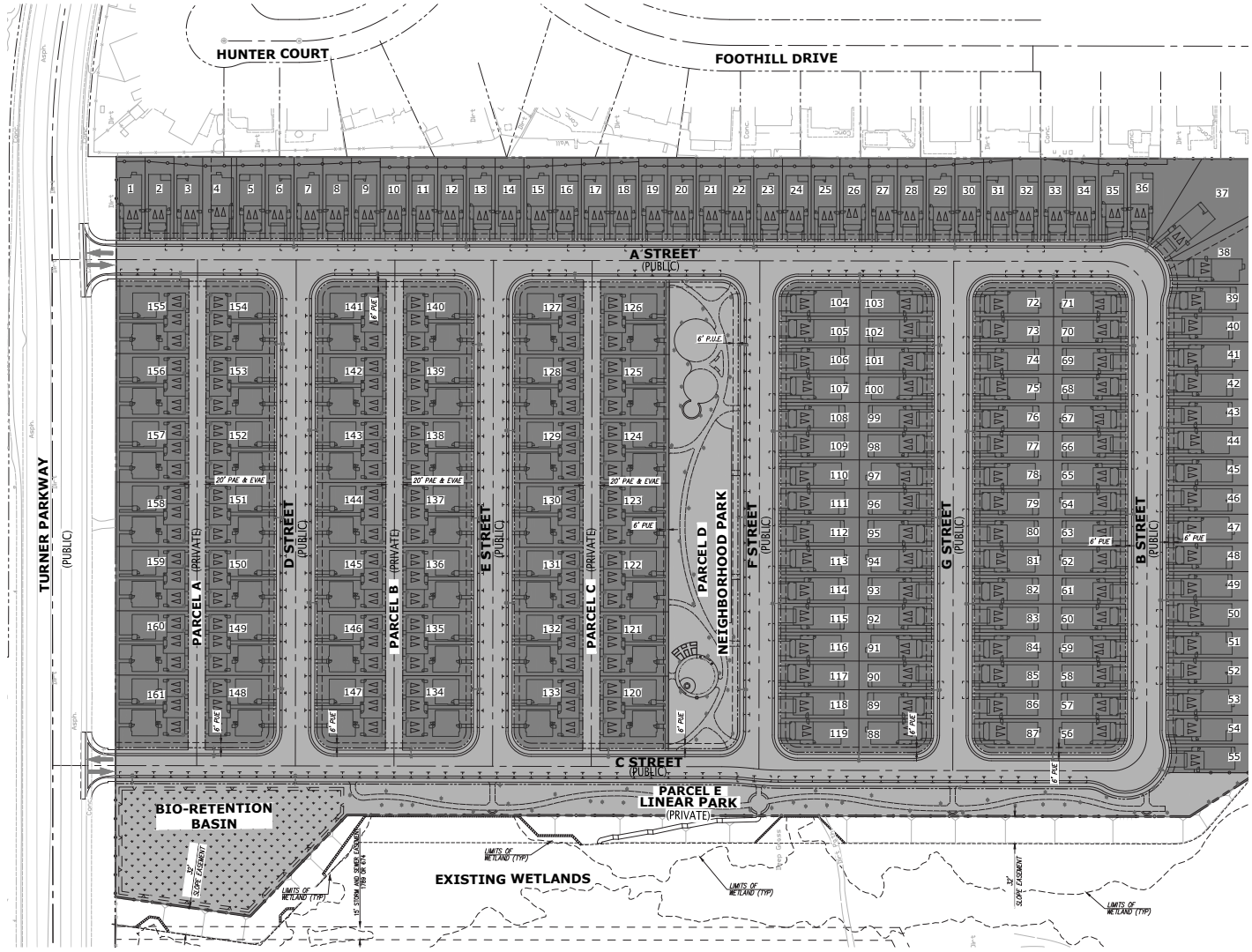

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FIGURE 3-4

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SOURCE: Kier+Wright

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Fairview at Northgate Addendum
Proposed Vesting Tentative Map

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3.3.4 Open Space and Landscaping

As discussed above, Parcel 3, which consists of an existing wetland area in the center of the project site, would remain undeveloped as 5.7 acres of open space area, similar to the 2020 approved project. In addition, similar to the 2020 approved project, the proposed residential development would include a 43,620-square-foot neighborhood park located between the two different housing types, and Parcel E would consist of a 39,716-square-foot private linear park located along the western edge of the proposed residential development and a 30,266-square-foot bioretention basin for stormwater treatment located in the northwest corner. Further, approximately 33 to 36 percent of each residential lot within the proposed residential development area would consist of landscaping.

3.3.5 Utilities and Infrastructure

The project site is located in an urban area that is currently served by existing utilities, including water, sanitary sewer, storm drainage, electricity, gas, and telecommunications infrastructure. Existing and proposed utility connections for the proposed residential development are discussed below. The proposed project would include connections to existing utility infrastructure, similar to the 2020 approved project.

3.3.5.1 Water

Water service for the proposed project would be provided by the Vallejo Water Department. The Vallejo Water Department maintains existing water lines in the vicinity of the project site, including an existing 14-inch water line within Turner Parkway. The proposed project would include new water lines through the proposed residential development that would connect to the existing 14-inch water line located within Turner Parkway at two locations, one from within “A” Street and the other from within “C” Street.

3.3.5.2 Wastewater

Wastewater treatment would be provided by the Vallejo Flood and Wastewater District (VFWD). The VFWD maintains existing sanitary sewer lines within the vicinity of the project site, including a 12-inch line within Turner Parkway. New sanitary sewer lines would be installed throughout the project site that would tie into the existing lines within Turner Parkway at two locations, one from within “A” Street and the other from within “C” Street.

3.3.5.3 Storm Water

As discussed above, the topography of the project site varies, with the eastern portion of the project site, where the proposed residential development would be located, relatively flat, and the western portion, where the proposed commercial development would be located, slightly elevated near Admiral Callaghan Lane. Under existing conditions, storm water from the project site generally drains to the northwest to the existing culvert system under Turner Parkway via the existing 54-inch storm drain. Storm water from the southerly portion of the project site and adjacent areas flows into the existing drainage system that parallels the southern project site boundary. Storm water from there is conducted through a culvert under Admiral Callaghan Lane and I-80.

Upon construction of the proposed project, storm water from the entire project site would continue to be discharged to the existing culvert system under Turner Parkway via the exiting 54-inch storm drain along the northern project site boundary. Specifically, storm water from the western portion of the project site, consisting of the proposed commercial development, would be collected and directed to the central portion of the project site (Parcel 3) at two locations and discharged to the existing culvert system under Turner Parkway via the existing 54-inch storm drain. Storm water from the eastern portion of the project site, consisting of the proposed residential development, would be collected and directed to the proposed bioretention basin located at the northwest corner of Parcel 4. Overflows from the bioretention basin would discharge to the existing culvert system under Turner Parkway via the existing 54-inch storm drain. In addition, a proposed 24-inch catch basin structure with an 18-inch storm drainpipe would connect to the existing 54-inch storm drain to control the 100-year, 24-hour storm event, ensuring the ponding elevation remains significantly below the adjacent roadway elevation of Turner Parkway.

Overall, all on-site drainage would be collected and treated on site prior to conveyance to the existing storm drain system within Turner Parkway.

3.3.5.4 Electricity and Natural Gas

Electricity and natural gas is provided to the project site by Pacific Gas and Electric Company (PG&E). The proposed project would include connections to the existing electricity and natural gas infrastructure within Turner Parkway.

3.3.6 Demolition and Construction

Construction of the proposed project would include site preparation, installation of utilities, paving, building construction, landscaping, and architectural coating activities. Consistent with the 2020 approved project, no import or export is proposed**.**

3.4 PROJECT APPROVALS

While the City is the CEQA Lead Agency for the proposed project, other agencies also have discretionary authority related to the project or serve as responsible and/or trustee agencies in connection to the proposed project. A list of these agencies and potential permits and approvals that may be required is provided in Table 3.B.

Table 3.B: Potential Permits and Approvals

Lead Agency	Permits/Approvals
City of Vallejo	• Environmental Review • Development Plan Approval • Design Review Approval • Grading Permits • Zoning Clearance for Issuance of Building Permits • Approval of Zone Change to Planned Development • Planned Development Amendment
Other Agencies/Entities	
Vallejo Water Department	• Connection to Water System

Table 3.B: Potential Permits and Approvals

Lead Agency	Permits/Approvals
Vallejo Flood and Wastewater District (VFWD)	• Connection to Wastewater Conveyance System
Regional Water Quality Control Board	• Waste Discharge Requirement • Wetland Permits
Pacific Gas and Electric (PG&E)	• Reconnection of Electricity/Natural Gas Service

Source: Compiled by LSA (2025).

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4.0 ENVIRONMENTAL CHECKLIST

State CEQA Guidelines 15168(c)(4) recommends using a written checklist or similar device to confirm whether the environmental effects of a subsequent activity were adequately covered in a program EIR. This checklist confirms that the proposed project is within the scope of the Certified EIR and that implementation of the proposed project would have no new significant environmental effects, would not result in a substantial increase in the severity of previously identified significant effects, or require new mitigation measures beyond what was prescribed in the Certified EIR. As such, the City of Vallejo can approve the proposed project, and no further environmental review is required. Pursuant to Public Resources Code Section 21166 and *State CEQA Guidelines* Section 15168, the Fairview at Northgate Project does not require further review under CEQA.

4.1 AESTHETICS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

4.1.1 Certified EIR Analysis

Section 4.1 of the Certified EIR analyzed potential impacts related to aesthetic resources with implementation of the 2020 approved project. The Certified EIR determined that implementation of Mitigation Measure AES-1, which requires the preparation of a Lighting Plan, would ensure that outdoor lighting fixtures do not cause substantial glare or light spillover into surrounding properties, including the open space area, and would reduce impacts related to lighting and glare to less than significant. Additionally, the Certified EIR determined the 2020 approved project would have no impact on scenic resources and would not significantly impact any visual character of the project site as the project site is not a designated scenic vista, does not contain natural features that would be considered scenic, and does not include any officially recognized scenic resources, such as trees, rock outcroppings, or historic buildings.

4.1.2 Project Impacts

4.1.2.1 Scenic Vistas and Scenic Resources

The proposed project would be located within the same project site as the 2020 approved project and would be subject to the same regulations relating to aesthetic resources as identified in the Certified EIR.

The Certified EIR determined that the project site is not a designated scenic vista, does not contain natural features that would be considered scenic, and does not include any officially recognized scenic resources, such as trees, rock outcroppings, or historic buildings. The Certified EIR therefore determined that the 2020 approved project would have no impact on scenic resources, and the proposed project does not affect this conclusion. In addition, similar to the 2020 approved project, the proposed project would not introduce structures or elements that would obstruct or degrade views of any recognized scenic vistas or scenic resources as none exist in the surrounding area. Therefore, the proposed project's impacts related to scenic vistas and scenic resources would be less than significant.

4.1.2.2 Visual Character

The visual character of the project site has not changed since preparation of the Certified EIR. The project is generally surrounded by existing development, including single-family residential uses associated with the Hunter Ranch neighborhood to the east; multi-family residential uses associated with the Quail Ridge Condominiums, single-family residential uses, and commercial uses to the south; and commercial uses to the north. Admiral Callaghan Lane and the I-80 freeway corridor are located directly west of the project site, followed by commercial and multi-family residential uses associated with the Fairground Drive Apartments and Newell Mobile City (a mobile home community). The proposed project includes the same type of uses at a similar scale and design as the 2020 approved project and would be located within the same project site. In addition, similar to the 2020 approved project, the proposed project would be similar to the visual character of the surrounding development. Development on the site would appear as a continuation of adjacent land uses and would not present unexpected or otherwise adverse aesthetic character within the vicinity of the project site, similar to the approved project. Therefore, the proposed project would not change conclusions of the Certified EIR, and potential impacts related to visual character would be less than significant.

4.1.2.3 Light and Glare

As stated above, the proposed project would be located within the same project site as the 2020 approved project. The project site is vacant with no existing sources of light. However, light sources associated with residential and commercial uses, as well as from vehicle headlights and roadway lighting, exist in the surrounding area. Similar to the 2020 approved project, implementation of the proposed project would introduce new lighting to a currently vacant site with no light sources. Lighting would be used for the commercial center and residences, including parking areas and roadway lighting. Light sources would consist of exterior and interior building lighting including signage and security lighting including commercial and pedestrian-scale pole lights, bollard lights, exterior wall lights, to provide security lighting for the commercial and residential areas including walkways, buildings, and parking areas. Overall, new lighting at the project site associated with the

proposed project would be similar to the lighting proposed as part of the 2020 approved project. Similar to the 2020 approved project, implementation of Mitigation Measure AES-1, which requires preparation of a Lighting Plan, would reduce impacts related to light and glare to less than significant. The Lighting Plan would be reviewed by City staff to ensure that the proposed project does not adversely affect the visual quality of the area or create a substantial new source of light and glare, and to ensure light does not spill offsite including within the proposed open space area which could adversely affect wildlife including nesting birds.

4.1.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to aesthetics that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measure AES-1, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would ensure that impacts related to light and glare would be less than significant. All other impacts related to aesthetic resources would remain less than significant or no impact would occur, as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

4.2.1 Certified EIR Analysis

As discussed in Chapter 5.0 of the Certified EIR the 2020 approved project would have no impact on agriculture or forestry resources, and no mitigation was prescribed. According to the Certified EIR, the project site is not designated as Prime Farmland, Farmland of Statewide or Local Importance, or forest land, nor is it subject to a Williamson Act contract. As such, the Certified EIR determined that implementation of the 2020 approved project would not result in the conversion of farmland to non-agricultural use or the loss of forest land through conversion to non-forest use. Additionally, the 2020 approved project would not involve changes in zoning or land use that would impact agricultural operations or forestry resources. Therefore, the Certified EIR determined that the 2020 approved project would have no impact on agriculture and forestry resources.

4.2.2 Project Impacts

As the proposed project would be located within the same project site as the 2020 approved project, the proposed project would not be located on a site designated as Prime Farmland, Farmland of Statewide or Local Importance, or forest land, and would not be subject to a Williamson Act contract. Therefore, similar to the 2020 approved project, implementation of the proposed project would not result in the conversion of farmland to non-agricultural use or the loss of forest land through conversion to non-forest use. In addition, the proposed project would not involve changes in zoning or land use that would impact agricultural operations or forestry resources. Therefore, no impacts related to agricultural and forestry resources would occur with implementation of the proposed project, similar to the 2020 approved project.

4.2.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to agriculture and forestry resources that were not previously examined in the Certified EIR and would not require any new mitigation measures. No impact related to agriculture and forestry resources would remain, as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	New Potentially Significant Impact	New Mitigation Required	Less Than Significant Impact	No New Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

4.3.1 Certified EIR Analysis

Section 4.2 of the Certified EIR analyzed potential air quality impacts associated with implementation of the 2020 approved project and identified significant unavoidable impacts related to operation-period criteria pollutants. Mitigation measures were required to reduce all other air quality related impacts to a less than significant level, as further discussed below.

The Certified EIR determined that Mitigation Measures AQ-1 and AQ-2 would ensure that construction-related emissions remain below applicable thresholds. Mitigation Measure AQ-1 requires the preparation and implementation of a Construction Management Plan that incorporates the Bay Area Air District's (Air District) Basic Construction Measures to reduce dust and pollutant emissions. These measures include watering exposed surfaces, covering haul trucks, limiting vehicle speeds on unpaved roads, minimizing idling times, and ensuring construction equipment is properly maintained. Compliance with these measures would minimize fugitive dust and particulate matter emissions during construction.

Mitigation Measure AQ-2 requires the implementation of the Air District's Additional Construction Mitigation Measures, which would reduce nitrogen oxides (NO_x) and particulate matter (less than 10 microns in size [PM_{10}] and less than 2.5 microns in size [$PM_{2.5}$]) emissions. These measures include limiting simultaneous excavation and grading activities, requiring the use of Tier 4 final off-road equipment or equivalent emissions reductions, restricting diesel-powered equipment idling to two minutes, and using low-volatile organic compound (VOC) coatings to minimize VOC emissions.

In addition to the air quality mitigation measures, the Certified EIR prescribed the following mitigation measures to ensure the project remains below the Air District's greenhouse gas (GHG) significance thresholds, which would further reduce impacts to air quality:

- Mitigation Measure TR-4, which requires the construction of a new bus pull-out on eastbound Turner Parkway;
- Mitigation Measure GHG-1, which requires the installation of accessible outdoor electrical outlets to facilitate the use of electric-powered landscaping equipment;
- Mitigation Measure GHG-2, which prohibits wood-burning and natural gas hearths;
- Mitigation Measure GHG-3, which mandates a Transportation Demand Management (TDM) plan to reduce vehicle trips through measures such as improved pedestrian access, bike facilities, and commuter incentives;
- Mitigation Measure GHG-4, which requires integration of traffic calming elements into the site's circulation network;
- Mitigation Measure GHG-5, which requires provision of pedestrian sidewalks and crosswalks throughout the site;
- Mitigation Measure GHG-6, which calls for a multi-use internal trail and bikeway system that would reduce GHG emissions associated with transportation and building energy use;
- Mitigation Measure GHG-7, which requires Costco to utilize alternatively fueled equipment, such as electric or natural gas-powered mobile units, for operational activities;
- Mitigation Measure GHG-8, which limits truck idling times and requires signage and staff training;
- Mitigation Measure GHG-9, which mandates electrical hookups at each loading dock to power transport refrigeration units;
- Mitigation Measure GHG-10, which requires the project to accommodate rooftop photovoltaic systems and mandates installation of a renewable energy system capable of generating at least 500,000 kilowatt hours (kWh) annually within four years of occupancy;
- Mitigation Measure GHG-11, which outlines a comprehensive list of additional GHG reduction strategies addressing energy and water efficiency, solid waste diversion, and community education, including requirements for high-efficiency appliances, drought-tolerant landscaping, construction recycling, and a project-specific website with GHG reduction resources; and
- Mitigation Measure GHG-12, which requires the applicant to purchase and retire verified GHG offsets for a 30-year period.

According to the Air District, a project must incorporate all applicable and feasible control measures and must not disrupt or hinder their implementation to be consistent with the 2017 Clean Air Plan. The Certified EIR determined that the 2020 approved project would comply with applicable City, State, and regional air quality regulations, as outlined in Table 4.2-6: Project Consistency with

Applicable Clean Air Plan Control Measures in the Certified EIR. Compliance with these measures are required to be enforced as conditions of project approval, in addition to any mitigation measures required under CEQA.

The Certified EIR determined that with implementation of Mitigation Measures AQ-1 and AQ-2, the 2020 approved project would comply with applicable Air District regulations, including Regulation 8, Rule 3: Architectural Coatings; Regulation 8, Rule 15: Emulsified and Liquid Asphalts; and Regulation 9, Rule 8: Organic Compounds. In accordance with the federal New Source Review (NSR) Program and the Air District's Regulation 2, Rule 2, new or modified sources of emissions must apply Best Available Control Technology (BACT) and provide emission offsets to minimize air pollutant emissions. This rule also fulfills federal NSR and Prevention of Significant Deterioration (PSD) requirements, ensuring new development does not significantly degrade air quality.

However, operational air quality emissions generated by the 2020 approved project would exceed the Air District's emissions thresholds for NO_X. Because the 2020 approved project would exceed these thresholds, the 2020 approved project would potentially conflict with the Air District's Clean Air Plan, and impacts would be significant and unavoidable.

Furthermore, the Certified EIR confirmed that emissions modeling results from the California Emissions Estimate Model (CalEEMod) demonstrated that the 2020 approved project's construction emissions would not exceed the Air District's average daily thresholds. The Certified EIR determined the 2020 approved project would not cause exceedances for reactive organic gases (ROG), particulate matter (PM_{10}), or fine particulate matter ($PM_{2.5}$) (see Table 4.2-7: Unmitigated and Mitigated Construction Emissions of the Certified EIR). While the Air District does not establish numerical thresholds for fugitive PM_{10} and $PM_{2.5}$ emissions during construction, the project would be required to comply with the Air District's Basic Construction Measures as specified in Mitigation Measure AQ-1. Consequently, the 2020 approved project would not violate air quality standards, contribute to existing violations, or expose sensitive receptors to harmful pollutant levels during construction.

However, the Certified EIR determined operational air quality emissions for the 2020 approved project, particularly for NO_x, would exceed the Air District's thresholds. This exceeds the thresholds intended to identify projects with the potential to generate a substantial amount of criteria air pollutants, making the air quality impacts significant and unavoidable.

Air dispersion modeling in the Certified EIR demonstrated that temporary impacts from construction and mobile source impacts from operation of the 2020 approved project would not result in significant air quality impacts, and no criteria pollutant health impacts would occur. Therefore, sensitive receptors would not be exposed to pollutant levels exceeding health-based ambient air quality standards, and project construction and operation impacts to sensitive receptors were determined to be less than significant.

The 2020 approved project does not include land uses typically associated with significant odor emissions, such as wastewater treatment facilities, landfills, or refineries, as identified by the Air District. Temporary construction-related odors may occur from the use of diesel equipment, asphalt application, and architectural coatings, but these would be localized, short-term, and quickly

dissipate. Operational odors could result from restaurant uses within the commercial portion of the project, particularly from cooking equipment and waste areas. However, adherence to Air District Regulation 7: Odorous Substances and Regulation 1, Rule 1-301: Public Nuisance, along with standard ventilation and waste handling practices, would reduce these impacts. As such, both construction and operational odor impacts were found to be less than significant in the Certified EIR.

4.3.2 Project Impacts

4.3.2.1 Air Quality Plan Consistency

Similar to the 2020 approved project, the proposed project would be required to comply with all applicable air quality regulations, including the Bay Area Air District 2017 Clean Air Plan. The City of Vallejo General Plan 2040 Land Use Map[5] designates the western portion of the project site as Retail/Entertainment (RE), and the central and eastern portions of the project site as Mix of Housing Types/Medium Density (R-MH). The City of Vallejo Zoning Map[6] was inadvertently rezoned to identify the western portion of the project site as Regional Commercial (RC), and the central and eastern portions of the project site as Residential Medium Density (RMD). The proposed project would require a zone change to restore the PD zoning district, as was designated in the Certified EIR, but with a revised lot width. While a zone change is proposed, the proposed uses of the project site remain consistent with the intent of the City's current zoning and General Plan land use designations.

A project is considered consistent with the 2017 Clean Air Plan if it does not exceed the growth assumptions of the plan based on regional forecasts of population, travel demand, and business growth.[7] The City's General Plan aligns with the Association of Bay Area Governments (ABAG) growth projections. Additionally, project-related employment generation would support the City's jobs and housing goals. The proposed project would increase the residential component of the 2020 approved project but would reduce the overall retail square footage of the 2020 approved project and is not anticipated to result in substantial population change, as discussed in Section 4.14, Population and Housing, below. As such, the proposed project would not exceed the growth assumptions in the Clean Air Plan.[8]

To be consistent with the 2017 Clean Air Plan, a project must also incorporate all applicable and feasible control measures and must not disrupt or hinder their implementation.[9] The proposed

5 City of Vallejo. Propel Vallejo, General Plan 2040, amendments through July 24, 2018. Adopted August 29, 2017.

6 City of Vallejo. Zoning Map. Adopted July 22, 2021. Website: https://covit.maps.arcgis.com/apps/View/index.html?appid=7638bbc2a29d4c4387366372429f6daa&extent=-122.3063,38.0807,-122.2239,38.1134 (accessed August 2, 2024).

7 Association of Bay Area Governments (ABAG). 2021. *Plan Bay Area 2050: Regional Growth Forecast*. Website: https://planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_October_2021.pdf (accessed April 2025).

8 Ibid.

9 Bay Area Air District (Air District). 2017. *Final 2017 Clean Air Plan: Spare the Air, Cool the Climate*. Website: https://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?rev=8c588738a4fb455b9cabb27360409529&sc_lang=en (accessed April 2025).

project would comply with applicable City, State, and regional air quality regulations, including those outlined in Certified EIR Table 4.2-6: Project Consistency with Applicable Clean Air Plan Control Measures.[10] Compliance with these measures would be enforced as conditions of project approval, in addition to any mitigation measures required under CEQA.

In addition, similar to the 2020 approved project, the proposed project would incorporate all applicable feasible control measures from the 2017 Clean Air Plan and comply with State, regional, and local air quality regulations. This includes compliance with Mitigation Measures AQ-1 and AQ-2. However, as described in Section 4.3.1, above, operational air quality emissions, particularly for NO_x, would exceed the Air District's thresholds. Because the proposed uses of the project site are similar to the 2020 approved project, implementation of the proposed project would not increase the severity of the significant and unavoidable impacts, and no new impact would occur.

4.3.2.2 Air Quality Standards

The proposed project's nitrogen oxide (NO_x) construction emissions would be reduced below Air District thresholds with the implementation of the Air District's Additional Construction Mitigation Measures as outlined in Mitigation Measure AQ-2. As stated above, the proposed project would also be required to comply with applicable Air District regulations. These regulatory requirements would further reduce specific construction-related emissions and ensure compliance with regional air quality standards. The emission estimates from CalEEMod modeling for the 2020 approved project demonstrate that the project's construction emissions would not exceed the Air District's average daily thresholds with the implementation of Mitigation Measures AQ-1 and AQ-2. The proposed project would increase residential uses and decrease commercial uses on the project site. Residential uses are typically less energy intensive than commercial; therefore, by reducing the commercial use and increasing the residential uses, these modeling estimates would still be applicable.

Based on the Fairview Northgate Emissions Analysis of Project Design Update, prepared by Ramboll and dated January 8, 2025 (Appendix A), operational air quality emissions of the proposed project would exceed the Air District's thresholds for NO_x, as previously identified in the Certified EIR. The criteria air pollutant emissions for VOC, PM_{10} and $PM_{2.5}$ were determined to be less than significant in the Certified EIR and would remain less than significant for the proposed project. As such, implementation of the proposed project would not increase the severity of the significant and unavoidable impacts, and no new impact would occur.

4.3.2.3 Sensitive Receptors

Similar to the 2020 approved project, sensitive receptors are located adjacent to the project site, including single-family residences associated with the Hunter Ranch neighborhood located to the east and multi-family residences associated with the Quail Ridge Condominiums and additional single-family residential uses, located south of the project site. As stated above, sensitive receptors in the project vicinity would not be exposed to pollutant levels exceeding health-based ambient air

[10] City of Vallejo. 2020. *Fairview at Northgate Project Draft Environmental Impact Report.* Website: file:///P:/2024/20242122%20Vallejo%20-%20Fairview%20at%20Northgate/BACKGROUND/_Fairview%20at%20Northgate%20DEIR%202020-01.pdf (accessed April 2025).

quality standards during construction or operation of the proposed project based on air dispersal rates as calculated in the air dispersion modeling from the Certified EIR.

Therefore, similar to the 2020 approved project, the proposed project's air quality impacts to sensitive receptors would be less than significant.

4.3.2.4 Odors

Similar to the 2020 approved project, the proposed project would not include any land uses identified by the Air District as significant sources of odors, such as wastewater treatment plants, landfills, or refineries. During construction, temporary odors may result from diesel-powered equipment, asphalt paving, and architectural coatings. However, these emissions would be localized, short-term, and would dissipate quickly. Similar to the 2020 approved project, operational odors may arise from restaurants within the commercial component of the proposed project, particularly from charbroilers, griddles, deep fryers, and waste disposal areas. However, compliance with Air District Regulation 7: Odorous Substances and Regulation 1, Rule 1-301: Public Nuisance, as well as standard ventilation and waste management practices, would minimize potential impacts. Therefore, similar to the 2020 approved project, both construction and operational odor impacts associated with the proposed project would be less than significant.

4.3.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to air quality that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures AQ-1 and AQ-2, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, of this document, would remain applicable to the proposed project and would ensure that impacts related to air quality plan consistency and exceeding air quality standards are reduced. As noted in the Certified EIR, in addition to the air quality mitigation measures listed below, Mitigation Measure TR-4, provided in Section 4.17, Transportation/Traffic, and Mitigation Measures GHG-1 through GHG-12, provided in Section 4.8, Greenhouse Gas Emissions, would also remain applicable to the proposed project. Impacts related to air quality would not increase the severity of the significant and unavoidable impacts and no new impact would occur. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.4 BIOLOGICAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Less Than Significant Impact	No New Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

4.4.1 Certified EIR Analysis

Section 4.3 of the Certified EIR analyzed biological resource impacts with implementation of the 2020 approved project. The Certified EIR determined that implementation of the following mitigation measures would reduce potential impacts of the 2020 approved project on biological resources:

- Mitigation Measure BIO-1, which requires preconstruction nesting bird surveys if vegetation removal or ground disturbance occurs during the nesting season and requires exclusion zones upon discovery of active nests;

- Mitigation Measure BIO-2, which mandates notification of, and proper permitting through the United States Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the San Francisco Regional Water Quality Control Board (RWQCB) regarding the presence of on-site wetlands;

- Mitigation Measure BIO-3, which requires wetland compensation through mitigation credits at a USACE- and RWQCB-approved wetlands bank;

- Mitigation Measure BIO-4, which mandates protective construction fencing near jurisdictional wetlands and riparian areas; and

- Mitigation Measure BIO-5, which requires designated construction staging areas at least 300 feet from wetlands (or as far as feasible), would reduce potential impacts on protected wetlands to less than significant.

The Certified EIR determined the project site has a moderate potential to support one special-status plant species, the coast iris; however, a protocol-level plant survey conducted after observing the species at a nearby reference site did not document any coast iris individuals on site. Therefore, coast iris is considered absent, and no avoidance or minimization measures are necessary.

The Certified EIR also determined the project site has moderate to high potential to support nesting habitat for eight special-status bird species, including the white-tailed kite, northern harrier, Nuttall's woodpecker, oak titmouse, loggerhead shrike, Bryant's savannah sparrow, Samuel's song sparrow, and San Francisco common yellowthroat. Additionally, an Allen's hummingbird, a special-status species, was observed during the site visit performed in May 2020. The site also provides habitat for common bird species protected under the Migratory Bird Treaty Act (MBTA)[11] and California Fish and Game Codes 3503[12] and 3513.[13] Construction and operation activities at the project site could result in nest removal or disturbance, leading to nest abandonment. These impacts could be significant under CEQA and in violation of federal and State laws. However, the Certified EIR determined that implementation of Mitigation Measure BIO-1, as provided above, would reduce potential impacts to less than significant.

The Certified EIR also determined the project site lacks natural habitat corridors and does not support migratory or special-status fish species. All significant trees removed would be replaced in accordance with the City's Zoning Code. Additionally, because the Solano Habitat Conservation Plan (HCP) was not adopted at the time the EIR was certified, the Certified EIR determined that the 2020 approved project would not conflict with any adopted Habitat Conservation Plan. Overall, the Certified EIR determined that compliance with State, regional, and local air quality regulations and Mitigation Measures BIO-1 through BIO-5 would ensure all potential biological resource impacts would be less than significant with mitigation incorporated.

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11 United States. 1918. *Migratory Bird Treaty Act (MBTA)*. As amended 2017. Website: https://www.govinfo.gov/content/pkg/USCODE-2020-title16/pdf/USCODE-2020-title16-chap7-subchapII-sec703.pdf (accessed April 2025).

12 California Code, Fish and Game Code. *FGC § 3503*. Website: https://codes.findlaw.com/ca/fish-and-game-code/fgc-sect-3503/ (accessed April 2025).

13 California Code, Fish and Game Code. *FGC § 3513*. Website https://codes.findlaw.com/ca/fish-and-game-code/fgc-sect-3513/ (accessed April 2025).

4.4.2 Project Impacts

4.4.2.1 Protected Plants and Wildlife

The proposed project would not expand the development footprint beyond the footprint of the 2020 approved project. Similar to the 2020 approved project, implementation of Mitigation Measure BIO-1 would reduce impacts on special-status bird species to less than significant by requiring a nesting bird survey prior to construction. In addition, implementation of Mitigation Measure AES-1, as detailed in Section 4.1, Aesthetics, would further minimize light spillover into open space areas, which would further reduce potential disturbance to nesting birds and this impact would remain less than significant.

4.4.2.2 Riparian Habitat

The project site contains three sensitive biological communities: (1) a perennial stream located on an approximately 85 linear foot portion of Blue Rock Springs Creek, which is located in the southwestern corner of the project site; (2) several anthropogenic depressions and tire ruts caused by unauthorized off-road vehicle and excavation activity located in the north-central and west portions of the project site; and (3) seasonal wetland swales located in the low, flat areas at the base of the hills in the center and on the eastern portion of the project site. Similar to the 2020 approved project, the proposed project was designed to avoid seasonal wetlands in the central region of the site; however, project activities would result in impacts to seasonal wetland swales and anthropogenic depressions. To reduce disturbance, an existing PG&E gas line and a portion of an existing sewer line underlying the project site would be abandoned in place and a temporary bridge span would be constructed over the preserved wetlands in the central open space area.

Implementation of Mitigation Measures BIO-2 through BIO-5, which explicitly prescribe protections for wetlands, would reduce impacts to wetland habitats to a less than significant level, similar to the 2020 approved project.

4.4.2.3 Federally Protected Wetlands

The project site contains two wetland types, including seasonal wetland streams and anthropogenic depressions. Anthropogenic depressions observed on site during field surveys as part of the Certified EIR resulted from past disturbances, including off-road vehicle use. USACE personnel confirmed during a site visit in May 2019 that these features qualify as waters of the United States (WOTUS) under Section 404 of the federal Clean Water Act.

Similar to the Certified EIR, work affecting wetlands and open water habitats would require permits from federal and State agencies, discussed in Chapter 1.0, Project Information, of this Addendum. Implementation of Mitigation Measures BIO-2 through BIO-5, which explicitly prescribe protections for wetlands, would reduce impacts to wetland habitats to a less than significant level.

4.4.2.4 Wildlife Movement Corridors

The project site is surrounded by existing urban development, including residential and commercial uses, and does not contain any significant natural habitat corridors. Additionally, the project site is not hydrologically connected to a natural watercourse that supports migratory fish or other special-

status aquatic species, nor does it contain Essential Fish Habitat. Blue Rock Springs Creek, located along the southwest boundary of the project site, transitions underground downstream, making it inaccessible to migratory fish. As a result, similar to the Certified EIR, the proposed project would not substantially interfere with the movement of native resident or migratory species.

As previously discussed, the project site has the potential to support nesting for eight special-status bird species protected under the Migratory Bird Treaty Act and Sections 3500 and 4511 of the California Fish and Game Code. Similar to the Certified EIR, implementation of Mitigation Measure BIO-1 would reduce wildlife movement corridor impacts to a less than significant level.

4.4.2.5 Mature Trees

Similar to the 2020 approved project, the proposed project would include removal of existing trees on the project site, including street trees along Turner Parkway. In accordance with Section 16.70.070 of the City's Zoning Code, each significant tree removed must be replaced on a one-to-one basis with large box-sized trees. Similar to the Certified EIR, compliance with these requirements would be incorporated as conditions of project approval. Therefore, impacts related to mature tree removal would be less than significant, similar to the 2020 approved project.

4.4.2.6 Habitat Plan Consistency

The City is a participating member agency in the preparation and approval process for the Solano Habitat Conservation Plan (HCP), although the Solano HCP has still not been adopted. As with the 2020 approved project, the proposed project would comply with Mitigation Measures BIO-1 through BIO-5, which would include measures related to special-status plant and animal species and their habitat. Similar to the 2020 approved project, the proposed project would not conflict with implementation of an adopted habitat conservation plan or natural community conservation plan. Therefore, no impact would occur, similar to the 2020 approved project.

4.4.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to biological resources that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures BIO-1 through BIO-5, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would ensure that impacts related to biological resources would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☐	☒
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

4.5.1 Certified EIR Analysis

Section 4.4 of the Certified EIR analyzed impacts to cultural resources associated with implementation of the 2020 approved project. The Certified EIR included a field assessment of the project site that determined there was no evidence of prehistoric or historic cultural resources. The site is within a region historically occupied by the Patwin people and was used for agriculture in the 1800s and 1900s. Consequently, there is potential for undiscovered archaeological resources to exist below the ground surface.

The Certified EIR determined that implementation of the following mitigation measures would reduce potential impacts to cultural resources and tribal cultural resources to less than significant:

- Mitigation Measure CUL-1, which requires a Cultural Awareness Training Program for all construction personnel prior to ground disturbance;

- Mitigation Measure CUL-2, which requires continuous archaeological monitoring during grading and on-call monitoring during trenching, with authority to halt work upon discovery of cultural materials;

- Mitigation Measure CUL-3, which requires work to stop and a qualified archaeologist to evaluate any unanticipated cultural or tribal cultural resources discovered during construction; and

- Mitigation Measure CUL-4, which outlines procedures if human remains are encountered, including coordination with the Solano County Coroner and Native American Heritage Commission.

4.5.2 Project Impacts

4.5.2.1 Historic Resources

As discussed above, the Certified EIR concluded that there are no historic properties located on or adjacent to the project site as determined in the cultural resources report, included as Appendix E of the Certified EIR. As the proposed project would be located within the same project site as the 2020 approved project and have similar project footprint, impacts to historic resources would be less than significant, similar to the 2020 approved project.

4.5.2.2 Archaeological Resources

As the proposed project would be located on the same site and would be subject to the same conditions, construction of the proposed project has the potential to uncover previously unknown archaeological resource. Similar to the 2020 approved project, upon the discovery of archaeological resources, the project would implement a preservation in place policy, as specified by *State CEQA Guidelines* Section 15126.4(b)(3). If preservation is not feasible, treatment measures would be developed in consultation with the City and appropriate Native American representatives. In addition, a qualified archaeologist would document and evaluate the findings.

Implementation of Mitigation Measure CUL-1, which requires a Cultural Awareness Training Program for all construction personnel prior to ground disturbance; Mitigation Measure CUL-2, which requires continuous archaeological monitoring during grading and on-call monitoring during trenching, with authority to halt work upon discovery of cultural materials; and Mitigation Measure CUL-3, which requires work to stop and a qualified archaeologist to evaluate any unanticipated cultural or tribal cultural resources discovered during construction along with compliance with CEQA regulations would reduce impact to archaeological resources to less than significant with mitigation, similar to the 2020 approved project.

4.5.2.3 Disturbance of Human Remains

Ground-disturbing activities during grading and construction could potentially encounter previously unknown buried human remains. Mitigation Measure CUL-4 outlines procedures for recording and treating human remains if encountered during construction. The measure ensures that remains are protected, preserved, and treated following applicable laws and regulations. Implementation of Mitigation Measure CUL-4 would reduce potential impacts related to the disturbance of human remains to less than significant with mitigation, similar to the 2020 approved project.

4.5.2.4 Tribal Cultural Resources

Implementation of the proposed project could result in disturbance or destruction of unknown buried tribal cultural resources that were not located during previous study and site evaluation. Mitigation Measures CUL-1 through CUL-4 and compliance with CEQA regulations would reduce impacts to cultural and tribal cultural resources to less than significant with mitigation, similar to the 2020 approved project.

4.5.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to cultural resources and tribal cultural resources that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures CUL-1 through CUL-5, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would ensure that impacts related to cultural and tribal cultural resources would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.6 ENERGY CONSERVATION

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

4.6.1 Certified EIR Analysis

Section 4.11 of the Certified EIR analyzed potential impacts related to energy conservation with implementation of the 2020 approved project. The Certified EIR determined that the 2020 approved project would be consistent with local, State, and federal energy regulations. Compliance with these regulations would ensure that the 2020 approved project incorporates applicable energy-efficient design features and construction practices, which would reduce the 2020 approved project's overall energy consumption.

In addition, Mitigation Measure TR-4, which requires the construction of a new bus pull-out on eastbound turner parkway; and Mitigation Measure GHG-10, which requires the project to accommodate rooftop photovoltaic systems and mandates installation of a renewable energy system capable of generating at least 500,000 kWh annually within four years of occupancy would further reduce impacts to energy conservation.

Therefore, the Certified EIR concluded that the 2020 approved project would not result in significant impacts related to energy conservation.

4.6.2 Project Impacts

4.6.2.1 Energy Consumption

Similar to the 2020 approved project, the proposed project would comply with all federal, State, and local energy efficiency requirements including United States Environmental Protection Agency (USEPA) and California Air Resources Board (CARB) engine emissions standards for construction equipment, Title 24 standards of the California Building Code, which aims to reduce energy consumption through the use of energy-efficient features, and California Plumbing and Green Building Codes, which require high-efficiency water fixtures and automatic irrigation systems. Additionally, Pacific Gas and Electric (PG&E), the electricity provider for the proposed project, is subject to California's Renewables Portfolio Standard (RPS), which mandates increased procurement from renewable resources, targeting 60 percent by 2030 and 100 percent clean energy by 2045. In addition, Mitigation Measure GHG-10 requires the Costco store within the proposed project to accommodate rooftop solar panels and install them within four years.

Considering the proposed project's proximity to commercial and office areas which would help reduce vehicle trips, and the energy efficiency standards and sustainable project design features

incorporated into the project, the proposed project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Therefore, the potential impacts on energy consumption would be less than significant, similar to the 2020 approved project.

4.6.2.2 Energy Plan Consistency

As stated above, the proposed project would comply with State energy efficiency regulations, including State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards.

The City of Vallejo's 2012 Climate Action Plan aims to reduce energy consumption and greenhouse gas (GHG) emissions in alignment with Assembly Bill (AB) 32, which set a goal to reduce California's GHG emissions to 1990 levels by 2020. The commercial components of the project incorporate energy-efficient features, such as high-R-value insulated wall panels, reflective cool roofing, high-efficiency HVAC units and restroom fixtures, and reclaim tanks that capture heat from refrigeration equipment to heat domestic water. Additional energy-saving measures, discussed in Section 4.8 Greenhouse Gas Emissions, further enhance energy efficiency and the use of renewable energy, ensuring consistency with AB 32, the State's Renewables Portfolio Standard (RPS), and Title 24.

The proposed project is also consistent with Plan Bay Area 2040, which integrates transportation, land use, and housing to reduce GHG emissions in line with CARB targets. The project site is located near major roadways and employment centers, reducing vehicle miles traveled (VMT) and associated transportation energy consumption. Additionally, Mitigation Measure TR-4, as discussed in Section 4.17 Transportation/Traffic, requires a new SolTrans bus pullout, improving transit access and further reducing transportation-related energy use. Additional measures discussed in Section 4.8, Greenhouse Gas Emissions, would reduce travel demand, contributing to lower project VMT and energy consumption.

Based on the above, the proposed project would not conflict with or obstruct implementation of local, State, or regional energy conservation plans, similar to the 2020 approved project. Potential energy-related impacts would be considered less than significant, and no mitigation is required.

4.6.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to energy that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. The Certified EIR did not prescribe any mitigation measures associated with energy conservation; however, the Certified EIR references prescribed Mitigation Measure TR-4 and Mitigation Measure GHG-10, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, to further reduce impacts to energy conservation. Impacts related to energy would remain less than significant as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.7 GEOLOGY AND SOILS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

4.7.1 Certified EIR Analysis

Section 4.5 of the Certified EIR analyzed potential impacts related to geology and soils with implementation of the 2020 approved project. The Certified EIR determined the project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active or potentially active faults are known to cross the site. A geotechnical investigation was prepared for the project site and identified the presence of clay-type soils with moderate-to-high shrink-swell potential, which may be subject to expansion and contraction with changes in moisture content. Geologic mapping conducted for the project site indicates that the site is underlain by sedimentary bedrock units, including sandstone, claystone, and siltstone, which are part of the Great Valley Sequence. These formations are considered to have a moderate-to-high potential to contain paleontological resources.

The Certified EIR also determined that implementation of Mitigation Measure GEO-1, which requires the preparation of a design-level geotechnical report with site-specific recommendations, which must be approved by the City of Vallejo prior to issuance of any grading permit, and Mitigation Measure GEO-2, which requires the retention of a qualified paleontologist for the purpose of monitoring mass grading and construction activities, would ensure that the 2020 approved project would not result in significant impacts related to geology or seismicity hazards or destroy unique

paleontological resources. As such, the Certified EIR determined that potential impacts related to seismic hazards, erosion, unstable or expansive soils, and paleontological resources would be less than significant with mitigation incorporated.

Because the 2020 approved project would connect to existing sewer lines and septic systems are prohibited within the City, the Certified EIR determined that impacts related to septic tanks and water disposal would not occur.

4.7.2 Project Impacts

4.7.2.1 Seismicity and Seismic Hazards

The proposed project would be located within the same project site as the 2020 approved project. As discussed above, the project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active or potentially active faults are known to cross the site. However, like much of the San Francisco Bay Area, the project site could experience strong ground shaking resulting from a major seismic event along nearby regional faults, including the Hayward, Calaveras, and San Andreas Faults.

Similar to the 2020 approved project, construction of the proposed project would be required to comply with the current California Building Standards Code (CBSC), including provisions of the California Building Code (CBC) that address seismic design criteria. These regulations require that buildings be designed and constructed to resist seismic ground shaking, liquefaction, and other potential seismic hazards based on site-specific geotechnical conditions.

In addition, the proposed project would be required to implement Mitigation Measure GEO-1, similar to the 2020 approved project, which requires preparation of a site-specific design-level geotechnical investigation to be conducted prior to issuance of building permits. The investigation must include detailed recommendations for grading, foundation design, seismic design parameters, and soil stability, which must be incorporated into final project plans. Therefore, with compliance with existing regulations and implementation of Mitigation Measure GEO-1, potential impacts related to seismic ground shaking and other seismic hazards would be reduced to less than significant, similar to the 2020 approved project.

4.7.2.2 Erosion/Loss of Top Soil

Similar to the 2020 approved project, construction of the proposed project would involve grading, excavation, and other ground-disturbing activities that could temporarily expose soil and increase the potential for erosion, particularly during storm events. The potential for soil erosion would be greatest during the initial phases of construction when vegetation is removed, and soil is disturbed.

As discussed in Section 4.10, Hydrology and Water Quality, following this discussion, all construction activities associated with the proposed project would be required to comply with the City's grading ordinance and the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit, which requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must include Best Management Practices (BMPs) to control

erosion and prevent sedimentation from leaving the construction site. Typical BMPs include silt fences, fiber rolls, stabilized construction entrances, and temporary cover measures.

Implementation of these standard erosion control measures would minimize the potential for significant erosion or loss of topsoil during construction. Once construction is complete and landscaping or other permanent surface cover is established, the potential for erosion would be further reduced. Therefore, with compliance with applicable regulations and implementation of construction BMPs detailed in the SWPPP, the proposed project would not result in significant erosion or loss of topsoil, similar to the 2020 approved project.

4.7.2.3 Unstable and Expansive Soils

Similar to the 2020 approved project, the proposed project would be required to comply with the recommendations provided in the site-specific geotechnical investigation and the applicable CBC standards. As provided above, the proposed project would be required to implement Mitigation Measure GEO-1, similar to the 2020 approved project, which requires preparation and implementation of a design-level geotechnical report to guide project design and construction. Therefore, with compliance with applicable codes and implementation of Mitigation Measure GEO-1, potential impacts related to unstable or expansive soils would be reduced to less than significant, similar to the 2020 approved project.

4.7.2.4 Septic Tanks/Wastewater Disposal

Similar to the 2020 approved project, the proposed project would not include septic systems, which are not allowed in the City. Therefore, no septic systems would be constructed as part of the project, and no impacts would occur.

4.7.2.5 Paleontological Resources

As stated above, the proposed project would be located within the same project site as the 2020 approved project. Similar to the 2020 approved project, construction of the proposed project would involve ground-disturbing activities such as site grading, excavation for building foundations, and installation of utilities. These activities would have the potential to disturb previously undisturbed geological formations that may contain paleontological resources. While portions of the project site have already been disturbed by previous development activities, areas of undisturbed soil remain and could contain fossilized materials of scientific importance.

To reduce the potential for impacts to paleontological resources, the proposed project would be required to implement Mitigation Measure GEO-2, similar to the 2020 approved project, which requires the preparation and implementation of a Paleontological Resources Monitoring and Mitigation Plan. This plan would include worker training, monitoring by a qualified paleontologist during ground disturbance within sensitive formations, and recovery and curation of any significant paleontological resources encountered during project construction. Therefore, with implementation of Mitigation Measure GEO-2, the proposed project would result in a less than significant impact on paleontological resources, similar to the 2020 approved project.

4.7.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to geology and soils that were not previously examined in the Certified EIR and would not require any additional mitigation measure beyond those identified in the Certified EIR. Certified EIR Mitigation Measures GEO-1 and GEO-2, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would ensure that impacts related to geology and soils and paleontological resources would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.8 GREENHOUSE GAS EMISSIONS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

4.8.1 Certified EIR Analysis

Section 4.6 of the Certified EIR assessed greenhouse gas (GHG) emissions impacts with implementation of the 2020 approved project. The Certified EIR determined that construction of the 2020 approved project would generate 4,004 metric tons of carbon dioxide equivalent (MT CO_2e), and operational emissions would reach 9,798 MT CO_2e in 2023 without mitigation. With implementation of Mitigation Measures GHG-1 through GHG-11, the Certified EIR determined that operational emissions would be reduced to 4,893 MT CO_2e in 2023 and 4,250 MT CO_2e by 2030, which would not be below applicable Air District thresholds; however, Mitigation Measure GHG-12 requires the purchase of GHG carbon credits and/or offsets to reduce any remaining emissions below the applicable Air District thresholds. Therefore, impacts were identified as less than significant with implementation of mitigation. Additionally, the 2020 approved project was determined to be consistent with Plan Bay Area 2040, supporting regional growth, VMT reduction, and sustainability goals through infill development and alternative transportation features.

Mitigation Measures GHG-1 through GHG-12 are referenced in Section 4.3, Air Quality, of this document.

Overall, the Certified EIR determined that compliance with the applicable GHG reduction measures and implementation of Mitigation Measures GHG-1 through GHG-12 would ensure that impacts associated with GHG emissions would be less than significant.

4.8.2 Project Impacts

4.8.2.1 Greenhouse Gas Emissions

Similar to the 2020 approved project, the proposed project would generate both direct and indirect GHG emissions from construction and operational activities. Construction-related emissions would result from the operation of construction equipment, transportation, and material delivery. Because the proposed project would develop the project site at a similar intensity as the 2020 approved project, construction emissions are expected to be similar to the 2020 approved project (approximately 4,004 MT CO_2e over the construction period). Operational emissions would primarily come from energy consumption, vehicle traffic, solid waste generation, water and wastewater services, and vegetation land use change. Based on the Fairview Northgate Emissions Analysis of

Project Design Update prepared by Ramboll, dated January 8, 2025 (Appendix A), the proposed project would result in slightly increased emissions, however, the net increase in emissions would not be substantial and there would be no new significant impacts. As discussed therein, the updated emissions would still exceed applicable Air District thresholds prior to mitigation. However, the emissions per service population is lower for the Project in 2023 and 2030 in comparison to the 2020 approved project. Further, the proposed project would be required to implement Mitigation Measures GHG-1 through GHG-12, consistent with the 2020 approved project. With implementation of mitigation, including Mitigation Measure GHG-12, which requires the purchase of GHG carbon credits and/or offsets to reduce any remaining emissions below the applicable Air District thresholds, operational emissions would be reduced to below the Air District's efficiency threshold of 4.05 MT CO_2e, similar to the 2020 approved project. Therefore, with the implementation of mitigation measures, GHG emissions would be reduced to a less than significant level.

4.8.2.2 Consistency with Applicable Greenhouse Gas Reduction Plans

Plan Bay Area 2040 is the regional transportation and land use plan adopted by the Metropolitan Transportation Commission (MTC) and ABAG. The plan outlines strategies for accommodating projected regional growth, reducing greenhouse gas emissions, and guiding transportation investments through 2040.

A project is considered consistent with Plan Bay Area 2040 if it supports regional growth projections, land use efficiency, and sustainability goals. Growth projections help estimate future emissions tied to increased population, development, and transportation, ensuring projects are evaluated in the context of long-term climate goals and regional growth. In addition, they provide the basis for applying per capita thresholds and identifying appropriate mitigation strategies. Similar to the 2020 approved project, the project site is designated for Retail/Entertainment (RE) and Mix of Housing Types/Medium Density (R-MH) under the City's General Plan. As discussed in Section 4.12, Population and Housing, of the Certified EIR, the 2020 approved project represents a 0.43 percent increase in the City's 2018 population and is within ABAG's forecasted population growth for 2040.

The proposed project is an infill development located in a previously disturbed area with existing infrastructure. It includes a mix of commercial and residential uses adjacent to existing development, supporting Plan Bay Area 2040's goals for compact development and reduced VMT. The proposed project also incorporates features that promote alternative transportation, including a new SolTrans bus pull-out (Mitigation Measure TR-4), a Transportation Demand Management (TDM) program (Mitigation Measure GHG-3), internal trails and sidewalks (Mitigation Measures GHG-4 through GHG-6), and electric vehicle charging infrastructure.

Similar to the 2020 approved project, the proposed project would align with Plan Bay Area 2040's goals for VMT reduction, infill development, and improved mobility. As set forth in the Fairview Northgate Emissions Analysis of Project Design Update prepared by Ramboll, dated January 8, 2025 (Appendix A), the proposed project would remain consistent with the City of Vallejo Climate Action Plan (CAP). The consistency analysis as well as the CAP compliance checklist table included in the Certified EIR remain largely unchanged, but are included in Attachment B to the Fairview Northgate Emissions Analysis of Project Design Update, with minor updates. Therefore, impacts related to

consistency with applicable plans adopted for the purpose of reducing GHG emissions would be less than significant.

4.8.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to GHG emissions that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures GHG-1 through GHG-12, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, of this document, would remain applicable to the proposed project and would ensure that impacts related to GHG emissions would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.9 HAZARDS AND HAZARDOUS MATERIALS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

4.9.1 Certified EIR Analysis

Section 4.7 of the Certified EIR analyzed potential impacts related to hazards and hazardous materials with implementation of the 2020 approved project. The Certified EIR determined that while the 2020 approved project would involve the transportation, use, and disposal of some hazardous materials during construction and operation (mostly related to fuel transport for the proposed gas station), compliance with existing local, State, and federal regulations would ensure that this transport and use would not create a significant hazard to the public or environment.

In addition, the Certified EIR determined that the project site is not included on a hazardous site list compiled pursuant to California Government Code Section 65962.5 and the 2020 approved project would not include any industrial uses which could generate hazardous materials or include the handling of hazardous materials in significant quantities that would impact surrounding schools. , According to the Phase I Environmental Site Assessment (ESA) prepared for the 2020 approved project, there were no recognized environmental conditions (RECs) (as defined by ASTM Practice E 1527 13) identified in association with the project site. Further, there are no private or public airport facilities near the project site and the Certified EIR determined that no revisions to the City's adopted Emergency Operation Plan would be required as a result of the 2020 approved project

because primary access to all major roads would be maintained during construction and operation of the 2020 approved project.

The Certified EIR also determined that although the majority of uses proposed as part of the 2020 approved project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, a release of diesel or gasoline from the Costco gas station would be considered a potentially significant impact. Therefore, the Certified EIR prescribed Mitigation Measure HAZ-1, which requires the incorporation of specific design features prior to initiation of fueling station operations, to reduce impacts to less than significant.

Lastly, the Certified EIR determined that the project site is not located in a fire hazard severity zone. In addition, the City would review all building plans for conformity with State and local statutes, ordinances, and regulations relating to the prevention of fire, the storage of hazardous materials, and the protection of life and property against fire, explosion, and exposure to hazardous materials.

4.9.2 Project Impacts

4.9.2.1 Transport, Use, Storage, and Disposal of Hazardous Materials

Similar to the 2020 approved project, construction of the proposed project would include the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, soils, solvents, and other materials. These materials are typical of materials delivered to construction sites. The amount of hazardous chemicals present during construction would be limited to what is required to operate construction equipment and would be handled in compliance with existing government regulations. The potential for the release of hazardous materials during project construction is low, and even if a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or the environment due to the small quantities of these materials associated with construction vehicles. In addition, the United States Department of Transportation regulates the transport of hazardous materials and waste in connection with construction activities and would require carriers to register with the California Department of Toxic Substances Control (DTSC).

Operation of the proposed project is expected to utilize relatively small amounts of hazardous materials, such as chemicals associated with landscape maintenance and equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in general and wide use throughout the City and in the vicinity of the project site. In addition, such materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations. Any associated risk would be less than significant through compliance with these standards and regulations. Furthermore, operation of the proposed project would not transport, generate, or dispose of large quantities of hazardous substances.

Therefore, with compliance with all applicable federal, State, local, and manufacturer regulations, the proposed project would not create a significant hazard to the public or the environment from

the routine transportation, use, and disposal of hazardous materials, similar to the 2020 approved project.

4.9.2.2 Release of Hazardous Materials and Risk of Upset

As previously discussed, according to the Phase I ESA prepared for the 2020 approved project as part of the Certified EIR, there were no RECs (as defined by ASTM Practice E 1527 13) identified in association with the project site. In addition, the project site is not included on a hazardous site list compiled pursuant to California Government Code Section 65962.5. The proposed project would be located within the same project site as the 2020 approved project and would not include any industrial uses that could generate hazardous materials or include the handling of hazardous materials in significant quantities. Therefore, the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, similar to the 2020 approved project.

The Certified EIR prescribed Mitigation Measure HAZ-1, which requires the incorporation of specific design features to address potential impacts associated with the risk of release of diesel or gasoline from the Costco gas station. The proposed project would not modify the gas station element of the 2020 approved project and this mitigation measure would remain applicable to the proposed project to reduce impacts associated with the risk of release of hazardous materials to less than significant.

4.9.2.3 Emission of Hazardous Materials within 0.25 Miles of a School

The proposed project includes the same type of uses as the 2020 approved project and would be located within the same project site. Therefore, the proposed project would not include any industrial uses that could generate hazardous materials or include the handling of hazardous materials in significant quantities that would impact surrounding schools, similar to the 2020 approved project.

4.9.2.4 Hazardous Materials Site Pursuant to Government Code Section 65962.5

As discussed above, the Certified EIR determined that the project site is not included on a hazardous site list compiled pursuant to California Government Code Section 65962.5. As the proposed project would be located within the same project site as the 2020 approved project, implementation of the proposed project would not create a significant hazard to the public or the environment due to being located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, similar to the 2020 approved project.

4.9.2.5 Aviation Hazards

As discussed above, the Certified EIR determined that there are no private or public airport facilities near the project site. As the proposed project would be located within the same project site as the 2020 approved project, implementation of the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area due to being located near an airport, similar to the 2020 approved project.

4.9.2.6 Emergency Response or Evacuation Plan

Similar to the 2020 approved project, primary access to all major roads would be maintained during construction and operation of the proposed project. Construction activities that may temporarily restrict vehicular traffic would implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. As a condition of project approval, the applicant's construction manager would be required to provide lane closure requirements to the City as well as to local emergency service responders (i.e., ambulance companies, fire department, and police department). During operation, the proposed project would not alter or block adjacent roadways, and implementation of the proposed project would not be expected to impair the function of nearby emergency evacuation routes. In addition, operation of the proposed project would not cause permanent alterations to vehicle circulation routes and patterns or impede public access or travel upon public rights-of-way.

Further, prior to approval of final maps and improvement plans for any development project within the City, plan review and approval by the Vallejo Fire District is required. Internal roadways and ingress/egress for each site would be required to meet State and local standards regarding turning radius, road width, and emergency vehicle access. Therefore, implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, similar to the 2020 approved project.

4.9.2.7 Wildfire

As discussed above, the Certified EIR determined that the project site is not located within a fire hazard severity zone. The California Department of Forestry and Fire Protection (CAL FIRE) updated the fire hazard severity zone maps for the City of Vallejo in February 2025.[14] According to these new fire hazard severity zone maps, the project site continues to be located outside a fire hazard severity zone.

As such the proposed project, implementation of the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, similar to the 2020 approved project. In addition, similar to the 2020 approved project, the City would review all building plans for conformity with State and local statutes, ordinances, and regulations relating to the prevention of fire, the storage of hazardous materials, and the protection of life and property against fire, explosion, and exposure to hazardous materials.

4.9.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to hazards and hazardous materials that were not previously examined in the Certified EIR and would not require any additional mitigation measures. Certified EIR Mitigation Measure HAZ-1, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the

[14] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zones. February 25. Website: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed April 2025).

proposed project and would ensure that impacts related to release of hazardous materials would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.10 HYDROLOGY AND WATER QUALITY

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

4.10.1 Certified EIR Analysis

Section 4.8 of the Certified EIR analyzed potential impacts related to hydrology and water quality with implementation of the 2020 approved project. The Certified EIR determined that implementation of the following mitigation measures would ensure that the 2020 approved project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality and would reduce impacts related to erosion, flooding, exceeding the capacity of drainage facilities, and cumulative impacts to less than significant:

- Mitigation Measure HYD-1, which requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) that satisfies the requirements of the National Pollutant Discharge Elimination System (NPDES) and State General Permit for construction and implementation of Best Management Practices (BMPs);

- Mitigation Measure HYD-2, which requires preparation of a final Storm Water Quality Plan (SWQP) that details project-specific site design, source control, and Low Impact Design (LID) measures, consistent with the City's Municipal Separate Storm Sewer System (MS4) permit obligations; and

- Mitigation Measure HYD-3, which requires preparation of a final Drainage Plan that demonstrates the ability of the planned on-site stormwater drainage facilities to adequately collect on-site storm water flows in accordance with all applicable standards and requirements.

The Certified EIR determined that the 2020 approved project would not result in groundwater overdraft, substantial local groundwater level drawdown, or substantially redirect storm water such that natural basin recharge would be precluded, as the City does not use groundwater supplies.

Although an area of the southwest portion of the project site was identified as being located within Zone AE, an area subject to the 1-percent-annual-chance flood event, because none of the proposed buildings would be in this area, the Certified EIR determined that no impacts related to impeding or redirecting flood flows would occur. In addition, the Certified EIR determined that impacts related to tsunamis, dam inundation and seiches would not occur due to the project site's location.

Lastly, the Certified EIR determined that because the proposed project would incorporate bio-retention, disperse runoff to meet LID requirements, and minimize impervious areas, and because the bioretention facilities would be designed to meet both treatment and flow-control requirements and would support groundwater recharge, the 2020 approved project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

4.10.2 Project Impacts

4.10.2.1 Water Quality Standards

Similar to the 2020 approved project, the proposed project would disturb more than 1 acre of soil on the project site during construction and would therefore be required to comply with the SWRCB's NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, NPDES No. CAS000002) (Construction General Permit). As required by the Construction General Permit, the Construction Contractor would be required to prepare a SWPPP and implement Construction BMPs detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, erosion and sediment control (designed to minimize erosion and retain sediment on site), and good housekeeping practices to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. Similar to the 2020 approved project, compliance with the Construction General Permit would be achieved through implementation of Mitigation Measure HYD-1.

The City of Vallejo is a co-permittee under the San Francisco Bay RWQCB's Municipal Regional Stormwater NPDES Permit, Order No. R2-2022-0018, as amended by Order No. R2-2023-0019, NPDES Permit No. CAS612008 (MRP).[15] Provision C.3.i of the MRP requires small projects that create and/or replace more than 2,500 square feet and less than 5,000 square feet of impervious surface to install site design measures that reduce runoff and pollutants in runoff. Site design measures may include installing permeable pavement surfaces and directing runoff into cisterns, rain barrels, and

[15] San Francisco Bay Regional Water Quality Control Board (RWQCB). 2022. San Francisco Bay Region Municipal Regional Stormwater NPDES Permit, Order No. R2-2022-0018, as amended by Order No. R2-2023-0019, NPDES Permit No. CAS612008. May 11.

vegetated areas. Compliance with the MRP is implemented through Chater 12.41 (Stormwater Management and Discharge Control) of the City's Municipal Code, which requires preparation and submittal of a Stormwater Control Plan (also known as a Storm Water Quality Plan [SWQP]) that details the design elements and implementation measures necessary to meet the post-construction stormwater control requirements of the MRP. Similar to the 2020 approved project, and as required by Chapter 12.41 of the City's Municipal Code and the MRP, the proposed project would be required to prepare a SWQP and Drainage Plan that detail project-specific site design, source control, and LID measures, consistent with the MRP. Compliance with the MRP would be achieved through implementation of Mitigation Measures HYD-2 and HYD-3. Pursuant to Mitigation Measure HYD-3, the Drainage Plan would demonstrate the ability of the planned on-site stormwater drainage facilities to adequately collect on-site stormwater flows in accordance with all applicable standards and requirements. The Drainage Plan would demonstrate that the new stormwater drainage facilities would satisfy the MRP requirements by minimizing impervious surfaces, as feasible, and directing flows to operational BMPs; integrating appropriately sized BMPs to ensure post-development flows do not exceed pre-development flows; and incorporating bio-retention in combination with site planning, minimizing impervious areas, and dispersion of runoff to meet LID requirements.

With implementation of Mitigation Measures HYD-1 through HYD-3, implementation of the proposed would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, similar to the 2020 approved project.

4.10.2.2 Groundwater Supplies

As discussed in the Certified EIR, local groundwater is not used for the City's water supply and the City has no intention to seek or investigate groundwater supply. In addition, operation of the proposed project would not require groundwater extraction. Therefore, the proposed project would not result in groundwater overdraft, substantial local groundwater level drawdown, or substantially redirect storm water such that natural basin recharge would be precluded, similar to the 2020 approved project.

4.10.2.3 Drainage Pattern and Surface Run-Off

As described above, the project site features varied topography, with the eastern (residential) portion relatively flat and the western (commercial) portion slightly elevated near Admiral Callaghan Lane. Under existing conditions, storm water generally drains northwest to a 54-inch culvert under Turner Parkway, while flows from the southern portion drain to a system running along the southern boundary, discharging through a culvert beneath Admiral Callaghan Lane and I-80.

With project implementation, storm water would continue to discharge to the existing 54-inch culvert under Turner Parkway. Runoff from the commercial area would be directed to the central open space (5.7-acre wetland) before entering the culvert. Runoff from the residential area would be treated in a bioretention basin at the northwest corner of Parcel 4, with overflow directed to the same culvert. A new 24-inch catch basin and 18-inch drain would manage the 100-year, 24-hour storm event, maintaining ponding well below Turner Parkway's elevation. Drainage patterns would

remain consistent with existing conditions, and all runoff would be treated prior to discharge in accordance with MRP requirements.

The proposed project would implement Mitigation Measures HYD-1 through HYD-3, which require compliance with applicable NPDES permit conditions, and preparation of SWPPP, a SWQP, and a Drainage Plan. BMPs would be employed during construction to minimize erosion, prevent spills, and control runoff.

With these measures in place, the proposed project would not result in significant erosion or siltation, increase flood risk, or exceed storm drain system capacity. Impacts would remain less than significant, consistent with the 2020 approved project.

4.10.2.4 Flooding

As with the 2020 approved project, the proposed project would collect and treat storm water on site before discharging to the existing storm drain system in Turner Parkway, in compliance with MRP requirements. Per Mitigation Measure HYD-3, the Drainage Plan would confirm that on-site facilities are designed to manage storm water in accordance with applicable standards, ensuring post-development flows do not exceed pre-development levels.

The proposed project would occupy the same site and be subject to the same flood hazard conditions as the 2020 approved project. While a portion of the southwest site lies within Federal Emergency Management Agency (FEMA) Zone AE (1 percent annual chance flood zone), no structures would be placed within this area. Therefore, the project would not impede or redirect flood flows, consistent with the 2020 approved project.

4.10.2.5 Inundation by Seiche or Tsunami

The proposed project would be located on the same site as the 2020 approved project and would be subject to the same flood and inundation risks. As identified in the Certified EIR, most of the site lies outside a flood hazard area, is not within a dam inundation zone, and is not at risk from seiches or tsunamis due to its inland location. Like the 2020 approved project, no structures would be placed within Zone AE. Therefore, the proposed project would not result in impacts related to the release of pollutants from flooding, tsunamis, or seiches.

4.10.2.6 Conflict with Basin Plan or Sustainable Groundwater Management Plan

The project site falls under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB), which enforces the Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) through NPDES permits. Compliance with applicable permits, including the Construction General Permit and MRP, would ensure the proposed project does not conflict with the Basin Plan.

As with the 2020 approved project, the proposed project would incorporate bioretention features, disperse runoff to meet LID requirements, and minimize impervious surfaces. Runoff would either flow to a central open space area or to a bioretention basin at the northwest corner of Parcel 4, with overflows discharged to the existing culvert under Turner Parkway. These facilities would provide both water quality treatment and flow control, supporting groundwater recharge. The site does not

overlie a groundwater basin; therefore, the project would not conflict with or obstruct a sustainable groundwater management plan.

Accordingly, the proposed project would not conflict with any water quality or groundwater management plans, consistent with the 2020 approved project.

4.10.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to hydrology and water quality that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures HYD-1 through HYD-3, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would ensure that impacts related to hydrology and water quality would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.11 LAND USE AND PLANNING

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

4.11.1 Certified EIR Analysis

Section 4.9 of the Certified EIR analyzed potential impacts associated with land use and planning with implementation of the 2020 approved project. The Certified EIR determined that the 2020 approved project would not introduce roadways or infrastructure that would divide an established community and was designed to ensure compatibility with surrounding land uses. As a result, no significant land use conflicts were identified.

The Certified EIR also determined the 2020 approved project to be consistent with applicable land use regulations, including the City of Vallejo General Plan and zoning standards. The project site was evaluated for its integration with existing commercial and residential uses, and the Certified EIR determined that the 2020 approved project would incorporate infrastructure improvements, such as roadway enhancements, pedestrian pathways, and open space connectivity, which would ensure compatibility with surrounding development. As such, the Certified EIR determined that the 2020 approved project would not conflict with applicable land use plans or policies. Therefore, potential impacts related to land use and planning were determined to be less than significant, and no mitigation was prescribed.

4.11.2 Project Impacts

4.11.2.1 Divide an Established Community

The project site is currently undeveloped and contains no existing residences or businesses. The proposed project would increase residential development on the same 23.8-acre portion of the site (Parcel 4), changing from 178 two-story single-family homes to 245 units consisting of 119 detached homes and 126 cluster-style detached homes (bungalows). Density would be increased from 7.48 to 10.29 units per gross acre, consistent with the RMD Zoning District. The project would also remove one of four commercial buildings, reducing retail space by approximately 9,195 square feet.

The proposed project would retain the 2020 approved project's footprint and would not introduce new roadways that divide the community. Access improvements include a widened Admiral Callaghan Lane with a new sidewalk, three commercial driveways, and two residential connections from Turner Parkway. The project would also improve pedestrian connectivity through sidewalks, paseos, trails, and a new sidewalk along Turner Parkway. As a continuation of existing urban development, the project would not divide an established community, and impacts would be less than significant, similar to the 2020 approved project.

4.11.2.2 Consistency with Land Use Plans, Policies, and Regulations

While maintaining the same development footprint as the 2020 approved project, the proposed project increases residential density and reduces retail square footage, remaining aligned with the City's planning objectives and the intent of the General Plan and zoning designations. The City of Vallejo General Plan 2040 Land Use Map[16] designates the western portion of the project site as Retail/Entertainment (RE), and the central and eastern portions of the project site as Mix of Housing Types/Medium Density (R-MH). The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, personal and business services, and similar commercial uses.

The maximum permitted FAR in the RE designation is 1.5. The R-MH applies to residential neighborhoods largely characterized either by (1) single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings and small commercial spaces; or (2) primarily single-use, multi-family developments with common outdoor spaces that may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances, duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre. The project design includes connectivity to nearby commercial uses, aligning with the General Plan's goal of integrating residential and small commercial spaces.

The City of Vallejo Zoning Map[17] was inadvertently revised to identify the western portion of the project site as Regional Commercial (RC), and the central and eastern portions of the project site as Residential Medium Density (RMD).

The proposed project would require a zone change to correct the zoning from RC and RMD to PD, consistent with the Certified EIR, with a revised lot width. The proposed uses would be consistent with the intent of the General Plan and zoning designations for the project site. Specifically, the commercial component of the proposed project is consistent with the intent of the RE General Plan designation and RC zoning designation, which allows services, offices, retail, and personal business uses, and the residential component of the proposed project is consistent with the R-MH General Plan designation and RMD zoning designation, which permits single-family homes with access to community recreational areas and pedestrian corridors. The project design includes connectivity to nearby commercial uses, aligning with the General Plan's goal of integrating residential and small

[16] City of Vallejo. Propel Vallejo, General Plan 2040, amendments through July 24, 2018. Adopted August 29, 2017.

[17] City of Vallejo. Zoning Map. Adopted July 22, 2021. Website: https://covit.maps.arcgis.com/apps/View/index.html?appid=7638bbc2a29d4c4387366372429f6daa&extent=-122.3063,38.0807,-122.2239,38.1134 (accessed August 2, 2024).

commercial spaces. The proposed residential density is within allowable limits R-MH land use designation. .

The project also contributes to the City's Regional Housing Needs Allocation (RHNA) by creating 686 new residents associated with the 245 single-family residences, representing approximately 6 percent of the City's total RHNA target across all income levels. Therefore, the proposed project would be consistent with applicable land use plans, policies, and regulations, and impacts would be less than significant, similar to the 2020 approved project.

4.11.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to land use and planning that were not previously examined in the Certified EIR and would not require any new mitigation measures. Impacts related to land use and planning would remain less than significant, as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.12 MINERAL RESOURCES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

4.12.1 Certified EIR Analysis

Chapter 5.0 of the Certified EIR discussed potential impacts on mineral resources. According to the Certified EIR, the project site is not designated as a mineral resource zone of statewide or regional significance by the California Geological Survey, nor does it contain any known mineral deposits of economic value. Therefore, the Certified EIR determined that the 2020 approved project would have no significant impact on mineral resources.

4.12.2 Project Impacts

As the proposed project would be located within the same project site as the 2020 approved project, the proposed project would not be located on a site designated as a mineral resource zone of statewide or regional significance by the California Geological Survey, or on a site that contains any known mineral deposits of economic value. As such, similar to the 2020 approved project, implementation of the proposed project would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site. Therefore, no impacts related to mineral resources would occur with implementation of the proposed project, similar to the 2020 approved project.

4.12.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to mineral resources that were not previously examined in the Certified EIR and would not require any new mitigation measures. No impact related to mineral resources would remain as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.13 NOISE

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

4.13.1 Certified EIR Analysis

Section 4.10 of the Certified EIR evaluated potential noise impacts from construction and operation of the 2020 approved project. Construction activities were found to result in temporary increases in ambient noise from equipment and vehicle trips, with the loudest activities occurring during grading and excavation. The Certified EIR indicated that temporary construction noise is exempt from residential standards. Construction-related traffic would also not substantially increase roadway noise levels as all trucks would comply with applicable noise standards. In addition, the Certified EIR prescribed Mitigation Measure NOI-1, which requires limiting construction hours, maintaining equipment, and implementing site-specific noise controls during construction activities.

Operational noise sources for the 2020 approved project include vehicle trips, rooftop equipment, deliveries, parking lot activity, and landscape maintenance. The Certified EIR determined that traffic noise during operation of the 2020 approved project would increase by a maximum of 2.0 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL), which is below the 3.0 dBA threshold for significance established by the City. In addition, heating, ventilation, and air conditioning (HVAC) equipment and other mechanical sources would be set back from receptors and shielded as needed to comply with the City's 60 dBA equivalent continuous sound level (L_{eq}) standard. Delivery and operational noise, including from the tire center and gas station, would remain below ambient levels at nearby residences. Therefore, the Certified EIR determined that construction and operational noise impacts would be less than significant with mitigation.

The Certified EIR also evaluated construction-related vibration based on Federal Transit Administration (FTA) thresholds. No pile driving was proposed as part of the 2020 approved project, and vibration from typical equipment (e.g., bulldozers, trucks) was determined to not exceed the 0.2 inches per second peak particle velocity (PPV) threshold at the nearest receptors. Operational activities would also not involve substantial vibration sources. Therefore, the Certified EIR determined that groundborne vibration impacts would be less than significant.

In addition, as the project site is not located within an airport land use plan or near any airfields, no impact related to aircraft noise was identified.

4.13.2 Project Impacts

4.13.2.1 Impacts to Ambient Noise Levels

Construction Noise. Similar to the 2020 approved project, construction of the proposed project would generate temporary increases in ambient noise from equipment operation, construction activities, and vehicle trips. Noise levels would vary by phase, with the loudest activities occurring during grading and excavation due to the use of heavy equipment such as bulldozers, backhoes, excavators, and scrapers. Equipment operation would be intermittent and mobile, with noise peaking as machinery passes near sensitive receptors, including residences near the project boundary. While equipment can produce noise levels up to 90 dBA at 50 feet, only limited quantities operate simultaneously in a given area. Construction would also require the use of a helicopter (e.g., Kaman K-Max) for up to two days to install rooftop HVAC units. While hovering 200 feet above the site, the helicopter would generate noise levels of approximately 92 dBA at 100 feet.

Similar to the 2020 approved project, all construction would occur during permitted hours (7:00 a.m. to 6:00 p.m.) in accordance with the City's Municipal Code, Section 12.40.070. Although it should be noted that Section 16.072.050(C) exempts temporary construction activities from residential noise standards.

Construction-related vehicle traffic would result in less than a 3 dBA increase which is below the levels considered perceptible. Construction trucks would comply with State and federal pass-by noise standards (80 dBA at 50 feet).

Overall, with adherence to applicable City standards, including Section 12.40.070 of the City's Municipal Code, construction noise impacts would be less than significant, similar to the 2020 approved project.

Operational Noise. Similar to the 2020 approved project, operation of the proposed project would introduce new noise sources, including off-site vehicle trips, mechanical equipment, truck loading and deliveries, tire center and gas station activity, parking lot movements, and landscape maintenance. The proposed project would not generate substantial traffic noise. This increase would remain below the 3.0 dBA threshold considered perceptible and significant; traffic noise impacts would be less than significant.

Noise from HVAC units would attenuate below the City's 60 dBA L_{eq} exterior standard. The proposed project would modify the 2020 approved project to increase the residential component and decrease the commercial component. As such, the proposed project would not introduce new uses that would result in significant changes to operational noise impacts as described in the Certified EIR for the 2020 approved project.

Overall, with implementation of Mitigation Measure NOI-1 to address construction noise impacts and given the high ambient noise from nearby I-80, distances to receptors, and project design

features, potential construction and operational noise impacts would be less than significant, similar to the 2020 approved project.

4.13.2.2 Groundborne Noise and Vibration Impacts

Similar to the 2020 approved project, construction activities associated with the proposed project would result in temporary groundborne vibration, primarily from heavy equipment such as bulldozers, trucks, and rollers. Construction of the proposed project would be similar to the 2020 approved project, and would also not include pile driving. As such, temporary groundborne vibration impacts during construction of the proposed project would be less than significant, similar to the 2020 approved project. During operations, the proposed project would not involve significant vibration sources such as railways or heavy truck traffic. Further, occasional delivery vehicles would not generate perceptible vibration levels at surrounding uses. Therefore, impacts related to groundborne vibration and noise during construction and operation of the proposed project would be less than significant, similar to the 2020 approved project.

4.13.2.3 Aircraft Noise Source Impacts

The proposed project would be located on the same project site as the 2020 approved project. Napa County Airport lies approximately six miles northwest of the project site. Other public airport facilities include Buchanan Field Airport in the City of Concord and Sonoma Valley Airport in the City of Sonoma, both approximately 12 miles from the project site. According to the General Plan EIR, no private air facilities such as helipads, are located within 10 miles of the City. Therefore, no impacts related to aircraft noise would occur, similar to the 2020 approved project.

4.13.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to noise that were not previously examined in the Certified EIR and would not require any additional mitigation measure beyond those identified in the Certified EIR. Certified EIR Mitigation Measure NOI-1, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would ensure that impacts related to construction noise would be less than significant. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.14 POPULATION AND HOUSING

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

4.14.1 Certified EIR Analysis

Section 4.14 of the Certified EIR analyzed potential impacts related to population and housing with implementation of the 2020 approved project. According to the Certified EIR, the 2020 approved project would accommodate 362 jobs associated with the 179,688 square feet of commercial area and would create 513 new residents associated with the 178 single-family residences, which would help meet the City's Regional Housing Needs Allocation (RHNA) for 2015-2023.

Because of the nearby location, the 270 existing Costco employees are expected to transfer to the new site. As a result, the Certified EIR determined the 2020 approved project would generate a net increase of 92 jobs. This increase would not substantially affect the City's jobs-housing balance, and impacts related to population growth would be less than significant. Additionally, since the project site is currently vacant and undeveloped, the project would not displace existing housing or people, nor require the construction of replacement housing.

4.14.2 Project Impacts

The proposed project would increase the residential component of the 2020 approved project on the same 23.8-acre portion of the project site (Parcel 4) from 178 two-story single-family residences to 245 units and would remove one of the four commercial buildings, reducing the retail square footage by approximately 9,195 square feet. As such, implementation of the proposed project would result in an increase in employees and residents at the project site, similar to the 2020 approved project.

Based on a 2.8 persons per household estimate for the City of Vallejo obtained from the United States Census Bureau, development of the 245 new residential units is estimated to result in a total population of up to approximately 686 residents on the project site.[18] This represents an increase of 173 residents as compared to the 2020 approved project. Based on the average employment

[18] United States Census Bureau. City of Vallejo, QuickFacts, Persons per household, 2019-2023. Website: https://www.census.gov/quickfacts/fact/table/vallejocitycalifornia/INC110223 (accessed April 2025). 2.79 persons per household * 245 units = 683.55 (rounded to 684).

density for retail uses of 650 square feet per worker,[19,20] the proposed 170,493 square feet of commercial space would accommodate approximately 262 new employees. Taking into account the 270 employees associated with the existing Costco, implementation of the proposed project would not result in an increase in jobs at the project site.

As of July 1, 2023, the City of Vallejo's population was estimated at 122,807. The proposed project would add approximately 0.5 percent to the City's population and is intended to help meet local housing needs, including those identified in the City's RHNA. Most future residents are expected to come from the surrounding area. The project does not involve new public infrastructure, such as wastewater treatment facilities, which could induce additional growth. Since it is consistent with the City's General Plan, the population increase has been accounted for in long-term planning and is not considered unplanned. Additionally, because the site is currently vacant, the project would not displace existing housing or residents, similar to the 2020 approved project.

4.14.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to population and housing that were not previously examined in the Certified EIR and would not require any new mitigation measures. Impacts related to population and housing would remain less than significant as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

[19] The Certified EIR used an employment density factor of 860 square feet per employee based on coordination with Costco. The number of employees associated with the proposed project was determined based on data available from *Envision 2040, 4-Year Review, Market Overview and Employment Lands Analysis* prepared for the City of San Jose and dated January 28, 2016. Based on the available data, an employment density factor for retail land uses is between 250 and 650 square feet per employee. In order to provide a conservative analysis, the employment density factor of 650 square feet per employee was used to estimate employment generate from the proposed project.

[20] Strategic Economics. 2016. *Envision 2040, 4-Year Review, Market Overview and Employment Lands Analysis.* January 28.

4.15 PUBLIC SERVICES

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☐	☒
ii. Police protection?	☐	☐	☐	☒
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒

4.15.1 Certified EIR Analysis

Section 4.13 of the Certified EIR analyzed potential impacts related to public services with implementation of the 2020 approved project. The Certified EIR determined that because the 2020 approved project would pay all applicable fees to provide for its fair share of increased demand for fire protection, law enforcement, and school services, as well as park resources, and because the 2020 approved project has been designed to conform to all safety requirements and provides recreation/open space areas, impacts to public services would be less than significant.

4.15.2 Project Impacts

As discussed in Section 4.14, Population and Housing, of this document, although the proposed project would add approximately 171 more residents than the 2020 approved project, it would not result in significant unplanned population growth. The project is consistent with the City's General Plan, and the associated demand for fire, police, school, and park services has been accounted for in long-term planning. The proposed project would comply with all applicable fire safety and emergency access codes, and the Vallejo Fire Department would review site plans for emergency access and fire flow prior to building permit issuance. Additionally, the project would be built to current California Building Code standards, incorporating fire-resistant materials and design features. As such, any increase in service demand would be minimal and would not adversely affect response times or require new or expanded fire protection facilities, consistent with the 2020 approved project. The project site is within the boundaries of the Vallejo City Unified School District (VCUSD). According to the Solano County General Plan EIR (2008), the VCUSD currently has 16 elementary schools (serving kindergarten through 5th grade); five middle schools (serving grades 6th through 8th); four high schools (serving 9th through 12th); one continuation school; one alternative school; one special education school; and one adult school.[21] As discussed in Section 4.14, Population and Housing, of the Certified EIR, future employees and residents are expected to

[21] Solano County. 2008. *Solano County General Plan EIR,* Chapter 4.9, Public Services and Utilities. August 5, 2008.

come from the city or immediate surrounding area. Under State law, the project applicant would be required to pay school impact fees per SB 50, prior to the issuance of a building permit, to mitigate for impacts to school facilities. Therefore, the proposed project would not require the construction of new or physically altered educational facilities, similar to the 2020 approved project.

As discussed in Section 4.16, the proposed project would be required to dedicate land and, if necessary, pay fees to support new park construction and maintain existing parks. This would avoid physical deterioration of park facilities due to increased demand. All parkland would be provided on site, and associated impacts were analyzed in the Certified EIR and this Addendum. Because the project meets its parkland requirements through development of a neighborhood and linear park, it would not alter citywide parkland demand. Therefore, the project would not result in significant recreational impacts, consistent with the 2020 approved project. Overall, similar to the 2020 approved project, the proposed project would pay all applicable fees to provide for its fair share of increased demand for fire protection, law enforcement, and school services, as well as park resources. Therefore, impacts to public services would be less than significant, similar to the 2020 approved project.

4.15.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to public services that were not previously examined in the Certified EIR and would not require any new mitigation measures. Impacts related to public services would remain less than significant as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.16 RECREATION

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

4.16.1 Certified EIR Analysis

Section 4.14 of the Certified EIR analyzed potential impacts related to recreation with implementation of the 2020 approved project. The Certified EIR determined that because the 2020 approved project would be required to dedicate land and, if necessary, pay fees to fund the construction of new parks and the maintenance of existing parks, the additional demand for parks generated by the 2020 approved project would not result in the physical deterioration of existing parks and facilities within the city. In addition, all parkland proposed as part of the 2020 approved project would occur within the project site and potential impacts were therefore accounted for in the Certified EIR. Accordingly, the Certified EIR determined that recreational facilities constructed as part of the 2020 approved project would not result in an adverse physical effect on the environment. Lastly, the Certified EIR determined that the 2020 approved project would not result in a change in parkland demand for the City because the 2020 approved project would meet its project-specific parkland requirements as well as providing a linear park/trail that would be open to the public.

4.16.2 Project Impacts

The proposed project would increase the residential component of the 2020 approved project on the same 23.8-acre portion of the project site (Parcel 4) from 178 single-family residences to 245 units and would remove one of the four commercial buildings, reducing the retail square footage by approximately 9,195 square feet. In addition, the proposed residential development would include a 43,620-square foot neighborhood park located between the two different housing types and Parcel E would consist of a 39,716-square-foot private linear park located along the western edge of the proposed residential development, similar to the 2020 approved project. a

Similar to the 2020 approved project, the proposed project would dedicate land and, if needed, pay fees to support new park development and maintain existing facilities. As a result, it would not contribute to the deterioration of City parks. All parkland would be provided on site, and associated impacts were addressed in the Certified EIR and this Addendum. Since the project meets its parkland requirements through the planned neighborhood and linear parks, it would not change overall parkland demand in the City. Therefore, implementation of the proposed project would not result in any significant impacts on recreation or recreational facilities, similar to the 2020 approved project.

4.16.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to recreation that were not previously examined in the Certified EIR and would not require any new mitigation measures. Impacts related to recreation would remain less than significant as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.17 TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No New Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

4.17.1 Certified EIR Analysis

Section 4.15 of the Certified EIR evaluated the 2020 approved project's consistency with applicable transportation-related plans, policies, and ordinances. The analysis considered the City's General Plan and regional transportation goals established by the Metropolitan Transportation Commission (MTC) and Solano Transportation Authority (STA). The City's General Plan emphasizes development that supports multimodal access and efficient vehicular circulation, particularly in regional commercial centers such as the project site.

The Certified EIR determined the 2020 approved project would cause seven intersections to operate at a deficient level of service during at least one peak hour. This would result in significant and unavoidable impacts to level of service (LOS) and would require mitigation. Mitigation Measure TR-1 requires the applicant to construct roadway improvements at Admiral Callaghan Lane and Turner Parkway, including a new right-turn lane and modified lane geometry, before occupancy; Mitigation Measure TR-2 mandates a pre-occupancy signal timing study for existing and proposed traffic signals to optimize traffic flow; Mitigation Measure TR-3 requires a post-occupancy signal coordination study within three months of the Costco opening to confirm traffic projections and refine signal timing based on real conditions; and Mitigation Measure TR-4 requires coordination with SolTrans to construct a new bus pull-out on eastbound Turner Parkway. However, the Certified EIR determined that LOS impacts would remain significant and unavoidable. Because the 2020 approved project would result in significant and unavoidable LOS impacts, the Certified EIR determined that impacts related to conflict with a program, plan, ordinance, or policy addressing the circulation system would also be significant and unavoidable, even with implementation of Mitigation Measures TR-1 through TR-4.

The Certified EIR found that the 2020 approved project includes a reconfigured retail layout and improved driveway access along Admiral Callaghan Lane, consistent with City design standards. It would also provide internal pedestrian pathways, bicycle parking, and transit stop enhancements, supporting policies that promote multimodal connectivity. While the project would increase vehicle trips, it would not obstruct planned transportation improvements. Circulation impacts under "Existing Plus Project" conditions identified some intersections operating at unacceptable levels of

service; however, these were attributed to overall traffic growth, not conflicts with transportation plans. The Certified EIR also determined that project features, such as transportation demand management strategies and enhanced site access, would be consistent with local and regional mobility objectives. Roadway improvements and transit-related upgrades, including a new bus pull-out along Turner Parkway, would be implemented as detailed in Mitigation Measures TR-1 through TR-4. The Certified EIR determined that these measures would reduce localized transportation impacts and support the City's adopted goals for multimodal accessibility.

Additionally, the Certified EIR determined no obstacles to site distance are expected to result from the construction of the proposed project and implementation of the 2020 approved project would not include any hazardous design features such as sharp curves or dangerous intersections and would therefore result in a less than significant impact to hazards related to traffic and transportation.

The Certified EIR determined the 2020 approved project provides adequate emergency vehicle access to the site and impacts to emergency access was therefore found to be less than significant.

4.17.2 Project Impacts

4.17.2.1 Plan Consistency

Like the 2020 approved project, the proposed project would comply with all applicable City transportation policies, including those in the General Plan. It includes reconfigured retail space and improved driveway access along Admiral Callaghan Lane to support site access while allowing for future circulation improvements. The project also features internal pedestrian paths, bicycle parking, and transit stop enhancements, aligning with local and regional goals for active transportation and transit accessibility. While the proposed project would generate additional vehicle trips in the near term, it would not conflict with adopted transportation plans or programs. Based on the Fairview at Northgate Small Lot Tentative Plan – Trip Generation and EIR Considerations letter prepared by Kittelson & Associates, dated March 13, 2024 (Appendix B), as compared to the 2020 approved project, the proposed project would result in changes to trip generation that are negligible and no additional analyses or mitigation measures are required. The project would also implement applicable General Plan circulation policies and would not obstruct planned transit, bicycle, or pedestrian improvements. Although some intersections may continue to operate at unacceptable levels of service, this is due to overall traffic growth—not project-specific inconsistencies with circulation plans. The project also includes transportation demand management strategies and access improvements that align with regional mobility goals set by MTC and STA. As noted in Section 4.17.1 of the Certified EIR, while LOS thresholds would still be exceeded, the proposed project would not worsen the severity of existing significant and unavoidable impacts, nor would it result in any new impacts. In addition, Mitigation Measures TR-1 through TR-4 would remain applicable to address impacts associated with conflict with program, plan, ordinance, or policy addressing the circulation system.

4.17.2.2 CEQA Guidelines Section 15064.3

Effective December 28, 2018, the *State CEQA Guidelines* were updated to establish vehicle miles traveled (VMT) as the criteria for analyzing transportation impacts for land use projects. As noted in

State CEQA Guidelines Section 15064.3(c), the provisions of *State CEQA Guidelines* Section 15064.3 apply prospectively as described in Section 15007. As the Certified EIR and 2020 approved project were evaluated prior to December 28, 2018, a discussion of VMT was not included in the Certified EIR. Therefore, VMT impacts are not required to be addressed in this Addendum.

4.17.2.3 Hazards

As with the 2020 approved project, the proposed project is not expected to create any site distance obstructions. Surrounding roads are generally straight and free of visual barriers, and the project does not include hazardous design features such as sharp curves or dangerous intersections. All roadway improvements would comply with City street design standards (City Municipal Code Section 15.60.030) and be reviewed by City staff, including the Fire Department, prior to construction. Therefore, impacts related to roadway design hazards would remain less than significant.

4.17.2.4 Emergency Access

As shown previously in Figure 3-4, the proposed residential development would be accessed from Turner Parkway via two new streets ("A" and "C" Streets), which would connect to five new east–west streets ("B," "D," "E," "F," and "G" Streets) serving the residences on Parcel 4. Like the 2020 approved project, three vehicle access points would be provided on Admiral Callaghan Lane for the commercial center. If one driveway is blocked, emergency vehicles would still have alternate access. Project driveways and drive aisles would provide at least 24 feet of clear travel width, adequate for emergency circulation. The City's Fire Department will review all proposed street improvements prior to construction. As a result, emergency access would not be impeded, and impacts would remain less than significant.

4.17.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to transportation or traffic that were not previously examined in the Certified EIR and would not require any additional mitigation measures beyond those identified in the Certified EIR. Certified EIR Mitigation Measures TR-1 through TR-4, as provided in Table 5.A in Chapter 5.0, Mitigation Measures, at the end of this document, would remain applicable to the proposed project and would address impacts related to conflict with a program, plan, ordinance, or policy addressing the circulation system. However, impacts would remain significant and unavoidable, even with implementation of these mitigation measures, similar to the 2020 approved project. Impacts related to transportation and traffic would not increase the severity of the significant and unavoidable impacts and no new impact would occur. All other impacts related to transportation would remain less than significant, as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.18 UTILITIES AND SERVICE SYSTEMS

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

4.18.1 Certified EIR Analysis

Section 4.16 of the Certified EIR evaluated utility and service system impacts for the 2020 approved project. It concluded that the project would connect to existing water, wastewater, electric, gas, and telecommunication facilities, all of which have adequate capacity, with no off-site upgrades required. Stormwater runoff would be managed through a bioretention basin and infrastructure designed to capture, retain, and gradually release flows, preventing increased off-site runoff. Additionally, all on-site utility extensions were included in the 2020 approved project scope and would occur within already disturbed areas. In addition, the Certified EIR determined that because the 2020 approved project is consistent with the City's General Plan and that the General Plan EIR concluded that buildout of the General Plan would not result in a significant impact on water supply, the City would have sufficient water supplies available to serve the 2020 approved project. The Certified EIR also determined that development of the 2020 approved project would not result in a determination that the wastewater treatment facility does not have adequate capacity to serve the 2020 approved project and that the Potrero Hills Landfill and Hay Landfill have sufficient capacity to serve the 2020 approved project. Lastly, the Certified EIR determined that the 2020 approved project would comply with federal, State, and local statutes and regulations including waste reduction measures, waste diversion, and inclusion of recycling programs.

4.18.2 Project Impacts

4.18.2.1 New or Expanded Utility Facilities

The project site is located in an urban area that is currently served by existing utilities, including water, sanitary sewer, storm drainage, electricity, gas, and telecommunications infrastructure.

Similar to the 2020 approved project, the proposed project would connect to existing water, wastewater, electric power, natural gas, and telecommunication facilities in the vicinity of the project site.

Water service for the proposed project would be provided by the Vallejo Water Department via an existing 14-inch water line in Turner Parkway. New water lines through the residential development would connect to this main at "A" Street and "C" Street. Based on the Fairview at Northgate Sewer Flow and Water Demand Analysis, prepared by Kier & Wright, dated June 23, 2025 (Appendix C), the proposed project would result in less than 12 acre-feet per year of additional water demand as compared to the 2020 approved project. As such, it is anticipated this demand can be accommodated by existing water infrastructure and would not exceed the capacity of existing treatment facilities. No new off-site infrastructure would be needed beyond project-specific tie-ins, consistent with the 2020 approved project.

Wastewater service would be provided by the Vallejo Flood and Wastewater District (VFWD) through an existing 12-inch sanitary sewer line in Turner Parkway. New on-site sewer lines would tie into this main at "A" Street and "C" Street. Wastewater would flow to the Sears Point Pump Station and Storage Facility, which discharges to the Ryder Street Wastewater Treatment Plant (WWTP) via a 30-inch force main along State Route 37 (SR-37). These facilities have adequate capacity to serve the proposed project, similar to the 2020 approved project. Based on the Fairview at Northgate Sewer Flow and Water Demand Analysis, prepared by Kier & Wright, dated June 23, 2025 (Appendix C), the proposed project would result in increased sanitary sewer flows associated with the additional residential development. However, existing sanitary sewer infrastructure has sufficient capacity to accommodate this wastewater generation.

Storm water from the entire site would be discharged to the existing 54-inch storm drain under Turner Parkway. Runoff from the commercial portion would flow to Parcel 3 and discharge at two locations. Runoff from the residential area would be directed to a new bioretention basin on Parcel 4, with overflow routed to the same storm drain. A proposed 24-inch catch basin and 18-inch storm drain would manage the 100-year, 24-hour storm event, maintaining safe ponding levels. All stormwater infrastructure would remain on site, comply with City standards, and be designed in accordance with the Municipal Regional Stormwater NPDES Permit for Low Impact Development (LID). As required by Mitigation Measure HYD-3, a project-specific Drainage Plan would confirm the adequacy of on-site facilities.

Electricity and natural gas are provided to the project site by PG&E. The proposed project would include connections to the existing electricity and natural gas infrastructure within Turner Parkway, and no other electric power or natural gas infrastructure would be required.

Therefore, because the proposed project would connect to existing utility services within or adjacent to the project site, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, similar to the 2020 approved project.

4.18.2.2 Water Supply

As discussed above, the Certified EIR determined that because the 2020 approved project is consistent with the City's General Plan and that the General Plan EIR concluded that buildout of the General Plan would not result in a significant impact on water supply, the City would have sufficient water supplies available to serve the 2020 approved project.

The proposed project would increase the residential component of the 2020 approved project on the same 23.8-acre portion of the project site from 178 two-story single-family residences to 245 units and would remove one of the four commercial buildings, reducing the retail square footage by approximately 9,195 square feet. As the proposed project would develop the project site with the same uses as the 2020 approved project and would be consistent with the General Plan, the City would have sufficient water supplies available to serve the proposed project, similar to the 2020 approved project. Based on the Fairview at Northgate Sewer Flow and Water Demand Analysis, prepared by Kier & Wright, dated June 23, 2025 (Appendix C), the proposed project would result in less than 12 acre-feet per year of additional water demand as compared to the 2020 approved project and would remain substantially below the amount of water demand for a 500-dwelling unit project (the level of water demand that would require a water supply assessment).

4.18.2.3 Wastewater Treatment Capacity

The proposed project would increase the residential component of the 2020 approved project but would reduce the overall retail square footage of the 2020 approved project. Based on the Fairview at Northgate Sewer Flow and Water Demand Analysis, prepared by Kier & Wright, dated June 23, 2025 (Appendix C), the proposed project would result in increased sanitary sewer flows. However, it is anticipated this wastewater generation can be accommodated by existing sanitary sewer infrastructure. Therefore, the wastewater treatment provider would have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments, similar to the 2020 approved project.

As described above, sewer flows from the proposed project would be discharged into the existing lines within Turner Parkway. Sanitary sewer flow from the project site would flow to the Sears Point Pump Station (SPPS) and the Sears Point Storage Facility (SPSF), which are key elements of the sewer system. SPPS receives wastewater flow and pumps it into the 30-inch diameter force main running parallel to SR-37 and ultimately into the Ryder Street WWTP. An average of 10 million gallons per day of wastewater flows through the Ryder Street WWTP on its way to San Francisco Bay.

The wastewater treatment provider would have adequate capacity to serve the proposed project's projected demand in addition to the providers' existing commitments.

4.18.2.4 Solid Waste

Solid waste, recycling, and yard waste services in the City of Vallejo, including the project site, are provided by Recology Vallejo. Collected waste is transported to the Devlin Road Transfer Station and then to appropriate facilities: recyclables and green waste are processed separately, and non-recyclable waste is sent to the Keller Canyon Landfill in Pittsburg, which had a remaining capacity of

over 63 million cubic yards as of 2004 and operates with a daily limit of 3,500 tons, with closure expected in 2050.

The proposed project would increase residential units but reduce retail square footage compared to the 2020 approved project, resulting in a comparable amount of solid waste generation. As such, the project would be adequately served by existing landfill capacity. Additionally, the project would comply with all applicable federal, State, and local solid waste regulations, consistent with the 2020 approved project.

4.18.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to utilities and service systems that were not previously examined in the Certified EIR and would not require any new mitigation measures. Impacts related to utilities and service systems would remain less than significant as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

4.19 WILDFIRE

	New Potentially Significant Impact	New Mitigation Required	Reduced Impact	No New Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

4.19.1 Certified EIR Analysis

Chapter 5.0 of the Certified EIR concludes that the 2020 approved project would have no impact related to wildfire. The project site is not located within a fire hazard severity zone, and implementation would not exacerbate wildfire risks due to slope, prevailing winds, or other factors. The project would not require infrastructure such as roads, fuel breaks, or utilities that could increase fire risk or cause hazards like post-fire flooding or landslides. Additionally, the project would not impair any adopted emergency response or evacuation plans.

4.19.2 Project Impacts

As noted above, the Certified EIR determined that the project site is not within a fire hazard severity zone. CAL FIRE's updated February 2025 maps confirm the site remains outside such a zone [22] . Because the proposed project is located on the same site as the 2020 approved project, it would be subject to the same wildfire conditions. As with the 2020 approved project, the proposed project would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, nor would it require infrastructure that could increase fire hazards or trigger post-fire flooding or landslides. As discussed in Section 4.9, Hazards and Hazardous Materials, of this Addendum, the project would also not impair any adopted emergency response or evacuation plans. Therefore, wildfire-related impacts would remain less than significant.

[22] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zones. February 25. Website: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed April 2025).

4.19.3 Conclusion

Given the above analysis, development of the proposed project would not cause any new or substantially more severe significant environmental effects related to wildfire that were not previously examined in the Certified EIR and would not require any new mitigation measures. No impact related to wildfire would remain as identified in the Certified EIR. Therefore, no further environmental analysis related to this topic is required pursuant to Section 15162 of the *State CEQA Guidelines*.

5.0 MITIGATION MEASURES

Table 5.A on the following page provides a summary of the applicable mitigation measures to the proposed project, as prescribed in the Certified EIR.

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
Aesthetics		
Impact AES-5: Light and Glare Impacts. The project introduces new parking lot and building lighting to an undeveloped site, which could (without mitigation) adversely affect the visual quality of the area or wildlife including nesting birds.	**MM AES-1: Lighting Plan.** Prior to issuance of a building permit, the project applicant shall submit, to the satisfaction of the Planning & Development Services Director, a lighting plan for the project site demonstrating that outdoor lighting fixtures will not cause substantial glare and light spillover to surrounding properties including the open space area. At the Director's discretion the lighting plan can be broken up into commercial and residential components. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights.	Less than Significant
Air Quality		
Impact AQ-1: Air Quality Plan. Emissions from project operations (primarily traffic) would exceed the Bay Area Air District's (Air District) thresholds for Nitrogen Oxides (NOX), which have been established to identify projects with potential to generate substantial air pollutants. This constitutes a conflict with Air District's Clean Air Plan.	**No other feasible mitigation measures have been identified.** Compliance with the Commute Trip Reduction (CTR)/Transportation Demand Management (TDM) plan required per MM GHG-3, additional trip-reduction measures outlined in MM GHG-4 through MM GHG-6 and MM GHG-8, and construction of a new SolTrans bus pull-out as part of MM TR-4, would reduce the project's mobile NO_X emissions, but emissions levels would still exceed Air District thresholds. No other feasible measures to reduce transportation related trips have been identified.	Significant and Unavoidable
Impact AQ-2: Criteria Pollutants. Emissions from project construction would exceed Air District's average daily thresholds without mitigation. Emissions generated by project traffic would meet all of Air District's regional thresholds except for Nitrogen Oxides (NOX).	**The following measures have been identified to reduce construction emissions. No other feasible mitigation measures to reduce transportation related NO_X emissions other than MM GHG-3, MM GHG-4 through MM GHG-6, MM GHG-8, MM TR-4 were identified for the project's exceedance of the NO_X threshold.** **MM AQ-1: Bay Area Air Quality Management District (Air District) Basic Construction Measures**. Prior to any grading activities, the applicant shall prepare and implement a Construction Management Plan that includes the Air District Basic Construction Mitigation Measures to minimize construction-related emissions. This plan shall first be reviewed and approved by the Director of Public Works/City Engineer. The Air District Basic Construction Mitigation Measures are: 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Construction and Operations (except NOx): Less than Significant Operations (NOx only): Significant and Unavoidable

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers on an as-needed basis. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. **MM AQ-2: Bay Area Air Quality Management District (Air District) Additional Construction Mitigation Measures.** Prior to the issuance of any grading permits, the applicant shall prepare and implement a Construction Management Plan that includes the Air District Additional Construction Mitigation Measures to minimize construction-related emissions. This plan shall first be reviewed and approved by the Planning & Development Services Director. The applicable Air District Additional Construction Mitigation Measures are:	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	• The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. • Idling time of diesel-powered construction equipment shall be limited to two minutes. • The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction (i.e., owned, leased, and subcontractor vehicles) will meet United States Environmental Protection Agency Tier 4 final off-road emissions standards or would achieve a project-wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. • Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Air District Regulation 8, Rule 3: Architectural Coatings). • Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NO_X and PM. • Require the lifting and placing of HVAC units on the roof of the proposed Costco building via helicopter to only occur when no other excavation, grading, and ground-disturbing construction activities are being conducted on the project site.	
Biological Resources		
Impact BIO-1: Special Status Species or Nesting Birds. Without mitigation, project construction activities during bird nesting season could have adverse impacts on sensitive bird species.	**MM BIO-1: Nesting Birds.** Project activities should be initiated outside of the nesting season to the extent feasible (September 1 - January 31). However, if vegetation removal, grading, or initial ground-disturbing activities must be conducted during the nesting season, a pre-construction nesting bird survey shall be conducted by a qualified biologist prior to vegetation removal or initial ground disturbance. Nesting habitat may include grasslands, shrubs, trees, snags and open ground. The survey should be conducted in a sufficient	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	area around the worksite to identify the location and status of any nests that could potentially be affected by Project activities. If active nests are found within the project limits of impact or close enough to these areas to affect breeding success, a work exclusion zone shall be established around each nest by a qualified biologist and confirmed by the City. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion zone sizes vary dependent upon bird species, nest location, existing visual buffers and ambient sound levels, and other factors; an exclusion zone radius shall be a minimum of 25 feet (for common, disturbance-adapted species) or as large as 250 feet or more for raptors. Exclusion zone size may also be reduced from established levels if supported with nest monitoring by a qualified biologist indicating that work activities outside the reduced radius are not adversely impacting the nest.	
Impact BIO-2: Sensitive Biological Communities. The project site contains three sensitive biological communities: perennial stream, anthropogenic depressions, and seasonal wetland swales. The project has been designed to avoid approximately 2.50 acres of seasonal wetlands in the central region of the project site; however, project activities would impact 2.52 acres of seasonal wetland swale and 0.08 acre of anthropogenic depression.	**MM BIO-2: Wetland Permits.** Prior to the approval of grading permits or improvement plans, the applicant shall provide, to the satisfaction of the Planning and Development Services Director, evidence that the U. S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the San Francisco Regional Water Quality Control Board (RWQCB) have been notified in writing regarding the existence of wetlands on the property. Any permits required shall be obtained and copies submitted to the Director prior to any equipment staging, clearing, grading, or excavation work. The permit shall include authorization for temporary construction work within the wetland area. **MM BIO-3: Wetland Compensation.** Prior to the approval of grading permits or improvement plans, the applicant shall submit to the satisfaction of the Planning and Development Services Director evidence that the following measures have been completed: Provide written evidence that compensatory mitigation has been established through the purchase of mitigation credits at a qualified wetland mitigation bank established by and in agreement with the U. S. Army Corps of Engineers (USACE) and the San Francisco Regional Water Quality Control Board (RWQCB). The purchase of credits shall be a minimum of a 1:1 ratio or equal to the amount necessary as determined by USACE and RWQCB to replace	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	impacted jurisdictional wetlands including compensation for temporal loss in accordance with approved regulatory permits (e.g., Regional Water Quality Control Board Section 401 Water Quality Certification, US Army Corps of Engineers 404 Permit, and California Department of Fish and Game Section 1602 Lake and Streambed Alteration Agreement) (minimum 1:1 ratio; more if required by other agencies). The total amount of impacted jurisdictional wetlands, as determined by the regulatory agencies, shall be replaced in accordance with the total amount of impacted acreage. **MM BIO-4: Construction Fencing.** Prior to approval of grading or improvement plans, the applicant shall submit to the satisfaction of the Planning & Development Services Director evidence that the following measures have been completed: The grading or improvement plans shall identify the location of protective construction fencing. High visibility and silt fencing shall be erected at the edge of the construction/maintenance footprint if work is anticipated to occur within 50 feet of the preserved jurisdictional features and riparian areas. A qualified biological shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of jurisdictional features and riparian areas which are proposed for avoidance. Temporary construction activities related to the transfer of graded soil material and equipment to and from the commercial and residential areas shall be described and included in the permit issued for grading and encroachment in the wetland area. The crossing shall be limited to a single span in a single location and shall not be moved during any grading activities. The span shall be fenced and marked and shall be removed at the earliest feasible time upon the completion of grading. The span shall be installed, operated, and removed to minimize disturbance to the wetland area to the maximum extent feasible. **MM BIO-5: Construction Staging.** Prior to the approval of grading permits or improvement plans, the applicant shall submit to the satisfaction of the Planning & Development Services Director evidence that the following measures have been completed:	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	All equipment shall be stored, fueled and maintained in a vehicle staging area 300 feet (or the maximum distance possible) from any wetland feature. The staging area shall be no closer than 200 feet unless a bermed area is constructed between it and the wetland. Within the staging area the refueling areas shall be lined to prevent fuel contamination and hazardous-material absorbent pads shall be available in the event of a spill. The grading or improvement plans shall include a note clearly stating the requirements for the staging area distances, berming requirements, and use of liner in the refueling areas.	
Impact BIO-3: Wetlands. The project site contains two wetland categories, seasonal wetland stream and anthropogenic depressions. Without mitigation, project construction activities could have adverse impacts on these features.	**MM BIO-2 through MM BIO-5.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Impact BIO-4: Resident or Migratory Fish or Wildlife Species. The project site has the potential to support nesting for eight special-status bird species. Without mitigation, project construction activities could adversely affect such species.	**MM BIO-1.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Cumulative Biological Resource Impacts. Because of the disturbed nature of other cumulative projects in the surrounding area and the proposed project site, potential cumulative impacts on biological resources are not considerable.	**MM BIO-2 through MM BIO-5.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Cultural Resources		
Impact CUL-2: Archaeological Resources. Site disturbance could result in impacts by damaging or destroying unknown buried historic and archaeological resources should they exist below the ground surface.	**MM CUL-1: Cultural Awareness Training Program.** Prior to the issuance of grading permits, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing ground disturbance work at the project site. The training shall be prepared and conducted by a qualified archaeologist to the satisfaction of the City of Vallejo Planning & Development Services Department. The training shall be a length of time adequate to explain applicable statutes, regulations, enforcement provisions; the prehistoric and historic environmental setting and context, local tribal groups; show sample artifacts; and what prehistoric and historic archaeological deposits look like at the surface and when exposed during construction. The training may be discontinued to new workers to the	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	site when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. The entity responsible for the training shall extend an invitation to the Yocha Dehe Wintun Nation to be present during the training program. A list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning & Development Services Department for their review and approval. **MM CUL-2: Cultural Resources Construction Monitoring.** During mass grading activities, a qualified archaeologist and Native American Monitor shall be continuously present onsite, and on-call during trenching activities, to observe disturbance areas. The applicant shall provide to the satisfaction of the Director of Planning & Development Services that a Native American Monitor from the Yocha Dehe Wintun Nation has been retained or that every reasonable effort has been made to retain a Native American Monitor. The qualified archaeologist or contractor shall halt work in the immediate vicinity if artifacts, exotic rock, shell or bone are uncovered during the construction. In the event such cultural resources are unearthed during ground disturbing activities, and the qualified archaeologist is not in that location, the project operator shall cease all ground-disturbing activities within 50 feet of the find and immediately contact the qualified archaeologist and the Native American Monitor. Work shall not resume until the potential resource can be evaluated by the qualified archaeologist and Native American Monitor. The qualified archaeologist shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find until the qualified archaeologist has evaluated the find, determined whether the find is culturally sensitive, and designed an appropriate short-term and long-term treatment plan in consultation with the Native American Monitor. The significance of the find shall be determined by the archaeologist and monitor. If determined to be significant the archaeologist shall prepare a treatment plan in consultation with local experts, Native American Representatives, and the City Planning & Development Services Department. **MM CUL-3: Discovery of Unknown Resources.** The project applicant shall continuously comply with the following requirement: In the event that unanticipated cultural or tribal cultural resources are encountered during the	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	course of grading or construction, the project operator/contractor shall cease any ground-disturbing activities within 50 feet of the find. Cultural and/or tribal cultural resources may include prehistoric archaeological materials such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic materials such as glass, metal, wood, brick, or structural remnants. A qualified archaeologist shall evaluate the resource and recommend appropriate treatment measures, as appropriate. **MM CUL-4: Discovery of Human Remains.** The project applicant shall continuously comply with the following: If human remains are uncovered during ground-disturbing activities, the project proponent shall immediately halt work and contact the Solano County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. The City of Vallejo Police Department and City of Vallejo Planning & Development Services Department shall be contacted immediately after contact or attempted contact with the County Coroner. All excavation activities on the project site shall cease. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). No further excavation activity shall occur on the site or any nearby area reasonably suspected to overlie adjacent human remains until consultation is complete with the most likely descendant, the Coroner and the City Planning & Department Services Department staff. Authorization to resume construction shall only be given by the City after consultation with the most likely descendent and shall include implementation of all appropriate measures to protect any possible burial sites or human remains.	
Impact CUL 4: Tribal Cultural Resources. Project construction could result in disturbance or destruction of unknown buried tribal cultural resources that were not located during previous study and site evaluation.	**MM CUL-1 through MM CUL-4.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Impact CUL 5: Cumulative Cultural Resource Impacts. Although in the process of development some known or unknown resources may be lost, it	**MM CUL-1 through MM CUL-4.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
is not anticipated that these impacts would be cumulatively considerable. In addition, implementation of Mitigation Measures CUL-1 through CUL-4 would reduce project-specific impacts to a less than significant level.		
Geology and Soils		
Impact GEO-1: Seismic Hazards. According to the geotechnical report prepared for the project, an earthquake of moderate to high magnitude generated within the San Francisco Bay Region could cause considerable ground shaking at the project site, similar to that which has occurred in the past	**MM GEO-1: Geotechnical Investigation.** Prior to construction, the project applicant shall prepare a design-level geotechnical investigation and a final geotechnical report with site-specific recommendations, which must be reviewed and approved by the City of Vallejo prior to issuance of any grading permit. All recommended remedial grading measures identified in the ENGEO reports dated April 17, 2017, shall be updated to reflect current building code requirements and be implemented unless alternative techniques developed by a certified geotechnical engineer or engineering geologist are identified as part of the final geotechnical report.	Less than Significant with Mitigation Incorporated
Impact GEO-2: Soil Erosion. Once grading is complete but prior to overlaying the ground surface with structures, the potential exists for wind and water erosion to occur which could affect project site soils, causing a potentially significant impact.	**MM GEO-1.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Impact GEO-3: Unstable Soils. Conformance to current building code requirements does not guarantee that significant structural damage would not occur in the event of a maximum magnitude earthquake.	**MM GEO-1.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Impact GEO-4: Expansive Soils. Construction of the project without site-specific soils investigation and recommendations could result in potentially significant impacts due to expansive soils.	**MM GEO-1.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
Impact GEO-6: Paleontological Resources/ Unique Geologic Features. While fossils are not expected to be discovered during construction, it is possible that significant fossils could be discovered during excavation activities, even in areas with a low likelihood of occurrence. Fossils encountered during excavation could be inadvertently damaged. If a unique paleontological resource is discovered, the impact to the resource could be substantial.	**MM GEO-2: Paleontological Monitor:** Prior to the issuance of a grading permit, the project applicant shall, to the satisfaction of the Planning & Development Services Director, provide evidence that a qualified paleontologist has been retained to monitor mass grading and construction activities. The paleontological monitor may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plan or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the Project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.	Less than Significant with Mitigation Incorporated
Cumulative Geology/Soils Impacts. Development projects would be required to be constructed in accordance with the latest edition of the California Building Code and to adhere to all current earthquake construction standards, including those relating to soil characteristics. The proposed project would not contribute to any cumulatively considerable geologic and/or soils impacts. Therefore, cumulative effects of increased seismic risk would be less than significant.	**MM GEO-1 and MM GEO-2.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
Greenhouse Gases		
Impact GHG-1: Greenhouse Gas (GHG) Emissions. The project would include direct and indirect GHG emissions from project commercial and residential construction and operations. Without mitigation, these emissions would exceed applicable thresholds of significance.	**MM GHG-1:** Electric Powered Landscape Equipment. Prior to issuance of building permits, the project applicant shall prepare and submit building plans to the City of Vallejo Chief Building Official that demonstrate that all new structures have outdoor electrical outlets that are accessible to maintenance workers and landscapers front and back exteriors of all residential and nonresidential structures to allow the use of electric-powered equipment. **MM GHG-2: Hearth Emissions.** Prior to the issuance of building permits, the building official shall confirm that the applicable project plans and specifications do not include wood-burning and natural gas hearths. **MM GHG-3: Vehicle Trip Reduction.** The project applicant shall submit a qualifying Commute Trip Reduction (CTR)/Transportation Demand Management (TDM) plan prepared by a qualified transportation consultant acceptable to the City to reduce vehicle trips by 17.8 percent. The TDM plan shall be approved by the City of Vallejo Public Works Director prior to the issuance of occupancy permits and incorporated into the project's Covenants, Conditions, and Restrictions (CC&Rs). The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. The TDM plan shall include a requirement for annual reporting to the City Planning Division showing good faith compliance with plan requirements. The TDM plan may be modified with the City's agreement, provided that no additional trips are generated. Examples of trip reduction measures for non-residential uses may include, but are not limited to: • Include a pedestrian access system integrated into the design of the project to encourage pedestrian travel as an alternative to automobile travel. • Post transit information (maps, schedules, fares, etc.) in a public area of Costco that is accessible to employees and patrons; • Provide a work commute trip reduction program for on-site employment that may include employer carpooling promotion, employer ride-matching	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	assistance, preferential carpool parking on-site, employer vanpool assistance, and on-site bicycle end trip facilities including bicycle parking. • Provide employer-subsidized transit passes; • Sponsor an employee ride-sharing program; • Provide employee lockers for personal items; • Provide employees with an employee-only restroom with a shower (only applies to Costco warehouse); • Provide secure indoor bicycle parking (racks or lockers) for employees; • Provide customer bicycle parking (racks) in safe and convenient locations; • Allow flex scheduling or compressed scheduling practices; • Provide preferential parking spaces for clean air vehicles; • Provide additional parking spaces designated for electric vehicles and electric vehicle charging stations beyond what is already required (applies only to Costco warehouse)as; and • Provide a minimum of two charging stations for electric vehicles (applies only to Costco warehouse); and • If home delivery service is provided in the future, it shall be performed using low emission or alternative-fueled (electric, natural gas, hydrogen, etc.) vehicles. Examples of trip reduction measures for residential uses may include, but are not limited to: • Provide a ride-matching assistance program that will include ride-matching through a website and/or social media site and/or advertisements in community common areas; • Provide a school trip matching program via the Homeowners Association (HOA) and the local schools to match local students together for potential carpools through the HOA, PTA, and school website and/or social media site and/or promotion at the local schools;	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	• Establish a Transit Management Association, such as through a HOA, to promote, manage, and monitor transit and mobility services and infrastructure, such as through distributing information to homeowners on transit options or through posters in inform the public; and • The Transit Management Association shall work with local automotive dealers to help promote CNG electric and hybrid electric vehicles, such as requesting that dealers offer incentive programs to residents of the project. **MM GHG-4: Traffic Calming.** The project developers shall integrate the traffic calming measures as shown in the Project Application materials into the community-wide circulation network to promote reduced speeds and encourage pedestrian and bicycle trips. Prior to the issuance of building permits, the building official shall confirm with the Public Works Director that the applicable project improvement plans and specifications include the traffic calming measures shown in the Project Application materials such as marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others where applicable. **MM GHG-5: Pedestrian Connectivity.** The project developers shall provide as part of the project and consistent with City requirements and limitations, sidewalks and crosswalks at all streets (along with general pedestrian connectivity throughout the project) to encourage pedestrian travel and offer an alternative to vehicle trips. **MM GHG-6: Internal Trails.** The project developers shall construct a multi-purpose internal trail system that includes an off-road multi-use trail and bike lanes within the street right-of-way. **MM GHG-7: Alternatively Fueled Equipment.** To the extent that such equipment is readily available and can adequately perform all tasks, Costco shall use electric-, propane-, or natural gas-powered mobile equipment (forklifts, non-street legal street sweepers, etc.) for operational activities within the project site. Existing gasoline or diesel-powered mobile equipment may continue to be used until its service life is exhausted.	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	MM GHG-8: **Idling Limitation.** Prior to issuance of occupancy permits for the Costco store, the project applicant shall submit to the satisfaction of the Planning & Development Services Director, an idling restriction program for heavy-duty diesel vehicles. The program shall require that all trucks comply with state regulations limiting idling to no more than 5 minutes. The program shall be implemented through signage in all loading areas and training of store personnel about the idling restrictions. **MM GHG-9**: **Loading Dock Electrical Hookups.** Prior to issuance of building permits for the proposed Costco store, the project applicant shall provide at least of one electrical hookup in each of the proposed loading docks that is capable of powering a truck mounted transport refrigeration unit (TRU) with an electrical hookup option. **MM GHG-10: On-Site Renewable Energy.** Prior to issuance of building permits for the proposed Costco store, the project applicant shall submit to the satisfaction of the Chief Building Official, a roof layout plan that illustrates how future installation of a photovoltaic system could be accommodated, including plans that identify installation of conduit from the roof to the electrical room—or to electrical panels if no electrical room is provided—to accommodate future photovoltaic system or other collector/power generation installation. Within four years of project occupancy, Costco shall install rooftop photovoltaic panels or another renewable energy source that generates at least 500,000 kilowatt hours (kWh) per year. **MM GHG-11: Additional GHG Emissions Reduction Measures.** The proposed project shall include, but not be limited to, the following list of Project Design Features, which shall be incorporated into the project to ensure compliance with Air District GHG thresholds. The project applicant may submit a report to the City, prepared by a qualified independent consultant, that substantiates why specific measures are considered infeasible at that point in time and identify alternate measures that would achieve equivalent reductions. The recommended measures for reducing operational GHG emissions are listed below. The recommended measures may be updated as new technologies or methods become available, to the satisfaction of the Planning & Development Services Director. The project applicant shall be required to implement the following:	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	Energy Efficiency Measures • Include conduits and space for the future addition of energy storage to optimize renewable energy generation systems and avoid peak energy use. Electrical panels should appropriately be sized to allow for future expanded use. This measure shall be verified prior to building permit issuance. • The City shall verify before issuance of all residential building permits that where appliances are offered by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dishwashers, refrigerators, and fans shall be installed in the residences. • The City shall verify before issuance of all residential and nonresidential building permits that high-efficiency light bulbs and lighting fixtures are installed in residential and non-residential buildings. High-efficiency light bulbs include compact fluorescent lamps (CFLs), light-emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 75% compared to traditional incandescent bulbs. • The City shall verify before issuance of building permits that buildings comply with Title 24 Building Energy Efficiency Standards, which includes energy-efficient design practices such as high-performance glazing. Energy Star compliant systems, radiant heat roof barriers (including but not limited to high albedo white thermoplastic polyolefin roof membrane), high efficient HVAC with hot-gas reheat, insulation on all pipes, programmable thermostats, solar access, shading of HVAC systems from direct sunlight, use of formaldehyde-free insulation, use of recycled-content gypsum board, sealed ducts, orientation of building and incorporation of landscaping to maximize passive solar (heating during cool seasons, and minimize heat gain during hot season), and designs that take advantage of prevailing winds. • The project developers shall site and design buildings to take advantage of daylight where feasible and consistent with building purpose. • The project developers shall use lighter-colored paving or open grid paving materials for surface parking areas or break up large expanses of paved	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	area with shade trees or shade structures or use light-colored roofing materials. **Water Efficiency Measures** • To the extent feasible, project developers shall landscape to preserve natural vegetation and maintain watershed integrity. This measure shall be verified prior to building permit issuance. The project shall use native species and drought-tolerant species for a minimum of 50 percent of the ornamental plant palette in non-turf areas for all retail, common, and public areas, and residential front-yard landscaping to minimize water demand. **Solid Waste Measures** • Reuse, recycle, and divert construction waste, and use locally sourced building materials with a high recycled material content to the greatest extent feasible (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). This measure shall be verified prior to grading permit issuance. • Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas. Recycling bins in the storage areas shall be included to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as part of the proposed project's regular solid waste disposal program. The project applicant or its successor in interest shall only contract for waste disposal services within a company that recycles waste in compliance with AB 341. This measure shall be implemented prior to issuance of an occupancy permit. **GHG Reduction Education and Information** • The project applicant or its successors or the HOA shall maintain a Fairview website that includes, but is not limited to, information about greenhouse gas (GHG) reduction opportunities to help educate project residents, as	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	well as schools, other agencies, and businesses with facilities on the project site. • The project applicant or its successors or the HOA shall include on the Fairview website information about rebates and low interest loans to residents that make energy-saving improvements to their homes. • The project applicant or its successors or the HOA shall include on the Fairview website information about the air quality and greenhouse gas benefits of electric landscape maintenance equipment. • The project applicant or its successors or the HOA shall include on the Fairview website educational information on energy and water conservation and efficiency for project residents, customers, tenants, and large energy users. • The project applicant or its successors or the HOA shall include in the Fairview website information about energy conservation and financial incentive programs. **MM GHG-12: GHG Emissions Offsets.** The project applicant shall purchase and retire GHG offsets to reduce the project's GHG emissions for the first 30 years below the Air District's thresholds of significance (i.e., below 1,100 MTCO2e per year, or 4.6 MTCO2e per service population per year [as adjusted for post-2020 GHG reduction targets], or the latest applicable threshold at the time). GHG offsets shall be purchased either with a lump sum payment prior to occupancy for the entire 30-year period, or on an annual basis for a period of thirty years from project occupancy. If annual payments are made, evidence of the purchase of GHG offsets for the first year of occupancy shall be submitted to the satisfaction of the Planning & Development Services Director prior to the issuance of occupancy permits. Evidence of the GHG offsets years 2-30 shall be submitted annually on or before the anniversary of the occupancy permit (or as adjusted by the Planning & Development Services Director). GHG offsets shall be consistent with the performance standards and requirements set forth below. • The GHG offsets shall be secured from an accredited registry that is recognized by the California Air Resources Board (CARB) or a California air	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	district, or from an emissions reduction credits program that is administered by CARB or a California air district. • The GHG offsets shall represent the past reduction or sequestration that is "not otherwise required," in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.4(c)(3). • The GHG offsets shall be real, permanent, quantifiable, verifiable, and enforceable. • Recognizing that future regulatory mandates, technological advances, new renewable energy programs, or final project design features would likely result in GHG emissions that are lower than the levels presented in this EIR, the project applicant may prepare a final project GHG emissions inventory prior to issuance of the certificate of occupancy. The inventory shall be subject to verification by a City-approved third party (at applicant expense), with the final emissions estimates dictating the increment to be mitigated through purchase of GHG offsets. The offsets must also be secured by the applicant and verified by the City prior to issuance of the certificate of occupancy, thus providing full mitigation prior to completion of the project.	
Cumulative Greenhouse Gas Impacts. The proposed project would be consistent with the goals and policies in the CARB Scoping Plan, Plan Bay Area, and the Vallejo Climate Action Plan. As such, the cumulative impacts to GHG emissions would be mitigated on a project-by-project level, and in accordance with the established regulatory framework, through the established regulatory review process. Therefore, the project's impacts do not represent a cumulatively considerable contribution toward global GHG emissions.	**MM GHG-1 and MM GHG-12.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
Hazards and Hazardous Material		
Impact HAZ-2: Release of Hazardous Materials. A release of diesel or gasoline into the environment would be considered a significant impact and mitigation is required to develop specific design requirements for the gas station equipment and safety features, including storm water protection.	**MM-HAZ-1: Gas Station Design Requirements.** Prior to the issuance of building permits for the Costco gas station, the project applicant shall to the satisfaction of the Planning & Development Services Director or designee, demonstrate that the following measures have been incorporated into the applicable plans and project designs to the satisfaction of the Planning & Development Services Director or their designee. All design features requiring verification of installation shall be verified and approved by the appropriate City representative prior to initiation of fueling station operations. 1. The tank and piping monitoring system shall be designed to meet the federal underground storage tank leak detection standards of 95 percent probability of detection and 5 percent probability of false alarm. California State Water Resources Control Board also certifies the system under LG-113. 2. The project shall be designed to utilize durable petroleum resistant sealant joint sealers to seal the concrete control joints to prevent petroleum products from entering the underlying soil at the concrete joints. 3. The storm drainage system for the fueling facility area shall be designed in accordance with State of California Best Management Practices for water quality treatment standards. Stormwater from the fueling area will be isolated and will be directed away from the perennial stream (located in the southeastern corner of the project site) to a catch basin and processed through an oil/water separator prior to discharge to the storm drain system or bioretention basin. 4. The underground tank and piping control units shall be housed inside the controller enclosure. The enclosure shall contain the power console, the dispenser interface unit, the submersible pump variable speed controllers, and the monitoring system console. An air conditioner mounted on the side of the enclosure shall have a preset thermostat to maintain a safe operating temperature. 5. The underground storage tanks and all containment sumps, including the dispenser sumps shall be double-walled fiberglass for its corrosion	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	resistance and plasticity. The double-walled storage tank system shall include a hydrostatic interstitial space sensor that monitors the primary and secondary tank walls. An interstitial sensor shall be installed to immediately shut down the product delivery system and activate a visual/audible alarm if a tank wall is compromised. 6. The underground storage tanks shall be secured in place with anchoring straps (tie-downs) connected to concrete hold down deadmen. The entire tank excavation hole shall be backfilled with pea gravel and capped with an 8-inch-thick reinforced concrete slab (overburden). The tie-downs, together with the overburden, shall be designed to overcome any possible buoyancy factors and resist buckling under hydrostatic pressures. 7. All products, vapor and vent piping shall be non-corrosive and provide three levels of protection. All product piping shall be monitored with pressure line leak detection. All piping shall be double-walled to provide secondary containment. All fiberglass piping shall be additionally monitored under vacuum per California 2481 regulations such that if a breach is detected in the vacuum, the product delivery system will shut down and system will sound audible alarm. 8. All piping connections to the tanks and dispensers shall be flexible to prevent rupture from any form of ground movement. 9. The project shall be designed such that all piping slopes to the sumps at the underground storage tanks. If a piping leak occurs, the gasoline shall flow through the secondary pipe to the sump, where a sensor is triggered to immediately shutdown the system and activate an audible/visual alarm. 10. All tanks and dispensers shall be equipped with latest Phase I and Phase II Enhanced Vapor Recovery (EVR) vapor recovery air pollution control equipment technology per the California Air Resources Board regulations and associated Executive Orders. 11. Emergency shutoff switches shall be installed next to the controller enclosure and in locations near the dispensers, as dictated by the fire code.	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	12. The UST monitoring system incorporates automatic shutoffs. If gasoline is detected in the sump at the fuel dispenser, the dispenser shuts down automatically and an alarm is sounded. If a problem is detected with a tank, the tank is automatically shut down and an alarm is sounded. 13. Each fuel dispenser includes several safety devices. Specifically, each dispenser sump is equipped with an automatic shutoff valve to protect against vehicle impact. 14. Closed-circuit television monitor cameras shall be aimed to show all fueling positions, the tank slab, and equipment enclosures. Equipment enclosures shall be mounted on canopy columns adjacent to the fuel islands. A split-screen monitor shall be located in the Costco warehouse to allow for full-time monitoring of the fueling operation. All images shall be recorded by the camera system. 15. A monitoring system to detect leaks from the tank and piping system that is programmed to activate visual/audible alarms in the event of an alarm condition shall be installed. One visual/audible alarm shall be located on the outside of the controller enclosure and a second visual/audible alarm shall be located in the Costco warehouse entry/exit area. The monitoring system shall be designed so that if power is lost to the monitoring console the facility is shut down and will not operate. 16. An independent security company shall monitor the Costco Wholesale warehouse alarm system. The alarm system shall acknowledge an alarm condition at the fueling facility and notify Costco management staff of an alarm condition should it occur after operating hours.	
Hydrology and Water Quality		
Impact HYD-1: Water Quality Standards. Without mitigation measures to ensure that the new storm water drainage improvements satisfy the San Francisco Regional Water Quality Control Board's (SFRWQCB) requirements and all other applicable requirements and standards, construction and operational impacts associated with water quality standards and wastewater discharge requirements could be significant.	**MM HYD-1: Construction Water Quality Plan.** Prior to issuance of any grading permit, the applicant shall submit to the satisfaction of the Public Works Director, a Storm Water Pollution Prevention Plan (SWPPP) that satisfies the requirements of the National Pollutant Discharge Elimination System (NPDES) and State General Permit for construction. The SWPPP shall incorporate Best Management Practices (BMPs) to control runoff and sedimentation. The SWPPP shall identify specific types and sources of storm water pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate any potentially significant impacts	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	on receiving water quality from storm water runoff. The SWPPP shall comply with the most current standards established by the San Francisco RWQCB. The BMPs shall be selected from a menu according to site requirements and shall be subject to approval by the Public Works Director and San Francisco RWQCB. Additionally, the project applicant shall provide to the satisfaction of the Public Works Director, evidence of a Waste Discharged Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. **MM HYD-2: Stormwater Quality Control Plan.** Prior to issuance of a grading permit or approval of improvement plans, the project applicant shall submit to the satisfaction of the Public Works Director, a final Storm Water Quality Plan (SWQP), either within the Final Drainage Plan or as a separate document that identifies how this project will meet the City's MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the grading or improvement plans. In addition, per the MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. For the commercial area, specific source control measures for trash storage areas and the gas station shall be identified in the SWCP. **MM HYD-3: Final Drainage Plan:** Prior to the approval of grading permits or improvement plans, the applicant shall submit to the satisfaction of the Public Works Director a Final Drainage Plan to demonstrate the ability of the planned on-site storm water drainage facilities to adequately collect on-site storm water flows in accordance with all applicable standards and requirements. The final drainage plan shall demonstrate that the new storm	

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
	water drainage facilities can satisfy the Regional Water Quality Control Board's Municipal Regional Permit (MRP) requirements by: Minimizing impervious surfaces, as feasible, and directing flows to Integrated Management Practices (IMPs); Integrating appropriately sized IMPs to ensure post-development flows do not exceed pre-development flows; and Incorporating bio-retention in combination with site planning, minimizing impervious areas, and dispersion of runoff to meet Low Impact Development (LID) requirements.	
Impact HYD-3: Erosion. The proposed drainage of the site would maintain the existing northerly and southerly flows along Admiral Callaghan and would be constructed with newly installed bioretention areas adjacent to the roadway. The proposed drainage system addresses the existing deficient drainage conditions along Admiral Callaghan. However, without mitigation measures to further ensure that graded areas do not interfere with existing drainage areas, and new drainage improvements satisfy SFRWQCB requirements and all other applicable standards and requirements, impacts associated with drainage alterations and erosion could be significant.	**MM HYD-1 and MM HYD-3.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Impact HYD-4: Flooding. The project's proposed storm water system would contain and collect storm water flows in the project site, before runoff is allowed to drain off-site. However, without mitigation measures to ensure that the new storm water improvements satisfy SFRWQCB's requirements and post-development flows do not exceed pre-development flows, impacts could be significant.	**MM HYD-3.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
Impact HYD-5: Exceeding the Capacity of Drainage Facilities. Without mitigation measures to ensure that the new storm water drainage improvements satisfy SFRWQCB requirements and all other applicable standards and requirements, impacts associated with the altering of drainage patterns and flooding could be significant.	**MM HYD-3.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Cumulative Impacts. Future developments in the watershed would be required to comply with the State Water Resources Control Board and San Francisco Bay Regional Water Quality Control Board. Depending on the size of future projects, they would be required to obtain and comply with all required water quality permits and the Water Quality Control Plan, to minimize runoff, erosion, and storm water pollution, comply with the San Francisco Regional Water Quality Control Board's Municipal Regional Permit requirements. With compliance with State and local mandates, cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.	**MM HYD-1 and MM HYD-3.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated
Noise		
Impact NOI-1: Noise. Construction activities would generally be limited to weekday daytime hours when most people would typically be out of their houses, and grading activities would conform to the time-of-day restrictions of Vallejo Municipal Code Section 12.040.070. However, mitigation is required to ensure that grading noise levels do not exceed the City's standards and time-of-day restrictions are adhered to. In addition, as a standard condition of approval for all discretionary permits, the City applies the time-of-day restrictions for grading activities to all other construction activities. Implementation of the proposed project would	**MM NOI-1: Construction Noise.** Prior to the start of grading, the Construction Manager shall provide evidence acceptable to the City of Vallejo Public Planning & Development Services Director ("Director"), that: • Construction activities shall be restricted to day time hours of between 7:00 a.m. and 6:00 p.m. Mondays through Saturdays. No construction activity shall occur on Sundays or federal holidays. The Director shall have authority to grant exceptions from this restriction for the concrete pour of the Costco store and for activities occurring within a fully sealed building envelope. • Helicopter usage shall be limited to no more than two weekdays between 9 a.m. and 5 p.m. At times when the helicopter is not actively in the process of connecting straps to and lifting and placing HVAC units on the roof of the	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
create new sources of noise in the project vicinity from residential sources, mechanical equipment, truck loading areas, parking lot noise, and landscape maintenance. Potential impacts from these noise sources were determined to be less than significant.	Costco building, the helicopter shall ascend, as appropriate, to lessen the level of noise. At least 14 days prior to helicopter usage, the construction contractor shall provide written notice of such usage to residents, businesses and owners of property within 500 feet of the project site. The Director shall review and approve such notice prior to distribution. • Prior to the start of construction activities, the construction contractor shall: ○ Maintain and tune all proposed equipment in accordance with the manufacturer's recommendations to minimize noise emission. ○ Inspect all proposed equipment and should fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effective than as originally equipped by the manufacturer. ○ Post a sign, clearly visible at the site, with a contact name and telephone number of the City of Vallejo's authorized representative to respond in the event of a noise complaint. ○ Place stationary construction equipment and material delivery in loading and unloading areas as far as practicable from the residences. ○ Limit unnecessary engine idling to the extent feasible. ○ Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters. ○ Use low-noise emission equipment. ○ Limit use of public address systems. ○ Minimize grade surface irregularities on construction sites.	
Cumulative Noise Impacts. Construction activities at other planned and approved projects would be required to take place during daytime hours, and the City and project applicants would be required to evaluate construction noise impacts and	**MM NOI-1.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
implement mitigation, if necessary, to minimize noise impacts. Each project would be required to comply with the applicable City's Municipal Code limitations on allowable hours of construction. Therefore, project construction would not contribute to cumulative impacts and impacts in this regard are not cumulatively considerable. The proposed project would not result in long-term mobile noise impacts based on project-generated traffic as well as cumulative and incremental noise levels. Therefore, the proposed project, in combination with cumulative background traffic noise levels, would result in a less than significant cumulative impact. The proposed project's contribution to noise levels would not be cumulatively considerable.		
Transportation		
Impact TR-1: Program Plan, Ordinance or Policy Addressing the Circulation System. The project would cause the following intersections to operate at a deficient level of service during at least one peak hour: • #7 (Adm Callaghan Lan at Rotary Way, • #9 Redwood St/Fairgrounds Dr at I-80 Ramps, #10 Redwood Pkwy/Adm Callaghan Ln (N) at I80 EB Off-Ramp, • #11 Redwood Pkwy at Adm Callaghan LN (S), #21 Adm Callaghan Ln at Southern Project Driveway, • #22 Adm Callaghan Ln at Middle Project Driveway and, • #23 Adm Callaghan Ln at Northern Project Driveway In addition, project impacts to transit operations could be significant without mitigation. Implementation of mitigation measures TR-1 and TR-2, which include the construction of a right turn	**MM TR-1: Roadway Improvements.** Prior to the issuance of occupancy permits, the applicant shall construct, to the satisfaction of the Public Works Director, the following roadway improvement: Admiral Callaghan Lane at Turner Parkway – Add a northbound right-turn pocket lane and modify the geometry of the westbound approach to provide a right-turn lane, one left-turn lane and one left-turn pocket. **MM TR-2: Initial Signal Timing Study.** Prior to the issuance of Occupancy Permits, the City shall initiate a signal timing study for the proposed traffic signal and the existing traffic signals. The timing study shall include the same traffic signals included in the Transportation Impact Analysis prepared for the project. This study is to assist the City in optimizing traffic flow in the project vicinity and provide a baseline for a post-occupancy signal coordination study. **MM TR-3: Post Costco Occupancy Signal Coordination Study.** Within 3 months of occupancy of the Costco store (or as adjusted by the Public Works Director), the applicant shall fund and prepare, to the satisfaction of the Public Works Director, a signal timing and coordination study to confirm the	Significant and Unavoidable

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
pocket on northbound Admiral Callaghan Lane/Turner Parkway and signal timing coordination along Turner Parkway would improve traffic flow and reduce delays in the impact area. However, impacts at these intersections would remain significant and unavoidable because no other feasible mitigation measures have been identified which would further mitigate the impacts. The project area is located in a developed urban area and insufficient right-of-way exists to add capacity to the City of Vallejo intersections which are significantly impacted. Potential impacts on transit access and circulation are reduced to less than significant with the implementation of mitigation measure TR-4 which requires the construction of a new bus pull-out on eastbound turner parkway in coordination with SolTrans.	EIR's traffic analysis and further optimize traffic flow in the project vicinity. The study shall include the same intersections noted in the Transportation Impact Analysis, so that refined signal timings and coordination based on actual traffic volumes and observed conditions can be implemented if necessary. Upon the Public Works Director's approval of the study, the City shall update signal timing based on the results of this study, if necessary. **MM TR-4: New Bus Pull-Out.** Prior to issuance of occupancy permits, the applicant shall, to the satisfaction of the Planning & Development Services Director, coordinate with SolTrans and construct a new bus pull-out on eastbound Turner Parkway East of Admiral Callaghan Lane. The Project applicant will construct a bus pull-out and concrete pad per Soltrans' and the City's specifications. Soltrans will provide, and the applicant will install, signage, a shelter, lighting, and trash receptacle.	
Cumulative Transportation Impacts. Under the Project Plus Cumulative scenario, the proposed project would cause the following seven intersections to operate at a deficient level of service during at least one peak hour to operate at a deficient level of service: • #6 (Adm Callaghan Ln at Turner Pkwy, • #7 (Adm Callaghan Ln at Rotary Way, • #9 Redwood St/Fairgrounds Dr at I-80 Ramps, • #11 Redwood Pkwy at Adm Callaghan LN (S), • #21 Adm Callaghan Ln at Southern Project Driveway, • #23 Adm Callaghan Ln at Northern Project Driveway, and • #25 I-80 SB Ramp at Redwood Pkwy. One freeway segment would operate at a deficient level: I-80 Eastbound – West of Redwood Parkway. Implementation of mitigation measures TR-1 through TR-3, which include the construction of a	**MM TR-1 through MM TR-3.** No additional mitigation measures are required.	Less than Significant with Mitigation Incorporated

Table 5.A: Summary of Impacts and Applicable Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance with Mitigation Incorporated
right turn pocket on northbound Admiral Callaghan Lane/Turner Parkway and signal timing coordination along Turner Parkway would improve traffic flow and reduce delays in the impact area. However, impacts at these seven intersections and one freeway segment under Cumulative With Project Conditions would remain significant and unavoidable. No other feasible mitigation measures have been identified which would further mitigate the impacts. The project area is located in a developed urban area and insufficient right-of-way exists to add capacity to the City of Vallejo intersections which are significantly impacted. Caltrans has prepared an interchange improvement plan for the I-80/Redwood Parkway interchange which will improve operations at the I-80 ramp intersections. However; this Caltrans project is not yet fully funded, and the timing and construction of those improvements are outside the control of the City of Vallejo and there is no guarantee that these improvements would be implemented.		

6.0 REPORT PREPARERS

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RAMBOLL

ENVIRONMENT
& HEALTH

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FAIRVIEW NORTHGATE EMISSIONS ANALYSIS OF PROJECT DESIGN UPDATE

Date: January 8, 2025

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Dear Danny,

Enclosed, please find the analysis completed by Ramboll Americas Engineering Solutions, Inc. ("Ramboll") to assist Lewis Management Corp ("Lewis") with the calculation of the change in criteria pollutant and GHG emissions caused by the change in number of single family housing dwelling units and strip mall square footage.

Since the approval of the Draft Environmental Impact Report (DEIR) the project design has been updated. We understand that the total number of single-family housing units has increased from 178 units to 245 units, and the retail space has decreased by 9,195 square feet from the 30,000 square feet that was conservatively modeled in the DEIR.[1] As a result of these changes, it is anticipated that there will be slight changes in the greenhouse gas emissions associated with energy utilization, on-road mobile sources, waste, and water and wastewater usage.

Ramboll quantified the emissions from the proposed Project changes using the following methodology. For the energy, waste, water and wastewater emissions, a scaling factor was applied based on the change in single-family housing dwelling units and in the strip mall square footage. For the single-family housing land use, the scaling factor is the total number of proposed units divided by the total number of units proposed in the DEIR. For the strip mall, the scaling factor is the is the total square footage of the proposed mall divided by the total square footage proposed in the DEIR. The emissions reported in the DEIR were multiplied by these scaling factors to calculate the emissions for the updated Project. The results of this analysis are shown in **Table 1** and **Table 2** in **Attachment A**.

[1] Please note that in the DEIR the total retail square footage was noted as 27,500 square feet (not including Costco-specific land uses), however the modeling completed for the Air Quality and Greenhouse Gas analyses utilized a conservative value of 30,000 square feet for the retail space. For the purposes of this analysis, we have conservatively assumed that the new retail space square footage would be the difference between the modeled square footage (30,000 square feet) and the reduction in the retail square footage noted in the memorandum provided by Monchamp Meldrum LLP (9,195 square feet).

For the on-road mobile sources, the scaling factor was based on the estimated daily trip rates for the Project as were provided in the traffic memo prepared by Kittelson & Associates. The average of the daily trip rates for the updated Project were divided by the average of the daily trip rates the original Project in the DEIR to derive a scaling factor. The mobile emissions reported in the DEIR were multiplied by this scaling factor to calculate the mobile emissions for the updated Project. The results of this analysis are shown in **Table 3** of **Attachment A**.

The calculations show that the net increase in emissions would not be "substantial", and there would be no new significant impacts as a result of the updated Project design. The results for each pollutant are detailed below.

- Greenhouse Gases: The DEIR previously identified a significant impact resulting from greenhouse gas (GHG) emissions, and the analysis shows that the updated emissions will still exceed the Bay Area Air Quality Management District (BAAQMD) (**Table 4** in **Attachment A**). However, the emissions per service population is lower for the adjusted project in 2023 and 2030 compared to the DEIR. Furthermore, the Project would still remain consistent with the City of Vallejo Climate Action Plan. The consistency analysis as well as the CAP compliance checklist table that was included in the DEIR remain largely unchanged. They are attached with simple updates as **Attachment B**.
- Criteria Air Pollutants: The DEIR previously identified a significant impact of NOx, and the NO_X emissions would still exceed the daily/annual thresholds for the changed Project. The criteria air pollutant emissions for VOC, PM_{10} and $PM_{2.5}$ were less than significant in the DEIR and would remain less than significant for the changed Project (**Table 5** and **Table 6** in **Attachment A**). The net change is less than the BAAQMD Thresholds for all criteria pollutants.

Please feel free to call Siena Moca at (949) 798-3634, with questions or concerns regarding this report.

Yours sincerely,

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SM:cet

ATTACHMENT A
SUPPORTING TABLES

Table 1. CalEEMod® Energy, Water, Wastewater, and Waste Results by Proposed Land Use
Fairview at Northgate Project
Vallejo, California

Land Use	Scaling Factor[3,4]	Energy Emissions				Water and Wastewater Emissions[1] (MT CO_2e/yr)	*Scaled Water and Wastewater Emissions*[2] *(MT CO_2e/yr)*	Waste Emissions[1] (MT CO_2e/yr)	*Scaled Waste Emissions*[2] *(MT CO_2e/yr)*
		Natural Gas Emissions[1] (MT CO_2e/yr)	*Scaled Natural Gas Emissions*[2] *(MT CO_2e/yr)*	Electricity Emissions[1] (MT CO_2e/yr)	*Scaled Electricity Emissions*[2] *(MT CO_2e/yr)*				
2023									
City Park	--	0.00	*0.00*	0.00	*0.00*	0.00	*0.00*	0.00	*0.00*
Discount Club	--	19.36	*19.36*	89.56	*89.56*	17.90	*17.90*	82.26	*82.26*
Gasoline/Service Station	--	6.00	*6.00*	1.93	*1.93*	0.63	*0.63*	2.03	*2.03*
Parking Lot	--	0.00	*0.00*	15.14	*15.14*	0.00	*0.00*	0.00	*0.00*
Single Family Housing[3]	1.38	277.72	*382.26*	50.92	*70.08*	18.47	*25.42*	27.09	*37.29*
Strip Mall[4]	0.69	3.82	*2.65*	17.66	*12.25*	3.53	*2.45*	3.96	*2.75*
Total	--	**306.9**	***410.3***	**175.2**	***189.0***	**40.5**	***46.4***	**115.3**	***124.3***
2030									
City Park	--	0.00	*0.00*	0.00	*0.00*	0.00	*0.00*	0.00	*0.00*
Discount Club	--	19.36	*19.36*	55.04	*55.04*	16.73	*16.73*	82.26	*82.26*
Gasoline/Service Station	--	6.00	*6.00*	1.19	*1.19*	0.59	*0.59*	2.03	*2.03*
Parking Lot	--	0.00	*0.00*	9.31	*9.31*	0.00	*0.00*	0.00	*0.00*
Single Family Housing[3]	1.38	277.72	*382.26*	31.29	*43.07*	17.26	*23.76*	27.09	*37.29*
Strip Mall[4]	0.69	3.82	*2.65*	10.85	*7.53*	3.30	*2.29*	3.96	*2.75*
Total	--	**306.9**	***410.3***	**107.7**	***116.1***	**37.9**	***43.4***	**115.3**	***124.3***

Notes:

[1] Emissions results based on the mitigated CalEEMod® results from Appendix C of the Fairview at Northgate Project DEIR.

[2] Due to the change in land use size the Single Family Housing and Strip Mall land use types, the emissions from natural gas, electricity, water and wastewater, and waste have been scaled.

[3] The scaling factor for Single Family Housing is the number of proposed housing units (245) divided by the number of housing units that had previously been proposed in the DEIR (178).

[4] The scaling factor for the Strip Mall is based on the proposed decrease in the square footage of the retail space (9,195 sqft). Since the CalEEMod® run in the DEIR conservatively assumed that the retail square footage would be 30,000 sqft, the new square footage was calculated as the difference between 30,000 sqft and 9,195 sqft (20,805 sqft). This value was divided by the square footage proposed in the DEIR (30,000 sqft) to obtain a scaling factor.

Abbreviations:

CalEEMod® - California Emissions Estimator Model
CO_2e - carbon dioxide equivalents
DEIR - Draft Environmental Impact Report
MT - metric tons
sqft - square feet
yr - year

Sources:

Kimley-Horn. 2020. Fairview at Northgate Project DEIR - Appendix C. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/HVB1LQUzecUAB_DKIBi0W5-BCv4BSu59syCVvY-TOcereTI4Ys1KDWIA2Jjj-Cmkf4P95IPNFdJi93rk0. Accessed: December 2024.

Table 2. CalEEMod® Natural Gas Results by Proposed Land Use
Fairview at Northgate Project
Vallejo, California

Land Use	Scaling Factor	Natural Gas Emissions[1,2,3] (tons/yr)				Scaled Natural Gas Emissions[1,3,4] (tons/yr)			
		VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
City Park	--	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Discount Club	--	0.00	0.02	0.00	0.00	0.00	0.02	0.00	0.00
Gasoline/Service Station	--	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00
Parking Lot	--	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Single Family Housing[5]	1.38	0.03	0.24	0.02	0.02	0.04	0.33	0.03	0.03
Strip Mall[6]	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		**0.03**	**0.27**	**0.02**	**0.02**	**0.04**	**0.35**	**0.03**	**0.03**

Notes:

[1] Emissions shown as zero may be non-zero values; however, they are below a meaningful reporting level for this analysis.

[2] Emissions results based on the mitigated CalEEMod® results from Appendix C of the Fairview at Northgate Project DEIR.

[3] There are no fugitive PM emissions from natural gas, therefore fugitive PM_{10} and $PM_{2.5}$ have been excluded from this table.

[4] Due to the change in land use size the Single Family Housing and Strip Mall land use types, the emissions from natural gas have been scaled.

[5] The scaling factor for Single Family Housing is the number of proposed housing units (245) divided by the number of housing units that had previously been proposed in the DEIR (178).

[6] The scaling factor for the Strip Mall is based on the proposed decrease in the square footage of the retail space (9,195 sqft). Since the CalEEMod® run in the DEIR conservatively assumed that the retail square footage would be 30,000 sqft, the new square footage was calculated as the difference between 30,000 sqft and 9,195 sqft (20,805 sqft). This value was divided by the square footage proposed in the DEIR (30,000 sqft) to obtain a scaling factor.

Abbreviations:

CalEEMod® - California Emissions Estimator Model
CO_2e - carbon dioxide equivalents
DEIR - Draft Environmental Impact Report
MT - metric tons
NO - nitrogen monoxide
NO_2 - nitrogen dioxide
NO_x - nitrogen oxide compounds (NO + NO_2)
PM - particulate matter
PM_{10} - particulate matter less than 10 microns in diameter
$PM_{2.5}$ - particulate matter less than 2.5 microns in diameter
sqft - square feet
VOC - volatile organic compounds
yr - year

Sources:

Kimley-Horn. 2020. Fairview at Northgate Project DEIR - Appendix C. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/HVB1LQUzecUAB_DKIBi0W5-BCv4BSu59syCVvY-TOcereTI4Ys1KDWIA2Jjj-Cmkf4P95IPNFdJi93rk0. Accessed: December 2024.

Table 3. Summary of Daily Trip Rates by Proposed Land Use
Fairview at Northgate Project
Vallejo, California

Land Use[1]	DEIR Daily Trip Rate[2]				Updated Daily Trip Rate[3]			
	Weekday	Saturday	Sunday	Average Daily[4]	Weekday	Saturday	Sunday	Average Daily[4]
Discount Club[5]	8,098	8,570	7,907	--	8,098	8,570	7,907	--
Gasoline/Service Station[5]	0	0	0	--	0	0	0	--
City Park[5]	0	0	0	--	0	0	0	--
Parking Lot[5]	0	0	0	--	0	0	0	--
Single Family Housing[6]	1,690	1,690	1,690	--	2,310	2,310	2,310	--
Strip Mall[6]	1,280	1,280	1,280	--	782	782	782	--
Total	**11,068**	**11,540**	**10,877**	**11,108**	**11,191**	**11,662**	**10,999**	**11,231**

Notes:

[1] Land uses are based on the CalEEMod® outputs from the Fairview at Northgate Project DEIR.

[2] The DEIR average daily trip rates are based on the approved December 2019 DEIR Trip Rates for this project.

[3] The updated daily trip rates are based on the "Fairview at Northgate Small Lot Tentative Plan - Trip Generation and EIR Considerations" memo from Kittelson & Associates dated March 13, 2024.

[4] The average daily trip rates are calculated as the average of the total trips for each land use type on weekdays, Saturdays and Sundays.

[5] The analysis assumes that the trip rate for the for the Discount Club, Gasoline/Service Station, City Park, and Parking remain unchanged.

[6] The Single Family Housing land use will increase from 178 units to 245 units which will result in an increase in average daily trips. The land use for the strip mall will decrease by 9,195 sqft which will result in a decrease in average daily trips.

Abbreviations:

CalEEMod® - California Emissions Estimator Model
DEIR - Draft Environmental Impact Report
sqft - square feet

Sources:

Kimley-Horn. 2020. Fairview at Northgate Project DEIR. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/s0MJ_pRUBg7NbnFNT_m-lMRFL7Nl0il6FavQmbm819uGTDQWMpskiVRoQ0Dq8mCORjxdfKH2bOAZj-jo0. Accessed: December 2024.

Kimley-Horn. 2020. Fairview at Northgate Project DEIR - Appendix C. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/HVB1LQUzecUAB_DKIBi0W5-BCv4BSu59syCVvY-TOcereTI4Ys1KDWIA2Jjj-Cmkf4P95IPNFdJi93rk0. Accessed: December 2024.

Table 4. Greenhouse Gas Emissions by Category
Fairview at Northgate Project
Vallejo, California

Source Category	DEIR Emissions[1] ($MT CO_2e$)		Adjusted Emissions[2] ($MT CO_2e$)		Net Change in Emissions[3] ($MT CO_2e$)	
	2023 Mitigated	2030 Mitigated	2023 Mitigated	2030 Mitigated	2023 Mitigated	2030 Mitigated
Area[4]	2	2	2	2	0	0
Energy[5]	482	415	599	526	117	111
On-Road Mobile Sources[6]	4,067	3,494	4,112	3,532	45	38
Off-Road[4]	177	177	177	177	0	0
Waste[5]	115	115	124	124	9	9
Water/Wastewater[5]	41	38	46	43	5	5
Sequestration Loss[4]	9	9	9	9	0	0
Total	**4,893**	**4,250**	**5,070**	**4,414**	**177**	**164**
Service Population[7]	**750**	**750**	**932**	**932**	**--**	**--**
Emissions per Service Population Per Year ($MT CO_2e$/SP/year)	**6.52**	**5.67**	**5.44**	**4.74**	**-1.08**	**-0.93**
BAAQMD Efficiency Metric Threshold ($MT CO_2e$/SP/year) (Adjusted for 2023 and 2030)	**4.05**	**2.76**	**4.05**	**2.76**	**--**	**--**
Exceeds BAAQMD Thresholds?	**Yes**	**Yes**	**Yes**	**Yes**	**--**	**--**

Notes:

[1] The DEIR Emissions for 2023 and 2030 are referenced from Table 4.6-3 in the Fairview at Northgate Project DEIR.

[2] The adjusted emissions for 2023 and 2030 are calculated based on the scaled emissions presented in Table 1, and the mobile emissions are scaled based on the change in trip rate, as shown in Table 3.

[3] The net change in emissions is calculated as the adjusted emissions minus the Fairview at Northgate Project DEIR emissions for each source category.

[4] The analysis assumes that Area, Off-Road, Sequestration emissions remain unchanged.

[5] The scaled emissions for Energy, Waste, and Water/Wastewater source categories are calculated in Table 1.

[6] The emissions for the On-Road Mobile Sources are calculated by taking the product of the DEIR mobile emissions and the ratio of the original and updated average daily trips. The trip rates can be found in Table 3.

[7] The service population for the Adjusted Emissions accounts for the number of residents increasing from 513 to 706, per the memo from Monchamp Meldrum LLP, and the number of retail workers decreasing based on the decrease in the retail square footage and the assumed square footage per retail worker (9,195 sqft / 860 sqft per retail worker = 11 employees). This is based on footnote 3 of Table 4.12-6 in the Fairview at Northgate Project DEIR.

Abbreviations:

MT - metric ton
CO_2e - carbon dioxide equivalents
SP - service population
sqft - square feet
DEIR - Draft Environmental Impact Report

Sources:

Kimley-Horn. 2020. Fairview at Northgate Project DEIR. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/s0MJ_pRUBg7NbnFNT_m-lMRFL7Nl0il6FavQmbm819uGTDQWMpskiVRoQ0Dq8mCORjxdfKH2bOAZj-jo0. Accessed: December 2024.

Kimley-Horn. 2020. Fairview at Northgate Project DEIR - Appendix C. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/HVB1LQUzecUAB_DKIBi0W5-BCv4BSu59syCVvY-TOcereTI4Ys1KDWIA2Jjj-Cmkf4P95IPNFdJi93rk0. Accessed: December 2024.

Table 5. Annual Criteria Air Pollutant Emissions by Category
Fairview at Northgate Project
Vallejo, California

Source Category	DEIR Mitigated Annual Emissions[1,2] (tpy)						Adjusted Mitigated Annual Emissions[1,3] (tpy)						Net Change in Mitigated Annual Emissions[1,4] (tpy)					
	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	PM_{10} Fugitive	$PM_{2.5}$ Fugitive	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	PM_{10} Fugitive	$PM_{2.5}$ Fugitive	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	PM_{10} Fugitive	$PM_{2.5}$ Fugitive
Area[5]	2.39	0.01	0.01	0.01	0.00	0.00	2.39	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy[6]	0.03	0.27	0.02	0.02	0.00	0.00	0.04	0.35	0.03	0.03	0.00	0.00	0.01	0.09	0.01	0.01	0.00	0.00
On-Road Mobile Sources[7]	2.07	10.22	0.03	0.03	2.71	0.73	2.09	10.34	0.03	0.03	2.74	0.73	0.02	0.11	0.00	0.00	0.03	0.01
Offroad[5]	0.11	1.05	0.06	0.06	0.00	0.00	0.11	1.05	0.06	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**4.61**	**11.55**	**0.12**	**0.12**	**2.71**	**0.73**	**4.64**	**11.75**	**0.13**	**0.12**	**2.74**	**0.73**	**0.03**	**0.20**	**0.01**	**0.01**	**0.03**	**0.01**
BAAQMD Threshold of Significance	**10**	**10**	**15**	**10**	**N/A**	**N/A**	**10**	**10**	**15**	**10**	**N/A**	**N/A**	**10**	**10**	**15**	**10**	**N/A**	**N/A**
Exceeds Thresholds	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**No**	**No**	**No**	**No**	**No**

Notes:
[1] Emissions shown as zero may be non-zero values; however, they are below a meaningful reporting level for this analysis.
[2] The DEIR Mitigated Emissions are referenced from Table 4.2-8 of the Fairview at Northgate Project DEIR.
[3] The adjusted emissions are calculated based on the scaled emissions presented in Table 2, and the on-road mobile emissions are scaled based on the change in trip rate, as shown in Table 3.
[4] The net change in emissions is calculated as the adjusted emissions minus the Fairview at Northgate Project DEIR emissions for each pollutant and source category.
[5] The analysis assumes that Area, Off-Road, Sequestration emissions remain unchanged.
[6] The scaled emissions for the Energy source category are calculated in Table 2.
[7] The emissions for the On-Road Mobile Sources are calculated by taking the product of the DEIR mobile emissions and the ratio of the original and updated average daily trips. The trip rates can be found in Table 3.

Abbreviations:
BAAQMD - Bay Area Air Quality Management District
DEIR - Draft Environmental Impact Report
NO - nitrogen monoxide
NO_2 - nitrogen dioxide
NO_x - nitrogen oxide compounds (NO + NO_2)
PM_{10} - particulate matter less than 10 microns in diameter
$PM_{2.5}$ - particulate matter less than 2.5 microns in diameter
tpy - tons per year
VOC - volatile organic compounds

Sources:
Kimley-Horn. 2020. Fairview at Northgate Project DEIR. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/s0MJ_pRUBg7NbnFNT_m-lMRFL7Nl0il6FavQmbm819uGTDQWMpskiVRoQ0Dq8mCORjxdfKH2bOAZj-jo0. Accessed: December 2024.

Kimley-Horn. 2020. Fairview at Northgate Project DEIR - Appendix C. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/HVB1LQUzecUAB_DKIBi0W5-BCv4BSu59syCVvY-TOcereTI4Ys1KDWIA2Jjj-Cmkf4P95IPNFdJi93rk0. Accessed: December 2024.

Table 6. Daily Criteria Air Pollutant Emissions by Category
Fairview at Northgate Project
Vallejo, California

Source Category	DEIR Mitigated Daily Emissions[1,2] (lbs/day)						Adjusted Mitigated Daily Emissions[1,3] (lbs/day)						Net Change in Mitigated Daily Emissions[1,4] (lbs/day)					
	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	PM_{10} Fugitive	$PM_{2.5}$ Fugitive	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	PM_{10} Fugitive	$PM_{2.5}$ Fugitive	VOC	NO_X	PM_{10} Exhaust	$PM_{2.5}$ Exhaust	PM_{10} Fugitive	$PM_{2.5}$ Fugitive
Area[5]	13.11	0.07	0.03	0.03	0.00	0.00	13.11	0.07	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy[6]	0.17	1.45	0.12	0.12	0.00	0.00	0.23	1.94	0.16	0.16	0.00	0.00	0.06	0.49	0.04	0.04	0.00	0.00
On-Road Mobile Sources[7]	11.35	56.02	0.16	0.16	14.85	4.00	11.47	56.64	0.16	0.16	15.01	4.04	0.12	0.62	0.00	0.00	0.16	0.04
Offroad[5]	0.62	5.76	0.36	0.33	0.00	0.00	0.62	5.76	0.36	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**25.24**	**63.30**	**0.67**	**0.64**	**14.85**	**4.00**	**25.43**	**64.40**	**0.71**	**0.68**	**15.01**	**4.04**	**0.18**	**1.10**	**0.04**	**0.04**	**0.16**	**0.04**
BAAQMD Threshold of Significance	**54**	**54**	**82**	**54**	**N/A**	**N/A**	**54**	**54**	**82**	**54**	**N/A**	**N/A**	**54**	**54**	**82**	**54**	**N/A**	**N/A**
Exceeds Thresholds	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**No**	**No**	**No**	**No**	**No**

Notes:
[1] Emissions shown as zero may be non-zero values; however, they are below a meaningful reporting level for this analysis.
[2] The DEIR Mitigated Emissions are referenced from Table 4.2-8 of the Fairview at Northgate Project DEIR.
[3] The adjusted emissions are calculated based on the scaled emissions presented in Table 2, and the on-road mobile emissions are scaled based on the change in trip rate, as shown in Table 3.
[4] The net change in emissions is calculated as the adjusted emissions minus the Fairview at Northgate Project DEIR emissions for each pollutant and source category.
[5] The analysis assumes that Area, Off-Road, Sequestration emissions remain unchanged.
[6] The emissions for the Energy source category are scaled based on the change in energy emissions calculated in Table 2.
[7] The emissions for the On-Road Mobile Sources are calculated by taking the product of the DEIR mobile emissions and the ratio of the original and updated average daily trips. The trip rates can be found in Table 3.

Abbreviations:
BAAQMD - Bay Area Air Quality Management District
DEIR - Draft Environmental Impact Report
lbs - pounds
NO - nitrogen monoxide
NO_2 - nitrogen dioxide
NO_x - nitrogen oxide compounds (NO + NO_2)
PM_{10} - particulate matter less than 10 microns in diameter
$PM_{2.5}$ - particulate matter less than 2.5 microns in diameter
VOC - volatile organic compounds

Sources:
Kimley-Horn. 2020. Fairview at Northgate Project DEIR. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/s0MJ_pRUBg7NbnFNT_m-lMRFL7Nl0il6FavQmbm819uGTDQWMpskiVRoQ0Dq8mCORjxdfKH2bOAZj-jo0. Accessed: December 2024.

Kimley-Horn. 2020. Fairview at Northgate Project DEIR - Appendix C. January. Available at: https://files.ceqanet.opr.ca.gov/90230-2/attachment/HVB1LQUzecUAB_DKIBi0W5-BCv4BSu59syCVvY-TOcereTI4Ys1KDWIA2Jjj-Cmkf4P95IPNFdJi93rk0. Accessed: December 2024.

ATTACHMENT B
CITY OF VALLEJO CLIMATE ACTION PLAN CONSISTENCY ANALYSIS

project is consistent with the CAP, then the project would result in a less than significant cumulative impact to global climate change in 2023.

The City of Vallejo CAP (adopted March 2012) identifies sources of GHG emissions within the City's boundaries; presents current and future emissions estimates; identifies a GHG reduction target for future years; and, presents strategic goals, measures, and actions to reduce emissions. The CAP provides goals and associated reduction measures in the sectors of energy use, renewable energy, transportation demand management, optimized travel, water, wastewater, solid waste, and off-road equipment. The CAP has a reduction target of 15 percent below 2008 levels by the year 2020 and 55 percent reduction below 2008 levels by 2035.

The proposed project would be consistent with the overall goals of the Vallejo CAP. As an infill project on a currently vacant site near major roadways, I-80, and commercial centers, the proposed project would support efforts to reduce GHG emissions from VMT. The project proposes a mix of uses including a Costco, smaller retail and neighborhood-serving uses, and single-family housing. The project would achieve the current Building Energy Efficiency Standards and would be constructed in conformance with CALGreen, which requires high-efficiency water fixtures for indoor plumbing and water-efficient irrigation systems that would improve energy efficiency. The proposed buildings would comply with Title 24 solar requirements and would meet solar-ready requirements associated with Title 24. While the requirements under Title 24 do not require installation of solar energy systems, all residences and buildings that meet solar-ready requirements would be constructed to accept the installation of such a system. Additionally, the project would be required to follow Green Building Ordinance (Chapter 12.50) of the Vallejo Municipal Code. The proposed project would also comply with SB X7-7, which requires California to achieve a 20 percent reduction in urban per capita water use by 2020, as well as implement best management practices for water conservation to achieve the City's water conservation goals. Furthermore, the proposed project would comply with the City's Construction and Demolition Debris Recycling Ordinance (Chapter 7.53), which requires applicable construction projects to divert 50 percent of construction waste. A copy of the Climate Action Plan Checklist prepared for the project is included in Appendix C of this EIR.

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis, shows the consistency between the proposed project and the goals and actions of the CAP. As addressed in the table, the project would be consistent with the applicable CAP reduction measures. Therefore, the project would help implement the CAP and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
Energy (E)		
E-1. Building Stock: Existing – Facilitate energy efficiency upgrades and retrofits in existing commercial,	**E-1.1.** Connect businesses and residents with voluntary programs that provide free or low-cost energy efficiency audits and retrofit installations.	**Consistent**. The City is the responsible party for these measures. The project would not conflict with
	E-1.2. Develop an outreach program to encourage participation in low-income weatherization programs.	

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
residential, and industrial buildings by connecting residents and businesses with technical and financial assistance	**E-1.3.** Work collaboratively with Solano County, other municipalities in the region, and the Association of Bay Area Governments (ABAG) and participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, or a Property Assessed Clean Energy (PACE) program that enables Vallejo property owners to obtain low-interest financing for energy improvements.	implementation of these measures.
	E-1.4. Consider creating a Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO) to require point-of-sale energy audits and retrofits for all buildings that do not meet minimum energy efficiency requirements.	
E-2. Building Standards – Require all new development to meet the minimum California Title 24 and California Green Building Standards Code requirements, as amended, and encourage new development to exceed the minimum requirements	**E-2.1.** Adopt the California Title 24 minimum requirements and encourage new construction and major remodels to adhere to a Tier 1 or Tier 2 standard of the CALGreen Code.	**Consistent**. The City is the responsible party for these measures. The project would be required to comply with these standards. Additionally, MM GHG-10 requires on-site renewable energy and MM GHG-11 requires the implementation of additional energy and water efficiency measures. Therefore, the project would not conflict with implementation of these measures.
	E-2.2. Require newly constructed buildings and recommend that remodels over 50% and tenant improvements demonstrate compliance with the mandatory CALGreen Code requirements by completing a green building checklist when submitting a request for building permits.	
	E-2.3. Consider requiring new development to comply with the Tier 1 requirements of CALGreen, part 11 of the California Building Standards Code. This optional measure may be necessary to address any shortfall in attaining reduction objectives.	
E-3. Smart Meters - Increase the community's awareness and utilization of real-time energy consumption data available through PG&E's SmartMeter program	**E-3.1.** Support PG&E's installation of SmartMeters on commercial and residential properties by informing the community of the GHG and energy cost-saving potential of the devices.	**Consistent**. The City is the responsible party for these measures. The project would be required to comply with these standards. Therefore, the proposed project would not conflict with implementation of these measures.
	E-3.2. Require newly constructed buildings and recommend that major remodels, over 50% install indoor real-time energy monitors.	
	E-3.3. Inform the community of metering options, such as online applications and in-home monitors.	
	E-3.4. Connect businesses and residents with rebate programs that give priority to appliances with smart grid technology.	
E-3. Cool Roofs and Pavements - Increase tree planting and the use of cool roofs and cool pavement materials to reduce the urban heat island effect and corresponding energy consumption. Implement tree replacement policy for	**E-4.1.** Actively inspect and enforce state requirements for cool roofs on residential and nonresidential roofing projects. Require new buildings to meet Title 24 and recommend that new buildings meet CALGreen Tier 1 requirements for cool roofs, which require a minimum solar reflectance index (SRI) of 10 for steep slope roofs and 64 for low slope roofs.	**Consistent**. The City is the responsible party for these measures. The project would be required to comply with these standards. The proposed Costco would include reflective cool roof material to meet the U.S. EPA's Energy Star energy
	E-4.2. Establish standards for new development and major remodels (to be defined) to reduce exterior heat gain for 50% of non-roof impervious site surfaces (roads, sidewalks, courtyards, parking lots, driveways) through one or more of the following mechanisms:	

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
projects where tree removal is necessary	• Achieve 50% paved surface shading within five to ten years by planting trees and other vegetation and/or installing solar panels or shading structures above parking. • Use paving materials with an SRI of at least 29 for all surfaces.	efficiency program requirements. The project would be planted with a pallet with a minimum of 200 trees within the parking lots of the commercial areas and within the residential area, bio-retention areas, and site perimeter. Trees within the commercial parking area are anticipated to achieve approximately 30% shading upon 5-10 years of maturity. Residential walkways would be lined with fruit trees. The project also includes 5.7 acres of permanent open space.
	E-4.3. Maintain and expand Vallejo's urban forest, including street trees and trees on private property.	
	E-4.4. For public improvements and public projects, require the use of high albedo paving material for sidewalks, roads, crosswalks, parking lots, and driveways.	
Renewable Energy (RE)		
RE-1. Renewable Energy Installations - Support the installation of small-scale renewable energy systems including solar photovoltaic, solar thermal, and wind, river current, and tidal energy conversion systems	**RE-1.1.** Update the Zoning Code to define a renewable energy strategy that removes barriers to small-scale solar energy systems.	**Consistent**. The City is the responsible party for these measures. The project would be evaluated to determine if these standards were applicable. MM GHG-10 requires on-site renewable energy (photovoltaic solar on the Costco roof). Additionally, residences would be required to include solar and/or energy efficiency measures per 2019 Title 24 requirements.
	RE-1.2. Revise the permit processes and fees as appropriate to remove barriers to and incentivize the installation of renewable energy systems in accordance with applicable safety and environmental standards.	
	RE-1.3. Provide training to at least one designated Planning and one Building staff member to enable knowledgeable and expeditious processing of renewable energy applications.	
	RE-1.4. Encourage new homes and businesses to be pre-wired and pre-plumbed for solar and solar thermal installations.	
	RE-1.5. Evaluate site-specific opportunities and constraints related to Vallejo's proximity to the San Francisco Bay and to rivers, channels, and lakes, both manmade and natural.	
RE-2. Renewable Energy Financing - Connect residents and businesses with renewable energy incentives and low-interest financing mechanisms	**RE-2.1.** Participate in a regional financing program such as the Property Assessed Clean Energy (PACE) program or equivalent that achieves similar results to provide low-interest financing for renewable energy installations.	**Not Applicable**. The City is the responsible party for these measures. The project would be required to comply with the applicable standards and would not conflict with implementation of these measures.
	RE-2.2. Designate a City staff person to coordinate local inquiries regarding the regional financing program.	
	RE-2.3. Train Planning and Building staff members on available state, regional, and utility-led financing mechanisms and incentives/rebates.	
	RE-2.4. Collaborate with neighboring jurisdictions and Solano County to explore the feasibility and cost of a community choice aggregation program.	
	RE-2.5. Set a renewable power generation goal for the City to increase communitywide energy generation.	

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
	RE-2.6. Work with Solano County to identify the benefits and costs of a community choice aggregation program and establish a stakeholder advisory group.	
Transportation Demand Management (TDM)		
TDM-1. Local Business – Promote buy local and related initiatives that support local commerce and reduce the need for extensive transport	**TDM-1.1.** Support efforts that encourage people who live, work, or have businesses in Vallejo to buy local goods, food supplies, and services.	**Not Applicable**. The City is the responsible party for this measure.
	TDM-1.2. Implement the elements of the Downtown Specific Plan that encourage the promotion of economic revitalization of the Downtown Commercial Area to create local options for commerce.	**Not Applicable**. The City is the responsible party for this measure. The project site is not in the Downtown Specific Plan area.
	TDM-1.3. Enact new or participate in existing award programs that recognize local employers who provide outstanding contributions to the quality of life in the community, including "green businesses."	**Not Applicable**. The City is the responsible party for these measures.
	TDM-1.4. Promote cooperative benefits organizations to enable individual merchants to achieve benefits of scale and innovation to reduce energy consumption, establish recycling programs, and reduce water use.	
	TDM-1.5. Support strategies to increase local business-to-business commerce.	
TDM-2. Mixed-Use, Higher-Density, Transit-Oriented Development –Promote mixed-use, higher-density development near transit nodes	**TDM-2.1.** Maintain the Downtown Commercial Area as a strong focal point to attract higher-density housing, business, and office use.	**Not Applicable**. The City is the responsible party for this measure. The project site is not in the Downtown Specific Plan area.
	TDM 2.2. Provide a high-quality and relatively high-density Downtown multi-family residential environment connected by selected transit-oriented priority areas and other transit corridors.	**Consistent**. The project site is not in the Downtown Specific Plan area. However, the proposed project includes a mix of uses near major roadways, freeways, and transit stops.
	TDM-2.3. Adopt incentives such as priority processing and revised codes to increase densities in the Downtown or within one-half mile of a regularly scheduled transit stop.	**Not Applicable**. The City is the responsible party for this measure. The project site is not in the Downtown Specific Plan area but would provide increased densities within a half-mile of a transit stop.
	TDM-2.4. Implement elements in the Downtown Specific Plan that encourage pedestrian-oriented plazas, walkways, bike trails, bike lanes, and street furniture and connections to other community areas. Promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses with safety amenities such as lighting and signage.	**Not Applicable**. The City is the responsible party for this measure. The project site is not in the Downtown Specific Plan area but would include 11.2 acres of open space and green space.

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
	TDM-2.5. Implement elements in the Downtown Specific Plan that promote mixed-use development support services such as daycare, restaurants, banks, and stores near employment centers, where feasible.	**Not Applicable**. The City is the responsible party for this measure. The project site is not in the Downtown Specific Plan area.
	TDM-2.6. Support "complete streets" by incorporating applicable public transit, bicycle and pedestrian rights-of-way, and facilities for Vallejo residents when evaluating future expansion and new development of streets and highways.	**Consistent**. The project would promote the use bicycle and pedestrian facilities. The project includes mitigation that would require the applicant to provide a new Soltrans bus stop with pull-out on Turner parkway for use by residents and visitors to the site. The project also provides a new sidewalk and bicycle lanes along Admiral Callaghan Lane, and a new bicycle and pedestrian pathway along Turner Parkway.
TDM-3. Bicycle and Pedestrian Travel - Expand and link the network of pedestrian and bicycle paths and facilities through preparation of a Bicycle and Pedestrian Master Plan, with the goal of increasing the bicycle and pedestrian mode share 20% by 2035	**TDM-3.1.** Create a City-wide Bicycle and Pedestrian Master Plan to analyze existing and future pedestrian and bicycle infrastructure and facilities and to qualify for state and federal funding for bicycle- and pedestrian-related infrastructure.	**Consistent**. The City is the responsible party for these measures. The project would not conflict with the City's ability to enact these policies. However, the project includes a pedestrian-friendly residential neighborhood with cohesive design that includes active and passive recreational opportunities and bike/ pedestrian circulation amenities for future residents and users of the commercial space. The project would add bike lanes on both sides of Admiral Callaghan Lane. MM GHG-3 also requires a TDM plan that would include requirements for bicycle support facilities.
	TDM-3.2. Pursue public and private funding to expand and link the network of pedestrian and bicycle paths and facilities beginning in selected, transit-oriented priority areas.	
	TDM-3.3. Revise zoning standards to require the provision of bicycle support facilities (lockers, shower rooms, etc.) for appropriate development at a rate of 1 changing room and shower per 200 occupants.	
TDM-4. Parking - Revise parking requirements for new commercial and multi-family projects and implement the Downtown Parking Meter Installation Plan	**TDM-4.1.** Revise parking requirements for new commercial and multi-family residential projects to provide bike racks for 5% of the building's projected visitors within 200 feet of the building's entrance for commercial project and one long-term bicycle storage space per two multi-family units.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with the City's ability to enact these policies. However, MM GHG-3 requires a TDM plan that requires bicycle parking and other amenities. The TDM plan
	TDM-4.2. Allow up to a 15% reduction in required private vehicle parking spaces in new commercial and multi-family residential projects if justified in an approved trip reduction plan.	
	TDM-4.3. Encourage shared parking programs in mixed-use and transit-oriented development areas.	

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
	TDM-4.4. Design parking lots, where feasible, to include clearly marked and shaded pedestrian pathways between transit facilities and building entrances.	would also include pedestrian pathways.
TDM-5. Transit - Support a convenient, attractive, and comprehensive transit system	**TDM-5.1.** Prioritize and pursue transit improvements that serve local businesses and job sites.	**Consistent**. The City is the responsible party for these measures. The project would not conflict with the City's ability to enact these policies. The TDM program required by MM GHG-3 would include subsidized transit passes.
	TDM-5.2. Encourage major employers to provide free or discounted transit passes or other incentives to employees for using transit.	
	TDM-5.3. On Mare Island, create a network of bicycle and pedestrian paths that connect with transit services, combined with a street framework that is transit-friendly but sensitive to Mare Island's historic character.	**Not Applicable**. The City is the responsible party for this measure. The proposed project is not located on Mare Island.
TDM-6. Food Systems – Support convenient access to neighborhood-serving grocery stores and community gardens	**TDM-6.1.** Encourage the distribution of grocery stores that provide fresh and local foods with convenient access from all residential neighborhoods.	**Consistent**. The proposed project includes a grocery store with fresh produce (Costco). In addition, the Costco and smaller retail area are located close to existing residential area and designed to be walkable from the proposed new residential component.
	TDM-6.2. Improve the distribution, frequency, and attendance of farmers markets in Vallejo.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation. However, the project design includes elements that are consistent with these measures. For example, the project includes residential walkways that would be lined with fruit trees and community herb gardens.
	TDM-6.3. Collaborate with community-based organizations in support of community gardens on applicable sites throughout the city.	
	TDM-6.4. Revise zoning standards as necessary to allow small neighborhood markets in appropriate areas.	
	TDM-6.5. Add an additional week-day Farmer's Market in Vallejo.	
TDM-7. Commute Behavior – Reduce emissions from commute travel to and from schools and workplaces	**TDM-7.1.** Encourage a variety of transportation system demand management techniques for new development, including variable work hours and telecommuting.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation. The project does include mitigation that requires the preparation of a Commute Trip Reduction/ Transportation Demand Management plan that requires the project applicant to demonstrate measures that
	TDM-7.2. Support the establishment and participation in Safe Routes to Schools and similar infrastructure and educational programs that enable safe passage of children and reduce vehicle trips to local schools.	
	TDM-7.3. Collaborate with the Solano Transportation Authority (STA) and Solano County to update the rideshare matching system to include the use of social networking and smartphone platforms and encourage greater use of existing park-and-ride lots.	

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
	TDM-7.4. Collaborate with STA and local employers to support guaranteed ride home programs including preferential parking spaces, employer-assisted ride-matching databases, recognition programs, and other incentives.	can be implemented to reduce vehicle trips to the project site.
	TDM-7.5. Participate in and contribute to regional programs to address Bay Area commute alternatives and commute efficiency.	
TDM-8. Jobs/Housing Balance - Plan for an improved jobs/housing balance in order to reduce the need for long-distance travel from residences to places of work	**TDM-8.1.** Update the City General Plan and corresponding regulations to support additional jobs and economic revitalization that improves Vallejo's jobs/housing balance.	**Not Applicable**. The City is the responsible party for this measure. The project would not conflict with implementation. The proposed project includes ~~178 single-family homes~~ and is expected to generate approximately ~~341 jobs~~.
	TDM-8.2. Support the retention and expansion of local anchor and growth industries including Kaiser and Sutter hospitals, as well as Touro University on Mare Island and the California Maritime Academy.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation.
	TDM-8.3. Review land-use plans and regulations and revise as needed to support additional live/work opportunities and home occupations, provided they are compatible with the existing neighborhood.	
Optimized Travel (OT)		
OT-1. Efficient and Alternative Fuel Vehicles – Support the expanded use of efficient and alternative fuel vehicles	**OT-1.1.** Support use of high-occupancy vehicle (HOV) lanes by fuel-efficient and alternative fuel vehicles designated as zero or partial zero-emission vehicles by CARB through adoption of Climate Action Plan policies and participation on the Metropolitan Transportation Commission and other regional agency committees.	**Not in Conflict**. The City is the responsible party for these measures. The project would not conflict with implementation. However, the TDM plan (required by MM GHG-3) would require carpool incentives and would also require electric vehicle parking and charging stations to exceed code requirements.
	OT-1.2. Revise parking requirements for public and newly constructed commercial developments to include designated stalls for low-emitting, fuel-efficient vehicles and carpool/vanpool vehicles for a minimum of 8% of total parking capacity and develop pre-wire stalls for future electric vehicle charging for 2% of total parking capacity.	
	OT-1.3. Encourage new gas stations and automotive uses to include biodiesel facilities and/or offer biodiesel retrofits to diesel vehicles.	**Not in Conflict**. The City is the responsible party for this measure. Although the project includes a gas station, biodiesel and alternative fuels are not currently proposed. However, the project would not conflict with the City's ability to implement these measures.
	OT-1.4. Consider creating refueling stations to provide biodiesel fuel, compressed natural gas, or liquefied natural gas.	
OT-2. Car Sharing - Facilitate a car-sharing network in	**OT-2.1.** Facilitate and encourage at least one car-sharing company, such as Zip Car and City Car Share, to include Vallejo in its service area by 2020.	**Not Applicable**. The City is the responsible party for this measure. The project would

245 single-family homes

330 jobs

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
Vallejo.		not conflict with implementation.
	OT-2.2. Investigate the possibility of reducing the City's vehicle fleet by using car-sharing vehicles for appropriate City uses by 2020.	**Not Applicable**. The City is the responsible party for this measure. The project would not conflict with implementation.
OT-3. Anti-Idling and Traffic Calming - Support anti-idling and traffic calming infrastructure and enforcement	**OT-3.1.** Synchronize, improve, and construct traffic signal/road improvements that reduce vehicle idling	**Consistent.** The proposed project would improve various intersections through signal and roadway improvements.
	OT-3.2. Work with the Vallejo Police Department to increase enforcement of state idling restrictions for heavy-duty vehicles.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation.
	OT-3.3. Encourage local schools to implement an anti-idling campaign at pick-up and drop-off areas.	
OT-4. Zero Emission Vehicle Stations – Provide electric vehicle charging stations	**OT-4.1.** Install additional electric vehicle charging stations at City Hall and other appropriate municipal parking lots for public use.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation. The project would install electric charging stations per the building code.
	OT-4.2. Coordinate with regional agencies to install charging stations in high traffic areas through grant-funded programs encouraging electric vehicle use.	
	OT-4.3. Use small- and large-scale solar panels to power or supplemental charging stations.	
Water, Wastewater, and Solid Waste (W)		
W-1. Water Conservation Efforts – Promote and require water conservation through outreach and pricing	**W-1.1.** Continue to provide water customers with information on conservation techniques, services, devices, and rebates by posting information at vallejowater.org or through other outreach methods.	**Not Applicable**. The City is the responsible party for this measure. The project would not conflict with implementation. The proposed project would include high-efficiency water-saving techniques.
	W-1.2. Continue to enforce the City's Wasteful Water Use Prohibition Ordinance.	
W-2. Development Standards for Water Conservation - Require water conservation in all new buildings and landscapes	**W-2.1.** Per the minimum requirements of the 2010 CALGreen Code, ensure that all new non-residential buildings larger than 50,000 square feet install individual water meters for each tenant space projected to consume more than 100 gallons per day.	**Consistent**. The project would comply with the requirements of the latest State Codes.
	W-2.2. Per the minimum requirements of the 2010 CALGreen Code, ensure that new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space provide an additional water meter or submeter for landscaping uses.	
	W-2.3. Revise development standards to support the use of greywater, recycled water, and rainwater catchment systems in all zones.	**Not Applicable**. The City is the responsible party for this measure. The project would not conflict with implementation. MM GHG-11 requires the project to use recycled water for landscape irrigation where available.

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
	W-2.4. Per the voluntary requirements of the 2010 CALGreen Code, encourage newly constructed development to treat at least 40% of the average annual rainfall on-site through low impact development strategies.	**Consistent**. The project would comply with the requirements of the latest State Codes.
	W-2.5. Per the minimum requirements of the 2010 CALGreen Code, require a minimum of 20% of the total parking, walkway, and porch area surfaces serving single-family and multi-family residential buildings under 4 units to be permeable to facilitate on-site retention of water and reduce water runoff.	
W-3. Recycling and Composting Efforts - Support waste diversion through composting and recycling programs	**W-3.1.** Collaborate with CalRecycle and VALCORE Community Recycling to continue to host recycling and composting workshops and to disseminate information.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation.
	W-3.2. Provide links to information on composting and VALCORE composting services and classes on the City's website and at other appropriate venues.	
	W-3.3. Prepare a list of GHG-reducing best practices for material management to be considered during the solid waste franchise selection process and applicable City permit processes for major development projects.	
W-4. Development Standards for Recycling and Composting - Require waste diversion and use of recycled materials in new development	**W-4.1.** Continue to update the City's Construction/ Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required.	**Not Applicable**. The City is the responsible party for these measures. However, the project would comply with the City's Construction and Demolition Debris Recycling Ordinance (Chapter 7.53) which requires applicable construction projects to divert 50 percent of construction waste.
	W-4.2. Support the development of additional markets for recycled content products by requiring new developments to include recycled content materials at a minimum of 10% of total materials.	
Off-Road Equipment (OR)		
OR-1. Lawn & Garden Equipment - Encourage the use of electrified and higher efficiency lawn and garden equipment	**OR-1.1.** Support BAAQMD's efforts to re-establish a voluntary exchange program for residential lawn mowers and backpack-style leaf blowers.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation. The proposed project has been designed to be consistent with the State of California's Model Water Efficient Landscape Ordinance. Additionally, the project includes a mitigation measure requiring the project applicant to install exterior electrical outlets on all new buildings for the use of electric-powered landscaping equipment.
	OR-1.2. Require new buildings to provide electrical outlets on the exterior in an accessible location to charge electric powered lawn and garden equipment.	
	OR-1.3. Encourage the replacement of high maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	
OR-2. Construction Equipment -Reduce emissions from heavy-	**OR-2.1.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics	**Consistent**. The project would comply with the requirements

Table 4.6-4: City of Vallejo Climate Action Plan Consistency Analysis

Goal	Actions	Project Consistency
duty construction equipment by limiting idling and utilizing cleaner fuels, equipment, and vehicles	Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage shall be provided at all access points to remind construction workers of idling restrictions.	of the Air Toxics Control Measure.
	OR-2.2. Construction equipment shall be maintained per manufacturer's specifications.	**Consistent**. This is also a BAAQMD basic construction measure required for all projects and would be required per Mitigation Measure AQ-1.
	OR-2.3. Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project: – Substitute electrified equipment for diesel- and gasoline-powered equipment where practical. – Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel. – Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment. – Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes.	**Not Applicable**. The City is the responsible party for these measures. The project would not conflict with implementation.

Source: City of Vallejo, 2012, City of Vallejo Climate Action Plan.

GHG reductions are also achieved as a result of State of California energy and water efficiency requirements for new residential developments. These efficiency improvements correspond to reductions in secondary GHG emissions. For example, in California, most of the electricity that powers homes is derived from natural gas combustion. Therefore, energy-saving measures, such as Title 24, reduces GHG emissions from the power generation facilities by reducing load demand.

The proposed project would be required to comply with existing regulations, including applicable measures from the City's CAP, or would be directly affected by the outcomes (vehicle trips and energy consumption would be less carbon-intensive due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards). As such, the project would not conflict with any other state-level regulations pertaining to GHGs.

CARB SCOPING PLAN

The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing GHGs (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan provides a range of GHG reduction actions that include direct regulations, alternative compliance

COMPLIANCE CHECKLIST FOR NEW DEVELOPMENT

CITY OF VALLEJO QUALIFIED GREENHOUSE GAS REDUCTION PLAN

The following table will be used to determine compliance with the City's Climate Action Plan (CAP), a Qualified Greenhouse Gas Reduction Plan according to the Bay Area Air Quality Management District (BAAQMD) California Environmental Quality Act (CEQA) guidelines. A new development may use the CAP as a performance based threshold of significance for greenhouse gas emissions by demonstrating compliance with the CAP's goals, measures, and actions. The checklist below will aid in this endeavor.

The checklist will be updated regularly as the CAP's goals, policies and actions are implemented. The CAP policy language will be replaced by actual municipal code sections, where applicable.

Topic	Policy	City Requirements	Project Requirements	Compliance	Discussion
Energy Efficiency					
Building Standards	Require all new development to meet minimum energy efficiency and green building requirements, as amended and encourage new development to exceed Title 24 Energy Efficiency and CALGreen Standards.	Adopt the California Title 24 minimum requirements and encourage new construction and major remodels to adhere to a Tier 1 or Tier 2 standard of the CALGreen Code.	Comply with Title 24 minimum requirements and consider adhering to the Tier 1 or Tier 2 standards of the CALGreen Code for Energy Efficiency.	☐ Complies ☑ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
		Require news constructed buildings and recommend that remodels over 50% and tenant improvements demonstrate compliance with the mandatory CALGreen Code requirements by completing a green building checklist when submitting a request for building permits.	Complete CAP checklist.		
		Consider requiring new development to comply with the Tier 1 requirements of CALGreen, Part 11 of the California Building Standards Code. This optional measure may be necessary to address any shortfall in attaining reduction objectives.			Not economically feasible
Smart Meters	Increase the community's awareness and utilization of real-time energy consumption data available through PG&E's SmartMeter program.	Require newly constructed buildings and recommend that major remodels install indoor real-time energy monitors.	Install indoor real-time energy monitor in each unit or tenant space.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
		Connect businesses and residents with rebate programs that give priority to appliances with smart grid technology.	Provide information to prospective buyers or tenants on available rebates for appliances with smart grid enabled technology		
Cool Roofs and Pavements	Increase tree planting and the use of cool roofs and cool pavement materials to reduce the urban heat island effect and corresponding energy consumption. Implement tree replacement policy for	Actively inspect and enforce state requirements for cool roofs on residential and nonresidential roofing projects. Require new buildings to meet Title 24 and recommend that new buildings meet CALGreen Tier 1 requirements for cool roofs, which require a minimum solar reflectance index (SRI) of 10 for steep slope roofs and 64 for low slope roofs.	Comply with minimum Title 24 requirements for cool roofs to have a minimum SRI of 10 for steep slope and 64 for low slope roofs on residential and nonresidential projects.	☐ Complies ☑ Complies with Intent of Project Requirement ☐ Not Applicable	
		Establish standards for new development and major remodels to reduce exterior heat gain for 50% of non-roof impervious site surfaces (roads, sidewalks, courtyards, parking lots, driveways) through one or more of the following mechanisms:	Reduce exterior heat gain by planting vegetation, installing solar panel shade structures, or utilizing paving materials with a		

**Text highlighted green has been implemented into plan. Text highlighted red has not been implemented into the plan.

COMPLIANCE CHECKLIST FOR NEW DEVELOPMENT

Topic	Policy	City Requirements	Project Requirements	Compliance	Discussion
	projects where tree removal is necessary.	▪ Achieve 50% paved surface shading within five to ten years by planting trees and other vegetation and/or installing solar panels or shading structures above parking.	minimum SRI of 29 for at least 50% of non-roof impervious site surfaces.	☐ Does Not Comply	Not economically feasible to achieve goal
		▪ Use paving materials with an SRI of at least 29 for all surfaces.			
		Maintain and expand Vallejo's urban forest, including street trees and trees on private property.	Install and maintain street trees in compliance with current development standards		
		For public improvements and public projects, require the use of high albedo paving material for sidewalks, roads, crosswalks, parking lots, and driveways.	Utilize high albedo paving material when required to install or renovate sidewalks, roads, crosswalks, parking lots, and driveways		Yes for these items only
Renewable Energy					
Renewable Energy Installations	Support the installation of small-scale renewable energy systems including solar photovoltaic, solar thermal, and wind, river current, and tidal energy conversion systems.	Encourage new homes and businesses to be pre-wired and pre-plumbed for solar and solar thermal installations.	Pre-wire and pre-plumb new residential and commercial buildings for solar and solar thermal installations.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
Transportation & Land Use					
	Promote mixed-use, higher-density development near transit nodes.	Implement elements in the Downtown Specific Plan that encourage pedestrian-oriented plazas, walkways, bike trails, bike lanes, and street furniture and connections to other community areas. Promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses and including safety amenities such as lighting and signage.	Include sidewalks, walking paths, or hiking trails connecting various land uses and including safety amenities such as lighting and signage throughout the project site for projects with the Downtown Specific Plan.	☐ Complies ☐ Complies with Intent of Project Requirement	May not be applicable DSP
		Implement elements in the Downtown Specific Plan that promote mixed-use development and provide commercial services such as day care, restaurants, banks, and stores near to employment centers, where feasible.	Incorporate commercial services such as day care, restaurants, banks, and stores near employment centers where feasible in mixed use projects for projects within the Downtown Specific Plan.	☑ Not Applicable ☐ Does Not Comply	
	Expand and link the network of pedestrian and bicycle paths and facilities through preparation of a Bicycle and Pedestrian Master Plan, with the goal of increasing the bicycle and pedestrian mode share 20% by 2035.	Revise zoning standards to require the provision of bicycle support facilities (lockers, shower rooms, etc.) for appropriate development at a rate of 1 changing room and shower per 200 occupants.	Provide bicycle support facilities at a rate of 1 changing room and shower per 200 occupants within non-residential developments.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	

Topic	Policy	City Requirements	Project Requirements	Compliance	Discussion
	Revise parking requirements for new commercial and multi-family residential projects and implement the Downtown Parking Meter Installation Plan.	Revise parking requirements for new commercial and multi-family residential projects to provide bike racks for 5% of the building's projected visitors within 200 feet of the building's entrance for commercial projects and one long-term bicycle storage space per two multi-family units.	Provide bike racks for 5% of the projected building occupants within 200 feet of the building entrance and one long-term bicycle storage space per two-multi-family units.	☐ Complies ☑ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	Parking demand required for specific project retail brand viability and cannot be reduced
		Allow up to a 15% reduction in required private vehicle parking spaces in new commercial and multi-family residential projects if justified in an approved trip reduction plan.	Consider reducing the number of required vehicle parking spaces by up to 15% through the development of an approved trip reduction program.		
		Encourage shared parking programs in mixed-use and transit-oriented development areas.	Consider utilizing shared parking in mixed-use and transit-oriented developments.		
		Design parking lots, where feasible, to include clearly marked and shaded pedestrian pathways between transit facilities and building entrances.	Design parking lots, where feasible, to include clearly marked and shaded pedestrian pathways between transit facilities and building entrances.		
	Reduce emissions from commute travel to and from schools and workplaces.	Encourage a variety of transportation system demand management techniques for new development, including variable work hours and telecommuting.	Implement applicable transportation demand management programs and techniques.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
		Support the establishment and participation in Safe Routes to Schools and similar infrastructure and educational programs that enable safe passage of children and reduce vehicle trips to local schools.	Install infrastructure within and adjacent to the project site to ensure the safe passage of children to and from school.		
		Collaborate with the Solano Transportation Authority (STA) and Solano County to update the rideshare matching system to include the use of social networking and smart phone platforms and encourage greater use of existing park-and-ride lots.	Encourage employers and employees to utilize the Solano transit Authority's rideshare matching system.		
		Collaborate with STA and local employers to support guaranteed ride home programs including preferential parking spaces, employer-assisted ride-matching databases, recognition programs, and other incentives.	Encourage employers and employees to participate in STA's ridesharing and support services.		
	Plan for an improved jobs/housing balance in order to reduce the need for long-distance travel from residences to places of work.	Update the City General Plan and corresponding regulations to support additional jobs and economic revitalization that improves Vallejo's jobs/housing balance.	Provide jobs and economic revitalization that improves Vallejo's jobs/housing balance.	☐ Complies ☑ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	Live/work not suitable or marketable in suburban setting
		Review land-use plans and regulations and revise as needed to support additional live/work opportunities and home occupations, provided they are compatible with the existing neighborhood.	Provide live/work opportunities when compatible within existing neighborhood.		

COMPLIANCE CHECKLIST FOR NEW DEVELOPMENT

Topic	Policy	City Requirements	Project Requirements	Compliance	Discussion
Efficient and Alternative Fuel Vehicles	Support the expanded use of efficient and alternative fuel vehicles.	Revise parking requirements for public and newly constructed commercial developments to include designated stalls for low-emitting, fuel-efficient vehicles and carpool/vanpool vehicles for a minimum of 8% of total parking capacity and to pre-wire stalls for future electric vehicle charging stations for 2% of total parking capacity.	Include designated stalls for low-emitting, fuel-efficient vehicles and carpool/vanpool vehicles for a minimum of 8% of total non-residential parking capacity and pre-wire stalls for future electric vehicle charging stations for 2% of total parking capacity.	☐ Complies ☑ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	Specific project retail brand does not currently include alt. fuel stations
		Encourage new gas stations and automotive uses to include biodiesel facilities and/or offer biodiesel retrofits to diesel vehicles.	Consider including alternative fuel stations within the project.		
Water Conservation					
Development Standards for Water Conservation	Require water conservation in all new buildings and landscapes.	Per the minimum requirements of the 2010 CALGreen Code, ensure that all new non-residential buildings larger than 50,000 square feet install individual water meters for each tenant space projected to consume more than 100 gallons per day.	Install individual water meters for each tenant space projected to consume more than 100 gallons per day in all non-residential buildings larger than 50,000 square feet.	☐ Complies ☑ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	City does not have recycled water system, not economically feasible to create project-specific rec. water system Not economically feasible from an installation and maiintenance perspective
		Per the minimum requirements of the 2010 CALGreen Code, ensure that all new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space provide an additional water meter or sub-meter for landscaping uses.	Provide an additional water meter or sub-meter for landscaping uses for all new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space.		
		Revise development standards to support the use of greywater, recycled water, and rainwater catchment systems in all zones.	Consider installing greywater, recycled water, and rainwater catchment systems if feasible.		
		Per the voluntary requirements of the 2010 CALGreen Code, encourage newly constructed development to treat at least 40% of the average annual rainfall on-site through low impact development strategies.	Implement low impact development strategies in new non-residential projects to treat a minimum of 40% of the average annual rainfall on-site.		
		Per the minimum requirements of the 2010 CALGreen Code, require a minimum of 20% of the total parking, walkway, and porch area surfaces serving single-family and multi-family residential buildings under 4 units to be permeable to facilitate on-site retention of water and reduce water run-off.	Facilitate on-site retention of water and reduce water run-off by installing permeable surfaces for a minimum of 20% of the total parking, walkway, and porch area surfaces serving single-family and multi-family residential buildings under 4 units.		
Development Standards for Recycling and Composting	Require waste diversion and the use of recycled materials in new development.	Continue to update the City's Construction/Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required.	Comply with the City's Construction/Demolition Waste Reuse and Recycling Ordinance.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
		Support the development of additional markets for recycled content products by requiring new developments to include recycled content materials at a minimum of 10% of total materials.	Incorporate recycled content materials for a minimum of 10% of total materials.		

Topic	Policy	City Requirements	Project Requirements	Compliance	Discussion
Equipment					
Lawn & Garden Equipment	Encourage the use of electrified and higher-efficiency lawn and garden equipment.	Require new buildings to provide electrical outlets on the exterior in an accessible location to charge electric-powered lawn and garden equipment.	Install outdoor electrical outlets on the exterior of each building in an accessible location.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
		Encourage the replacement of high-maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	Consider installing low-maintenance, native landscaping to minimize the need for gas-powered lawn and garden equipment.		
Construction Equipment	Reduce emissions from heavy-duty construction equipment by limiting idling and utilizing cleaner fuels, equipment, and vehicles.	Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.	Shut construction equipment off when not in use or reduce the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	
		Construction equipment must be maintained per manufacturer's specifications.	Maintain construction equipment per manufacturer's specifications.		
		Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:	Implement one of the following best practices to minimize construction related GHG emissions:		
		a. Substitute electrified equipment for diesel- and gasoline-powered equipment where practical.	Substitute electrified equipment for diesel- and gasoline-powered equipment where practical.		
		b. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.	Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.		
		c. Avoid the use on on-site generators by connecting to grid electricity or utilizing solar-powered equipment.	Avoid the use on on-site generators by connecting to grid electricity or utilizing solar-powered equipment.		
		d. Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes.	Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes.		
Adaptation					
Adaptation Mainstreaming	Integrate potential climate change impacts into local planning documents and processes.	In development review, analyze and disclose possible impacts of climate change on the project or plan area, with an emphasis on sea level rise.	Review, analyze and disclose possible impacts of climate change on the project or plan area, with an emphasis on sea level rise.	☑ Complies ☐ Complies with Intent of Project Requirement ☐ Not Applicable ☐ Does Not Comply	

KITTELSON & ASSOCIATES
851 SW 6th Avenue, Suite 600
Portland, OR 97204
P 503.228.5230

March 13, 2024

Project #: 29270

Dan Sequeira
City of Vallejo Public Works Department
555 Santa Clara Street, Fourth Floor
Vallejo, CA 94590

RE: Fairview at Northgate Small Lot Tentative Plan – Trip Generation and EIR Considerations

Dear Dan:

Vallejo-Fairview Developers, LLC is proposing a modification to the residential portion of the approved *Fairview at Northgate* site. The residential area is within the overall development that was approved by the City of Vallejo in 2020, including a certified Environmental Impact Report (EIR). Within the residential area, the EIR accounted for development of 178 homes to be located to the east of the commercial area. Today, Vallejo-Fairview Developers, LLC, is proposing to increase the proposed residential density to allow for up to 245 homes in place of the 178 homes previously approved. Since the EIR was approved, other changes to the commercial area, including a reduction in retail square footage, have been approved that result in an overall reduction in vehicle trips as compared to the approved *Fairview at Northgate EIR*[1]. Based on the previously approved changes to the commercial area and associated decrease in trip generation, there are additional trips available to support increased residential densities on the site.

This letter documents the anticipated change in the overall site trip generation potential associated with the residential modifications proposed at this time as well as those previously approved since the adoption of the EIR. As documented herein, we find the proposed changes would result in an increase of 14 weekday PM peak hour trips and 7 Saturday mid-day trips along with a reduction in weekday AM and midday peak hour trips. Based on these findings, we conclude that the trip changes collectively associated with the proposed residential density and prior approved site plan modification are negligible relative to the approved EIR trip generation assumptions and that no further transportation analyses should be needed to support the changes to the residential densities.

TRIP COMPARISON

The Transportation Impact Analysis (TIA) for the *Fairview at Northgate* development is documented in Appendix J[2] of the EIR. Table 5B of the TIA documented the anticipated site generation associated with the overall site. For ease of review, a copy of Table 5B from the TIA is shown in Exhibit 1 below. As noted in Table 5A of the TIA, the trip generation associated with 178 homes was assessed using trip rates from the Institute of Transportation Engineers' *Trip Generation Manual, 9th Edition*.

[1] In a prior letter to the City of Vallejo Public Works Department dated August 30, 2023, we documented the anticipated decrease in site trip generation potential associated with the proposed removal of one of the previously approved retail buildings and construction of a Raising Cane's restaurant on a pad site previously planned for use as a drive-through restaurant. City Planning Staff determined these changes to the commercial area were in substantial conformance with the project approvals in a Preliminary Review letter dated November 2, 2023.

[2] Prepared by Fehr + Peers and dated December 2019

Exhibit 1. EIR TIA Trip Estimates (Source: Fairview at Northgate TIA, December 2019)

Table 5B: Project Trip Generation Estimates – for Existing With Project Conditions

Land Use	Quantity	ITE Code	AM Peak Hour			Weekday Mid-day Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour			Daily
			In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Project Site															
New Costco	152 ksf	Custom	95	95	190	754	754	1,508	870	870	1,740	896	932	1,828	15,590
Retail	30 ksf	820	55	48	102	48	48	96	53	58	111	75	69	145	1,280
Residential	178 DU	210	33	100	133	94	55	150	109	64	173	87	74	161	1,690
Project Site Total Trips			**183**	**243**	**425**	**897**	**858**	**1,755**	**1,032**	**992**	**2,024**	**1,058**	**1,076**	**2,134**	**18,560**
Existing Costco Site															
Existing Costco	125 ksf	Custom	*(76)*	*(76)*	*(152)*	*(618)*	*(618)*	*(1,237)*	*(713)*	*(713)*	*(1,427)*	*(735)*	*(764)*	*(1,499)*	*(12,860)*
Existing Costco Site Total Trips			***(76)***	***(76)***	***(152)***	***(618)***	***(618)***	***(1,237)***	***(713)***	***(713)***	***(1,427)***	***(735)***	***(764)***	***(1,499)***	***(12,860)***
Net New Trips			**107**	**167**	**273**	**279**	**240**	**518**	**319**	**279**	**598**	**323**	**311**	**635**	**5,700**

Source: Trip Generation Manual (9th Edition), ITE, 2012; Fehr & Peers, December 2019.

As proposed by Vallejo-Fairview Developers, LLC, the previously approved 178 homes would be replaced with 245 homes instead.

Table 1 presents a comparison of the trip generation for the proposed residential modifications for the site versus the number of residential trips documented in the EIR. Table 2 compares the increase in trip-making associated with the residential trips to the overall trip generation of the site documented in the EIR and the subsequently approved modifications that reduced retail square footage and associated trips. The new home trips presented in Table 2 are based on average trip rates identified in the current *Trip Generation Manual, 11th Edition*.

Table 1. Comparison of Trip Generation Estimates for Residential Only

Land Use	ITE Code	Homes	Average Daily Trips	Weekday AM Peak Hour			Weekday Mid-Day			Weekday PM Peak Hour			Saturday Mid-Day		
				Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Approved December 2019 EIR Trips (from TIA Table 5B)															
Residential	210	178	1,690	133	33	100	150	94	55	173	109	64	161	87	74
Proposed 245 Home Site Plan (*Trip Generation Manual, 11th Edition*)															
Residential	210	245	2,310	172	43	129	147	75	72	230	145	85	225	122	103
Proposed Site Plan - Approved Residential Portion of EIR															
Increase in Residential Trips			**620**	**39**	**10**	**29**	**-3**	**-19**	**17**	**57**	**36**	**21**	**64**	**35**	**29**

Table 2. Comparison of Trip Generation Estimates Relative to EIR

Land Use	Average Daily Trips	Weekday AM Peak Hour			Weekday Mid-Day			Weekday PM Peak Hour			Saturday Mid-Day		
		Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Approved December 2019 EIR Trips (from TIA Table 5B)													
Residential and Commercial Uses	5,700	273	167	107	518	279	240	598	319	279	635	323	311
Trip Reductions Associated with Approved Modifications to Commercial Area													
Reduction in Retail Trips versus those in EIR	**-498**	**-40**	**-22**	**-18**	**-37**	**-18**	**-19**	**-43**	**-19**	**-24**	**-57**	**-28**	**-29**
Proposed Residential Density Increase (from Table 1)													
Increase in Trips from EIR	620	39	10	29	-3	-19	17	57	36	21	64	35	29
Proposed Site Plan - Previously Approved EIR and Subsequent Changes													
Net Changes of Increased Residential and Decreased Commercial Densities	**122**	**-1**	**-12**	**11**	**-40**	**-37**	**-2**	**14**	**17**	**-3**	**7**	**7**	**0**
Resulting Total Site Trips	**5,822**	**272**	**155**	**118**	**478**	**242**	**238**	**612**	**336**	**276**	**642**	**330**	**311**

As shown, the proposed modifications to the residential portion of the site plan as well as the previously approved modifications to the retail component collectively result in a trip reduction during weekday AM and mid-day PM hours and a slight increase in trips over the course of a typical weekday as well as the weekday PM peak and Saturday mid-day peak hours. As shown, the increase in trips is less than 20 vehicles per hour and the distribution of those trips to the overall transportation system would likely not result in any material change to the findings of the EIR. For this reason, we conclude that the proposed residential density increase as well as the previously approved modifications to the site plan result in trip changes that are negligible/remain consistent with the EIR and that no additional analyses nor mitigation measures are needed.

SUMMARY

As summarized herein, we conclude that the impacts associated with the proposed site plan changes were fully mitigated as part of the EIR and no additional analyses nor mitigation measures are needed.

Please let us know if you have any questions regarding our review.

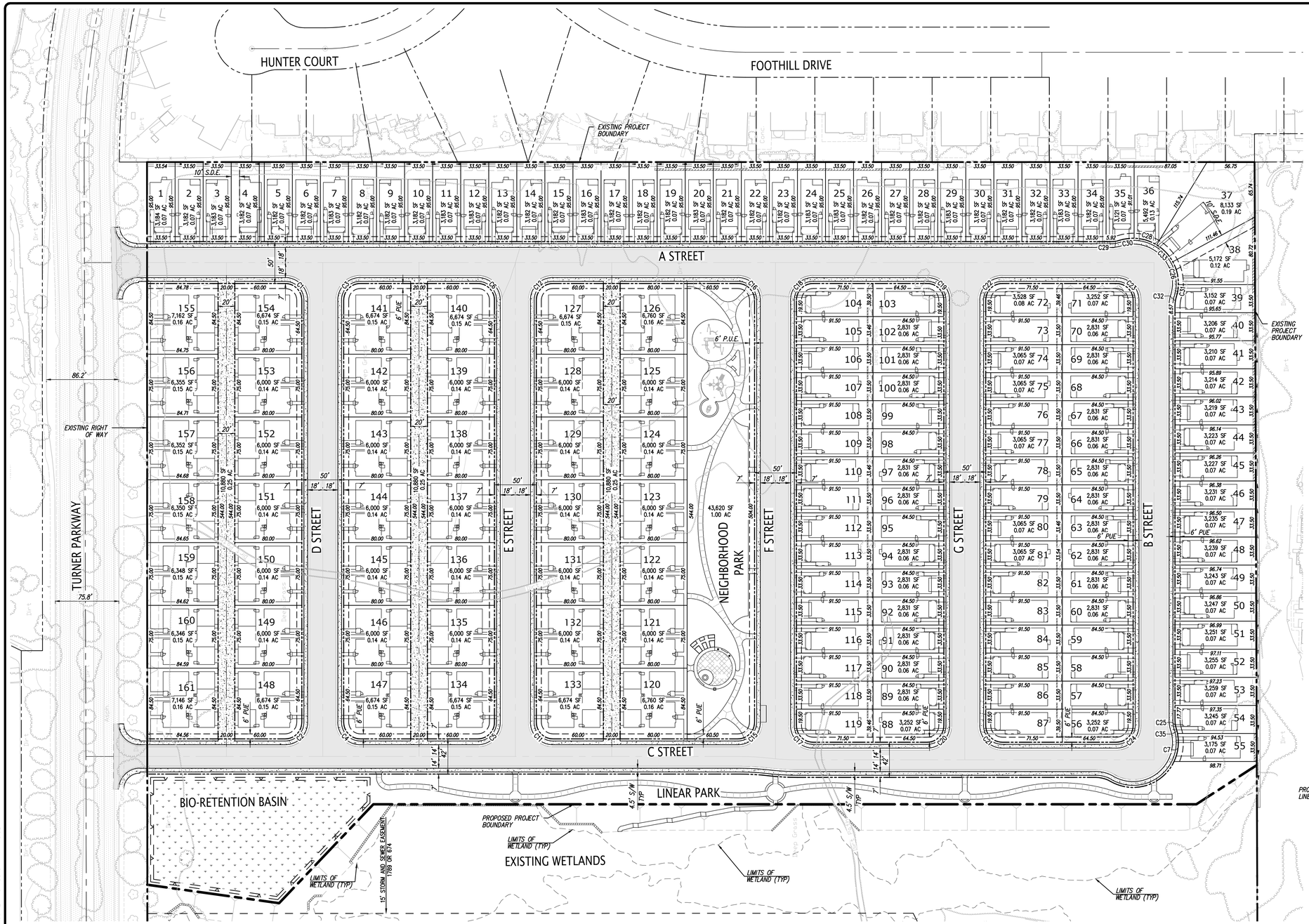
Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer
Principal

Julia Kuhn
Principal

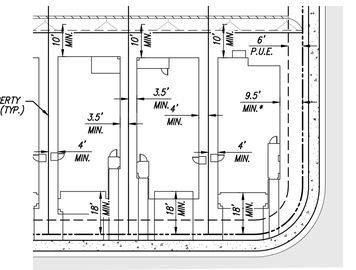
Cc: Danny Luu, Vallejo-Fairview Developers, LLC

Appendix 1 Proposed Site Plan



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'
C7	53.55'	36°44'02"	34.33'
C10	20.00'	90°00'00"	31.42'
C11	20.00'	90°00'00"	31.42'
C12	20.00'	90°00'00"	31.42'
C13	20.00'	90°00'00"	31.42'
C14	20.00'	90°00'00"	31.42'
C15	20.00'	90°00'00"	31.42'
C16	20.00'	90°00'00"	31.42'
C17	20.00'	90°00'00"	31.42'
C18	20.00'	90°00'00"	31.42'
C19	20.00'	90°00'00"	31.42'
C20	20.00'	90°00'00"	31.42'
C21	20.00'	90°00'00"	31.42'
C22	20.00'	90°00'00"	31.42'

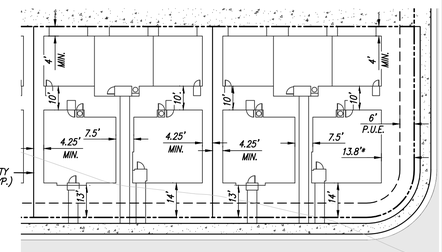
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C23	20.00'	90°00'00"	31.42'
C24	20.00'	90°00'00"	31.42'
C25	35.00'	17°14'35"	10.53'
C26	54.00'	30°09'58"	28.43'
C27	54.00'	30°03'08"	28.32'
C28	54.00'	30°03'08"	28.32'
C29	35.00'	17°14'35"	10.53'
C30	54.00'	18°30'54"	17.45'
C31	54.00'	15°42'01"	14.80'
C32	35.00'	17°14'35"	10.53'
C33	54.00'	30°03'08"	28.32'
C35	54.00'	5°51'52"	5.53'



TYPICAL BUILDING SETBACK DETAIL (LICENSED PRODUCT) LOTS 1-119

A — 30 SCALE

* INCREASED SETBACK IS PROVIDED ON CORNER LOTS TO ALLOW FOR THE 6' P.U.E.



TYPICAL BUILDING SETBACK DETAIL (BUNGALOW PRODUCT) LOTS 120-161

B — 30 SCALE

* INCREASED SETBACK IS PROVIDED ON CORNER LOTS TO ALLOW FOR THE 6' P.U.E.

NEIGHBORHOOD	UNIT NAME	DESCRIPTION	GARAGE	APPROX. NET SF	# TOTAL DU	% TOTAL DU	TOTAL NET SF
BUNGALOWS	1A	3BD/2BA	SIDE X SIDE	1,590	42	17%	66,780
	2A	4BD/3BA	SIDE X SIDE	1,608	42	17%	67,536
	3A	4BD/3BA	SIDE X SIDE	1,699	42	17%	71,358
	SUBTOTAL				**126**	**51%**	**205,674**
SINGLE FAMILY	1A	4BD/2.5BA, OPT. LOFT	SIDE X SIDE	2,241	39	16%	87,399
	2A	5BD/4BA, LOFT	SIDE X SIDE	2,341	40	16%	93,640
	3A	4BD/3BA, LOFT	SIDE X SIDE	2,350	40	16%	94,000
	SUBTOTAL				**119**	**49%**	**275,039**
	TOTAL				**245**		**480,713**
	AVERAGE UNIT SIZE			**1,972**			
	DENSITY			**±10.9 DU/GROSS AC**			

TYPOLOGY	PLAN TYPE	PLAN GROSS SF	# TOTAL DU	TOTAL BUILDING GROSS SF
BUNGALOWS	1A	2,178	42	91,476
	2A	2,091	42	87,822
	3A	2,181	42	91,602
	SUBTOTAL		**126**	**270,900**
SINGLE FAMILY (MIN LOT DIMS 33.5'X84')	1A	2,756	39	107,484
	2A	2,892	40	115,680
	3A	2,958	40	118,320
	SUBTOTAL		**119**	**341,484**
	TOTAL		**245**	**612,384**

FLOOR AREA, GROSS: THE TOTAL AREA OF ALL SINGLE FAMILY DWELLINGS, GROSS FLOOR AREA SHALL INCLUDE THE SINGLE FAMILY DWELLING, ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, GARAGES, PORCHES, DECKS, AND ALL BUILDINGS ON A LOT.

PARKING PROVIDED		RATIO
RESIDENTIAL GARAGE	490	PARKING STALLS/DU
ON-STREET	255	
ACCESSIBLE	7	
TOTAL	**752**	**3.07**

*ACCESSIBLE PARKING COUNT PER CALIFORNIA BUILDING CODE 11B-208.2 AND 11B-208.2.4
**ACCESSIBLE PARKING STALLS ACCOUNT FOR 2% OF THE TOTAL NUMBER OF PARKING SPACES

NORTH

0 30 60 120 180

Scale 1" = 60'

NO.	BY	REVISION

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PROPOSED TENTATIVE MAP
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0091-490-010
VALLEJO, CALIFORNIA

DATE	FEB, 2024
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	IVW
JOB NO.	A18575
SHEET	C3.0
OF _	SHEETS

Z:\2018\A18575-9\DWG\ENTITLEMENTS\VTM\A18575-9-PG-PTM.dwg 2-09-24 04:35:34 PM wdiaz

KIER+WRIGHT



Technical Memo

Date: June 23, 2025
Project No.: A18575-009
From: Paul Boumann, PE (Kier + Wright)
Subject: Fairview At Northgate Sewer Flow and Water Demand Analysis

EXECUTIVE SUMMARY:

The purpose of this technical memorandum is to adjust the calculations to the sewer and water flows done by West Yost and Associates, due to the elimination of a retail building on the proposed commercial site and the increase of dwelling units in the proposed residential development, for the Fairview At Northgate project (Project). The same unit factors were used when calculating the peak sewer flow (PSF) and the water demands for the modified Project. The unit factors came from the EIR Appendix K, West Yost Technical Memorandum for sanitary sewer impacts and potable water demands, dated 5/10/2019 and 1/31/2019, respectively.

PROJECT DESCRIPTION:

The proposed Project is located within a suburban and urban environment in the City of Vallejo (City). The proposed Project is bound on the north by Turner Parkway, to the east by Foothill Drive with a residential area, to the south by Sundance Apartments and Avery Greene Honda, and to the west by Admiral Callaghan Lane and I-80. Currently the proposed Project area encompasses approximately 51.3 acres of undeveloped vacant land. The Project is planned to include commercial, residential, parks, and open space land uses. The commercial area, to be located on the western side of the site, will be approximately 21.8 acres. The proposed commercial area, to the north, has been reduced from 4 buildings to 3 buildings, and a Costco to the south. The residential area, to be located on the eastern side of the site, will be approximately 23.8 acres, including the 1.6+/- acres of neighborhood parks. The Project shall consist of 126 detached cluster style homes and 119 single family detached dwelling units (245 DU total). This is an increase of 70 DU's from the 175 Du's used to calculate sewer flows and water demand, by West Yost technical memorandums stated above.

3350 Scott Boulevard, Building 22,
Santa Clara, CA 95054
925.245.8788
www.kierwright.com

SANITARY SEWER FLOW CALCULATIONS

K+W has incorporated the same sewer flow factors and formulas as are shown in the West Yost (WY) Technical Memo, as stated above.

Sanitary Sewer Capacity Analysis:

1) PSF = $(SF)^{0.97}$ $(e)^{0.33}$ for average sanitary flow ≥ 0.1 mgd

2) PSF = (SF)(e) Average sanitary flow ≤ 0.1 mgd

Where PSF = peak sanitary flow, mgd or gpd

SF = average sanitary flow, mgd or gpd

e = natural log (2.7183)

For Commercial Use:

A. COSTCO Building –
Average daily flow = 7,824 gpd (Per WY Technical Memo)

Since 7,824 gpd < 0.1 mgd

PSF = (SF)(e)

PSF = (7,824)(2.7183)

PSF = 21,267.98 gpd use 21,268 gpd

B. Shops and Retail Buildings (Retail buildings have been reduced to three buildings, reducing retail area by 9,195 SF)

The building area is = 27,940 SF (Per WY) – 9,195 SF = 18,745 SF

Assumed Land use co-efficient of 0.006 cfs/acre (per WY Technical memo) for general commercial.

Average daily flow = (0.006)(18,745 sf) (1 ac/43560 sf)(1 mgd/1.55 cfs)
(1,000,000 gpd/1 mgd)

Average daily flow = 1,665.78 gpd < 0.1 mgd

PSF = (SF)(e)

PSF = (1,665.78)(2.7183)

PSF = 4,528.08 gpd, use 4,528 gpd

Since all buildings are clustered on one site,

PST total = PSF for COSTCO + PSF for Shop and Retail + Infiltration

Infiltration = 600 gpd/acre

Commercial site area = 769,980 sf = 17.68 acre

Infiltration = (600 gpd/acre) (17.68 acre) = 10,608 gpd

Therefore, PSF total = 21,268 + 4,528 + 10,608 = **36,404 gpd**

For Residential Use:

No. of Planned Residential Use Units (R1) = 245 units,

Average Daily Discharge = 80 gallons/person/day

Average day for residential – 20 gallons/person/day for commercial

Where average family unit = 2.7 persons/unit

Average daily discharge = (245 units)(2.7 person/unit)(80 gallons/person/day)

Average daily discharge = 52,920 gpd < 0.1 mgd

PSF = (SF)(e)

PSF = (52,920 gpd)(2.7183)

PSF = 143,852 gpd

PSF Total = PSF Residential + Infiltration

Infiltration = 600 gpd/acre (per WY Technical memo)

Residential site area = 23.8 acre

Infiltration = (600 pgd/acre) (23.8 acre)=14,280 gpd

Therefore, PSF total = PSF Residential + Infiltration

PSF Total = 143,852 + 14,280

PSF Total = **158,132 gpd**

Final Results for Peak Sanitary Flow (PSF):

PSF for Commercial site = 36,404 gpd (reduction of 2,113 gpd(0.003 cfs)
PSF for Residential site = 158, 132 gpd (increase of 41,100 gpd (0.06 cfs)

PROJECT WATER DEMAND

Factors below are based on Technical Memorandum done by West Yost Associates, as specified above.

Table 2. Proposed Project Demands – 2015 UWMP (Method 1)

Proposed Land Use	Quantity, units[a]	Adjusted Annual Demand Factor, units[b]	Projected Water Demand, AFY[c]
Single Family Residential	245 DU	84 CCF/DU	47.2
Commercial	4 Meters	449 CCF/meter	4.1
Park	2 Meters	1,230 CCF/meter	5.6
Open Space	0 Meters	-	-
		Losses[d]	5
		Total	56.9
Single Family Residential[e]	500 (DU)	84	107

(a) Land Use data based on Overall Site Plan, dated September 2018, minus 1 retail building for Commercial and updated VTM, dated 7/8/2024

(b) From City's 2015 UWMP Appendix B. Baseline Demands are adjusted for plumbing code and appliance standards, implementation of demand management measures, real cost of water, and water loss management.

(c) AFY = Acre-feet per year

(d) Losses assumed to be 10 percent based on Table 26 in 2015 UWMP Appendix B.

(e) Includes unaccounted-for water at 10 percent of supply.

(f) DU – Dwelling Units

(g) CCF – 100 Cubic Feet

Table 3. Proposed Project Demands – 2015 UWMP with Refined Costco and Irrigation Demands (Method 2)			
Proposed Land Use	**Quantity, units[a]**	**Adjusted Annual Demand Factor, units[b]**	**Projected Water Demand, AFY[c]**
Single Family Residential	245 DU	84 CCF/DU	47.2
Commercial	3 Meters	449 CCF/Meter[b]	3.1
Costco[d]	1 Warehouse	4,027,820 gal/warehouse	12.4
Commercial Irrigation[e]	3.3 Acres	1.55 ac-ft/Acre	5.1
Park Irrigation[f]	1.3 Acres	3.44 ac-ft/Acre	4.5
Open Space	0 Meter	-	-
		Losses[g]	7
		Total	79.3
Single Family Residential[h]	500 (DU)	84 CCF/DU[b]	107

(a) Land Use data based on Overall Site Plan, dated September 2018, minus 1 retail building for Commercial and updated VTM, dated 7/8/2024

(b) From City's 2015 UWMP Appendix B. Baseline Demands are adjusted for plumbing code and appliance standards, implementation of demand management measures, real cost of water, and water loss management.

(c) AFY = Acre-feet per year

(d) Provided by Costco on January 14, 2019.

(e) Refer to WY Technical Memo, Attachment A.

(f) Refer to WY Technical Memo, Attachment A.

(g) Losses assumed to be 10 percent of supply based on Table 26 in 2015 UWMP Appendix B.

(h) Includes unaccounted-for water at 10 percent of supply.

(i) DU – Dwelling Units

(j) CCF – 100 Cubic Feet

CONCLUSION:

The following peak sewer flows and potable water demands are based on the updated Project building numbers. The number of retail stores, not including Costco, went from 4 buildings to 3 buildings and the residential units increased from 175 DU's to 245 DU's. This resulted in the following changes to both the sewer discharge flows and potable water demands, when compared to the West Yost technical memorandums listed as references above:

Peak Sewer Flow (PSF) for the commercial site reduced by: 38,517 gpd (WY) – 36,404 gpd (K+W)

= **2,113 gpd (0.0033 cfs)**

Peak Sewer Flow (PSF) for the residential development increased by: 158,132 gpd (K+W) – 117,032 gpd (K+W)

=41,100 gpd (0.06 cfs)

Proposed potable water demand based on Method 1, increased from: 50.1 AFY (WY) to **56.9 AFY** (K+W)

Proposed potable water demand based on Method 2, increased from: 67.4 AFY (WY) to **79.3 AFY** (K+W)

The decrease in sewer flow for the updated commercial site should not be an issue since it is a reduced flow from the West Yost memo.

The increase in sewer flow from the proposed 245 DU residential development should not be an issue either since the existing 12" sanitary sewer system within Turner Parkway has 10 feet of freeboard, refer to Table 1, "Water Surface Elevation (WSE) Summary", of the West Yost Memo for sanitary sewer impacts.

Per Table 2 PWWF (Peak Wet Weather Flow) Summary of the West Yost Memo, Pre-Project PWWF = 6.36 cfs. Based on the updated Project the Post-Project PWWF=0.06 cfs (36,404 gpd) + 0.24 cfs (158,132 gpd) + 6.36 cfs = 6.66 cfs total. The existing 24" sanitary sewer pipe within Turner Parkway just downstream of the commercial site, with a slope of 0.0016 has a capacity of 10.69 cfs > than the 6.66 cfs and therefore the added sewer discharge based on the updated Project development should not create a negative impact to the existing sewer infrastructure. See attached Mannings hydraulic calculator for existing 24-inch sanitary sewer capacity.

The proposed project water demand based on Methods 1 and 2 are both below the 107 AFY demand projections for a 500-single family residential unit development.

Manning Formula Uniform Pipe Flow at Given Slope and Depth

Printable Title

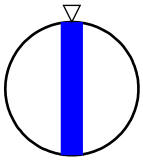
Printable Subtitle

Inputs

Pipe diameter, d_0	24	in
Manning roughness, n	.011	
Pressure slope (possibly ? equal to pipe slope), S_0	0.0016	rise/run
Relative flow depth, y/d_0	1	fraction

Results

Flow depth, y	2.0000	ft
Flow area, a	3.1416	ft^2
Pipe area, a0	3.1416	ft^2
Relative area, a/a0	100.0000	%
Wetted perimeter, P_w	6.2831	ft
Hydraulic radius, R_h	6.0000	in
Top width, T	0.0000	in
Velocity, v	3.4039	ft/sec
Velocity head, h_v	0.0781	psi
Froude number, F	0.00	
Average shear stress (tractive force), tau	0.0499	psf
Flow, Q (See notes)	10.6932	cfs
Full flow, Q0	10.6932	cfs
Ratio to full flow, Q/Q0	1.0000	fraction



Notes:

This is the flow and depth inside an *infinitely long* pipe.
Getting the flow into the pipe may require significantly higher headwater depth. Add at least 1.5 times the velocity head to get the headwater depth or see my 2-minute tutorial for standard culvert headwater calculations using HY-8.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 26-XX

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL (1) ADOPT AN ORDINANCE ADOPTING AN AMENDMENT TO THE FAIRVIEW AT NORTHGATE MASTER PLAN (PD24-0002) TO INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 178 TO 245 AND AMENDING THE ZONING MAP (PLN25-0110) TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT PROPERTY FROM RESIDENTIAL MEDIUM DENSITY (RMD) (APN: 0069-048-030) AND REGIONAL COMMERCIAL (RC) (0069-048-040, -050) TO PLANNED DEVELOPMENT (PD); (2) AND APPROVE DEVELOPMENT REVIEW (DVR24-0021), DESIGN REVIEW (DR24-0008), LANDSCAPE REVIEW (LR24-0015), AND A VESTING TENTATIVE MAP AMENDMENT (TM24-0002), SUBJECT TO THE CONDITIONS OF APPROVAL AS EXHIBIT A

* *

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040 and Certified the Environmental Impact Report (EIR); and

WHEREAS, on June 9, 2020, the City of Vallejo City Council adopted Resolution No. 20-065 N.C to certify an Environmental Impact Report ("EIR")(State Clearing House [SCH]# 2018102007) for the Fairview at Northgate Project and approved a Zoning Map Amendment (ZMA17-0001), Vesting Tentative Map (TM17-002), Planned Development (PD17-0007) and Use Permit (UP18-0007) to approve the mixed-use project located on a single vacant 51.29-acre parcel at Admiral Callaghan Lane and Turner Parkway (the "Subject Property") known as the "Fairview at Northgate Master Plan" and commonly referred to as the "Planned Development"; and

WHEREAS, the 2020 Planned Development main components include a 152,138-square-foot Costco store with a tire center, gasoline sales, and 774 surface parking spaces; a commercial center with four buildings totaling 27,500 square feet, including a drive-through restaurant and 188 surface parking spaces; 178 two-story single-family dwellings; a central open space buffer including protected wetlands between the commercial and residential portions of the project; and the widening of Admiral Callaghan Lane from two to four lanes, including a new traffic signal at the main Costco driveway; and

WHEREAS, on July 22, 2021, the City Council adopted the new Zoning Code and Zoning Map to incorporate the new VMC Title 16 (Zoning Code) for land use regulations and development standards applicable to the Plan area; and

WHEREAS, the Subject Property has a current General Plan land use designation of Mix of Housing Typer/Medium Density (R-MH); and

WHEREAS, on June 5, 2024, the applicant formally applied for a Vesting Tentative Map Amendment (TM24-0002), Development Review (DVR24-0021), Design Review (DR24-0008), Landscape Review (LR24-0015), and Fairview at Northgate Planned Development Master Plan Amendment (PD24-0002) (collectively, the "Project") to increase the residential component of the project from 178-units to 245-units on the Subject Property.

WHEREAS, September 10, 2024, after multiple rounds of review, the application was determined to be complete; and

WHEREAS, on March 11, 2025, the City retained LSA to prepare an Addendum to the Fairview at Northgate Project Certified EIR for the Project to analyze the potential environmental impacts resulting from the proposed Project. The Addendum, dated August 2025, and entitled "Addendum to the Fairview at Northgate Master Plan EIR," was prepared pursuant to CEQA Guidelines Section 15164; and

WHEREAS, on March 27, 2026, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property, the property owners, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the Project and electronically mailed to the members of the Planning Commission, to the applicant and interested parties; and

WHEREAS, On March 29, 2026, notice of this hearing was published as a 1/8-page display advertisement in the Times Herald; and

WHEREAS, on March 30, 2026, notice of this hearing was posted at three different locations on the Project Site; and

WHEREAS, the Planning Commission conducted a public hearing on April 20, 2026, to consider the proposed Project, including the recommended environmental review determination pursuant to CEQA; and

WHEREAS, by separate resolution adopted prior hereto, the Planning Commission considered and recommended that the City Council consider the Addendum to the previously certified EIR for the Fairview at Northgate project (SCH# 2018102007), and did consider the Addendum prior to making a recommendation on the project; and

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines, and resolves as follows:

Section 1. Recitals.

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

Section 2. Record

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes but is not limited to: (1) the Addendum to the Fairview at Northgate Master Plan EIR; (2) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Addendum and the Project entitlements; (3) the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; (4) the evidence, facts, findings and other determinations set forth in this resolution; (5) Vallejo General Plan 2040 and its certified final Environmental Impact Report ("GP EIR"); (6) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (5) the Vallejo 2023-2031 Housing Element and the Addendum to the GP EIR; (7) the Vallejo Municipal Code; (8) all documentary and oral evidence received at public meetings, hearings, or submitted to the City during the comment period relating to the Project; and (9) all other matters of common knowledge to the Planning Commission including, but not limited to, City state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. Vesting Tentative Map Findings

1. **Is consistent with the goals and policies of the Vallejo general plan and any applicable specific plans; and**

Facts in support: The project site has a land use designation of R-MH, which applies to residential neighborhoods largely characterized by single- family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes. The maximum permitted residential density in the R-MH land use designation is 25 units per acre. As proposed, the Project would construct 245 additional single-family dwellings units on a vacant and underutilized infill site adjacent to existing residential development. Regarding density, the proposed project would yield an average density of 10.6 dwelling units per acre; meeting the maximum density allowed for the site as set forth in the General Plan. The Project is consistent with the goals and policies of the Vallejo General Plan, as shown in Exhibit B of this Resolution.

There is no specific plan applicable to the Project.

2. **Conforms with this title and the zoning ordinance; and**

Facts in support: The proposed Amended Vesting Tentative Map proposes to subdivide a vacant parcel, totaling 23.19-acres, into 161 residential parcels, three for private

alleys, one for the neighborhood park and one for the linear park and one for one bio-retention basin. The Amended Vesting Tentative Map is consistent with the proposed Planned Development and to the applicable standards of Chapter 15.08 (Tentative Maps) of Title 15 (Subdivisions) of the VMC.

As proposed, the Amended Tentative Map conforms to the applicable standards set forth in Title 15, as it is consistent with goals and policies of the Vallejo General Plan as described in ***Exhibit B*** *of this Resolution and includes all the elements required for a tentative map set forth in VMC Section 15.08.030.*

3. **Conforms with the Subdivision Map Act.**

Facts in support: The California Subdivision Map Act (SMA) governs the division of land into smaller parcels, ensures orderly development and the provision of adequate infrastructure for new subdivisions. The SMA requires developers to submit maps showing how the land will be divided and ensures adequate access to utilities, drainage, and compliance with zoning and environmental regulations, thereby promoting public health, safety, and welfare.

The Project and its accompanying Amended Vesting Tentative Map have been reviewed for consistency with applicable General Plan and Housing Element policies, the Vallejo Municipal Code (Title 15 – Subdivisions and Title 16 – Zoning), and the SMA. As discussed above, the Amended Vesting Tentative Map is consistent with the Vallejo General Plan policies, and the proposed Planned Development, as shown in ***Exhibit C*** *of this Resolution, including those related to lot size, lot coverage, landscaping, and other relevant development standards. The Project will also have adequate access to utilities, drainage, and infrastructure by providing new streets, sidewalks, water, sanitary sewer, storm drain lines, and bioretention and water quality basins, and a detention basin.*

Section 4. **Development Review Findings**

1. **Complies with all applicable specific standards and criteria of this Zoning Code;**

Facts in Support: The proposed project is located on a property zoned Planned Development and implemented by the Fairview at Northgate Master Plan, as amended. The project is consistent with the Amended Master Plan specific standards, such as setbacks, lot coverage, building height and design standards.

2. **Is consistent with the general plan and any applicable approved specific plan or planned development;**

Facts in support: The project site currently has a General Plan Land Use Designation of Mix of Housing Types/Medium Density (R-MH). The R-MH allows single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings and small commercial spaces; or 2) primarily single-use, multi-family developments with common outdoor spaces and maximum permitted residential density of 25 dwelling units per acre. the project includes 245 units; 119 detached single-family residences and 126 cluster type single-family detached homes (i.e., bungalows) with a neighborhood and linear parks and providing 10.3 units an acre. In addition to being consistent with the General Plan Land Use Designation, the project is consistent with General Plan goals and policies.

3. **Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed;**

   Facts in support: The overall design of the project complies with applicable design and development standards that have been set forth by the proposed Amended Fairview at Northgate Master Plan. The detached single-family and the cluster type residential units comply with minimum setbacks, lot coverage, overall building height, etc. and meet the design standards by incorporating different finished materials such as stucco, stone or brick veneer, cementitious lap siding or panels and cementitious board and batten siding for a high-quality development.

4. **Is in substantial compliance with any applicable adopted design guidelines;**

   Facts in support: The Amended Fairview at Northgate Master Plan provides design guidelines in the style of the Wine Country Agrarian architectural style. The proposed Amended Master Plan provides development and design standards to encourage diversity and visually interesting neighborhood street scene. The homes will incorporate different finished materials such as stucco, stone or brick veneer, cementitious lap siding or panels and cementitious board and batten siding. The architectural detailing have been used to provide visual interest and richness to the elevations. Overall, the project uses high-quality, long-lasting material that will result in quality development.

5. **Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;**

Facts in support: The proposed project is designed to create a cohesive grouping of structures that are visually and functionally well-related to one another, resulting in a unified and well composed urban design that incorporates a Wine Country Agrarian design. The careful consideration to site planning, building height and arrangement to ensure internal consistency. These design elements are also compatible with and responsive to surrounding structures in the immediate area, supporting neighborhood consistency.

6. **Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area; and**

Facts in support: The development has been designed to protect the existing wetlands area located between the residential and commercial components of the Fairview at Northgate planned development by creating a 5.7-acre parcel that will be left undeveloped and preserved as open space, integrating a linear park with trails for existing and future residents to enjoy. The placement of the cluster style homes helps transition the area near Turner Parkway to a less dense development of detached single-family residences.

7. **That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Facts in support: An Addendum to the Fairview at Northgate Project Certified EIR (SCH# 2018102007) has been reviewed and considered in compliance with CEQA. By separate Resolution No. 26-___ adopted prior hereto, the Planning Commission did consider the Addendum prior to making a recommendation on the Project.

Section 5. Design Review Findings

Note: In accordance with VMC Section 16.604.02 the Planning and Development Services Director has forwarded the request for Design Review to the Planning Commission.

A. **Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines;**

Purpose of the Chapter

1. Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city's architectural traditions.

Facts in support: As proposed, the project meets the City's objective regulations and supports the best of the city's architectural traditions, as discussed in detail below.

2. **Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable.**

   Facts in support: The proposed home are designed in a 'Wine Country Agrarian" architecture style that will be constructed with a variety of high-quality building materials and painted with simple, neutral colors. Vertical and horizontal façade breaks, and appropriate building massing have been incorporated into the design of the subdivision and will create distinction in the context of the larger established neighborhood.

3. **Promote architectural and design excellence in new construction and discourage poor quality development.**

   Facts in support: The project details, colors, materials, and landscaping are integrated with one another in a way that ensures a visually consistent proposal. Each building elevation will consist of building features, materials, and colors typically associated with the Wine Country Agrarian architectural style. The homes will incorporate different finished materials such as stucco, stone or brick veneer, cementitious lap siding or panels and cementitious board and batten siding. The architectural detailing have been used to provide visual interest and richness to the elevations. Overall, the project uses high-quality, long-lasting material that will result in a quality development.

4. **Ensure that future development should:**
   a. **Reflect the values of the community.**
   b. **Enhance the surrounding environment.**
   c. **Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
   d. **Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

   Facts in support: The project reflects the promotion of development that targets underutilized sites, which is a policy identified in the General Plan. Due to its location, the Project will sit lower on the site as to not obstruct scenic views from existing residences to the east and south, and due to its nature and design, nor will it confuse the relationships among structures in the vicinity over time. The overall Project has been designed to wrap around the back side of the existing residential development in order to fit in with the existing development pattern.

5. **Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).**

Facts in support: The project complies with applicable, objective general plan and zoning standards. Therefore, in accordance with the provisions of the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), the city may not deny the project or approve the project at a reduced density without basing its decision on the written findings under Section 65589.5(j), which read as follows:

1. *The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and*

2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

6. **Provide for new landscaping to create a visually pleasing setting for structures on the site.**

   Facts in support: Landscaping will be provided in the front yards, and in the neighborhood and linear parks and around the bioretention basin. New trees, as well as shrubs and ground cover, will be planted within the project to enhance the project site. The new landscaping will create a visually pleasing settling for the homes to be constructed on the site.

7. **Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value.**

   Facts in support: Not applicable; no existing tress will be removed as part of the project.

8. **Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.**

   Facts in support: Not applicable; no sign is proposed as part of the residential component of the development.

9. **Promote the conservation, enhancement, preservation, and protection of historic resources.**

   Facts in support: Not applicable; there are no historic resources near this project's location.

   Design policies of the General Plan

   *Facts in support: The Project is consistent with the goals and policies of the Vallejo General Plan, as shown in **Exhibit B** of this Resolution.*

   Adopted applicable design guidelines.

Facts in support: The project is consistent with the adopted design guidelines for the Fairview at Northgate Master Plan in such that the residential development incorporates a variety of different materials and colors to ensure there is a consistent and cohesive development throughout the subdivision.

B. Is consistent with any planning are zoning approvals by the director or the planning commission;

Facts in support: As mentioned above and detailed below, the increase in residential units is consistent with the overall vision and design guidelines of the formally approved Fairview at Northgate Master Plan.

C. Complies with any other relevant city policies or regulations; and

Facts in support: The project complies with the General Plan Policies and the proposed amended Fairview at Northgate Planned Development.

D. Meets the following criteria:

a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

Facts in support: The proposed Wine Country Agrarian architectural style includes a variety of different building materials such as stucco, stone or brick veneer, cementitious lap siding or panels, and board and batten siding. With the application of neutral paint colors and installation of drought tolerant front yard landscaping as proposed, all design elements will complement each other and provide an attractive and comfortable environmental for occupants and visitors to the subdivision.

b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.

Facts in support: As described above, the proposed materials, colors and landscaping will be fully integrated with one another and will be used in a manner that is visually consistent with the proposed architectural design of a Wine Country Agrarian style.

c. **The project has been designed with consideration of neighboring development.**

Facts in support: The project has been designed with consideration of the existing neighborhood development to the east and south. The existing development to the east is classified as detached, single- and two-story homes with hip and gable roofs, with a mixture of stucco, wood and batten siding and existing development two-story multi-family development to the south. The proposed project will incorporate two-story homes that include a variety of different building materials such as stucco, stone or brick veneer, cementitious lap siding or panels, and cementitious board and batten siding. With the application of neutral paint colors, and installation of drought tolerant front yard landscaping as proposed, all design elements will not only complement each other but will also complement the existing surrounding development to the east and south.

d. **The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.**

Facts in support: The proposed detached single-family residences have been designed to be visually interesting, and they will be constructed with a variety of high-quality building materials and painted with simple, complementary colors. Vertical and horizontal façade breaks and building massing have all been incorporated into the design of the homes. The building features wall articulation, and materials that are aesthetically pleasing and compatible with other newer developments in the community.

e. **Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

Facts in support: The proposed project will activate an underutilized, vacant site by creating new roads and alleys for the subdivision. The street frontages have been designed to include a variety of different building materials, colors and landscaping to create an attractive streetscape and create an attractive street presence for pedestrians and passing motorists.

f. **The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.**

Facts in support: Not applicable; the subject site is not within any historic district of the City.

g. **The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.**

Facts in support: The project has been designed to take advantage of the views of vistas of Sulphur Springs Mountains, that will be visible from public streets and open spaces. To the extent feasible, the project will preserve the views and vistas of the existing neighborhood to the east and south of the site. The project will incorporate common open spaces, such as a neighborhood park and a linear park adjacent to the existing wetland that will incorporate trails, to create a sense of place and provide an area for activity for future residents.

h. **The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.**

Facts in support: The proposed landscaping, including trees, shrubs and ground covering has been designed to improve the appearance of an underutilized site and minimize hardscape. The landscaping incorporates plant materials that are drought-tolerant, would minimize water usage, and are compatible with City of Vallejo's climate.

i. **The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.**

Facts in support: As required by the California Building Code, the project has been designed to be energy-efficient and will include features such as LED lighting and solar panels. The proposed landscaping has been designed to incorporate plant materials that are drought tolerant consistent with the California Water Efficient Landscaping Standards.

j. **The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.**

Facts in support: The Project has been designed to protect the existing wetlands area between the residential and commercial components of the Fairview at Northgate development, by creating a 5.7-acre parcel that will be left undeveloped and preserved as open space. The open space parcel abuts a linear

park with trails for existing and future residents to enjoy the natural features of the site.

Section 6. **Decision**

NOW, THEREFORE, LET IT BE RESOLVED, the Planning Commission hereby adopts a resolution recommending that the City Council (1) adopt an Ordinance adopting an amendment to the Fairview at Northgate Master Plan (PD24-0002) to increase the number of residential dwelling units from 178 to 245 and amending the Zoning Map (PLN25-0110) to change the zoning designation of the Subject Property from Residential Medium Density (RMD) (APN: 0069-048-030) and Regional Commercial (RC) (0069-048-040, -050) to Planned Development (PD); (2) and approve Development Review (DVR24-0021), Design Review (DR24-0008), Landscape Review (LR24-0015), and a Vesting Tentative Map Amendment (TM24-0002), subject to the Conditions of Approval as **Exhibit A**.

Section 7. **Time Limitations & Indemnity**

a. Developer shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the action(s) at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Developer, the City, and/or parties initiating or bringing such action.

b. Developer shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the developer desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.

c. In the event that a claim, action, or proceeding described in paragraphs a. or b. above is brought, the City shall promptly notify the developer of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to: (1) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the developer in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defense the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and expenses shall be paid by the developer.

d. The Applicant, property owner and/or any successor(s) in interest, whether in whole or in part, to either of them, indemnifies the City for the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.

e. Pursuant to VMC Section 16.602.14, the Applicant, or any party adversely affected by the decision of the Planning Commission, may, within ten days after the Planning Commission's decision, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the date of the decision. Fees for the appeal established by the Master Fee Schedule shall be paid by the appellant. In the event the appeal period ends on a Saturday, Sunday, or any other day the city is closed, the appeal period shall end at the close of business on the next consecutive business day.

f. The conditions of approval applicable to the Project include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. Developer is hereby further notified that the 90-day approval period in which it may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) has begun. If you fail to file a protest within this 90- day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 20th day of April 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

ERIC BLIND, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

_____

Kristin Pollot, AICP - SECRETARY
City of Vallejo Planning Commission

Exhibits:

A. Conditions of Approval
B. Conditions of Approval from June 9, 2020
C. General Plan Consistency
D. Planned Development Consistency
E. Amended Vesting Tentative Map and Floor Plans – Dated December 2025
F. Ordinance
    a. Amended Fairview at Northgate Master Plan
    b. General Plan Consistency
    c. Amended Fairview at Northgate Master Plan Project Plans
    d. Zoning Map Amendment

CONDITIONS OF APPROVAL

AMENDED VESTING TENTATIVE MAP (TM24-0002)
DEVELOPMENT REVIEW (DVR24-0008)
DESIGN REVIEW (DR24-0021)
PLANNED DEVELOPMENT AMENDMENT (PD24-0002)
LANDSCAPE REVIEW (LR24-0015)
****
FAIRVEW AT NORTHGATE
APN:0069-048-030

A. **PLANNING DIVISION**

Pre-Building Permit

1. Prior to building permit issuance, Developer shall submit a numbered list to the Planning Division with a written response as to how each condition of approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate continued development of the project. The conditions shall also be included in the permit set after the cover sheet with each condition listed.

2. Prior to issuance of any grading permit, building permit, or other discretionary or ministerial approval, and throughout project construction and operation, the Developer shall fully comply with and implement all applicable mitigation measures required by the Mitigated Monitoring and Reporting Program (MMRP) adopted by the City Council and incorporated herein by reference.

3. Pursuant to VMC 16.602.10.b, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the Developer guarantees, warranties, or ensures compliance with the plans and conditions in all respects.

4. Prior to building permit issuance, Developer shall obtain a Temporary Use Permit from the Planning Division for any temporary office or construction trailer, as necessary.

5. Prior to building permit issuance, Developer shall obtain a Temporary Use Permit from the Planning Division for any subdivision signs during the time period of subdivision sales.

6. Prior to building permit issuance, Developer shall submit construction-level landscaping plans prepared by a registered landscape architect as part of the building plan set for review and approval. Landscape plans shall comply with Chapter 16.504 (VMC) and substantially comply with the landscape plans in the approved entitlements.

7. Prior to building permit issuance, submit construction level plans for proposed bridge walkway connecting the residential to the commercial component of the project and provide documentation of approved agency permit(s) necessary to install bridge over wetlands. The Developer shall ensure bridge walkway are consistent to Regional Water Quality Control Board Approvals.

8. At the time of building permit issuance, the Developer shall pay all applicable park dedication (Quimby Act) and Park Impact Fees, in accordance with Chapter 3.18 – Land Dedication and Fees for Park and Recreational Purposes. The exact amount and applicability of such fees shall be determined by the City in accordance with applicable municipal code provisions and adopted fee schedules including the provision of publicly accessible parks within the project (e.g., 7.51 acres of park dedication: 1-acre

for the Neighborhood Park, 0.84-acres for the linear park and 5.67-acres of open space as shown in exhibit C.13 of the Planned Development Plans).

Homeowners' Association

9. A Homeowners' Association (HOA) shall be created for the project, which shall maintain all shared improvements, including but not limited to:

    a. Private Alleyways
    b. Shared Private Utilities
    c. If necessary, Concrete V-Ditch (south side of project). Refer to "Offsite Drainage Ditch and Storm Drain Line" Condition above (Public Works #9) Linear Park and Linear Trail
    d. Private Pedestrian Paseos
    e. Neighborhood Park
    f. Shared/Common Landscaped Areas
    g. Bio-retention Basin
    h. Existing Wetlands area

    Prior to final approval of the Final Map, Developer shall submit a copy of the draft CC&Rs for the HOA to the City for the City's review and approval. City, as third-party beneficiary, shall have the power but not the obligation to enforce the HOA's maintenance requirements and standards. The CC&Rs shall include a clause that there shall be no amendments without the City's approval.

During Construction

10. Construction activities shall be managed in compliance with the following requirements:
    a. Site Watering. During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
    b. Maintenance. Streets and sidewalks shall be made dirt-free at the completion of construction.
    c. Noise. All construction and transport equipment shall be muffled in accordance with state and federal laws.
    d. Emissions. Construction and transport equipment shall be operated to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.
    e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
    f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary and shall comply with Chapter 12.41 of the Vallejo Municipal Code.

11. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m., Monday- Friday, Saturday 9 am- 6 pm. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.

12. The fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed prior to final inspection. In the event that the building permits expire before the construction is completed, the Planning and Development Services Director may issue a

temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

Landscaping

13. The project architect and engineer shall coordinate design closely with the project landscape designer. Specifically, they shall consult the landscape designer to evaluate and address issues related to:
    - Fencing/wall layout and details
    - Locations and sizes for irrigation services
    - Sight distance constraints for fencing and landscaping
    - Depth of cover and tree setbacks over water, sewer and storm drain lines in landscape areas

14. Landscape plans shall include landscaping for the Neighborhood Park and Linear Park.

15. Prior to the final building inspection (of the last residential unit of) the subdivision, the landscape architect shall provide a Certificate of Completion and Certificate of Installation according to the Landscape Documentation in accordance with VMC Chapter 16.504.09: Water Efficient Landscape Requirements. The documentation shall include the following:
    a. Irrigation Scheduling (VMC Section 16.504.11)
    b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.504.08)
    c. Landscape Irrigation Audit Report (VMC Section 16.504.13)
    d. Soil Management Report (VMC Section 16.504.10)

16. Prior to final building inspection of each residential unit, all landscaping and irrigation shall be installed for each said unit, in accordance with the approved plans.

17. The HOA shall ensure all HOA landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include but is not limited to:
    a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, soil amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.
    b. The trimming of vegetation as necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on site and on adjacent properties.
    c. The trimming of vegetation as necessary to keep pedestrian and bicycle paths clear. (VMC Section 16.504.08 (A))
    d. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
    e. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
    f. The removal of dead, decayed, diseased, or hazardous trees, weeds and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.
    g. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original

planting installation, approved landscaping plan, or as approved by the director. (VMC Section 16.504.08 (D))

18. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section16.504.08 (B))

19. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be kept free of weeds at all times. (VMC Section 16.504.08 (C))

Fences and Screening

20. Prior to final building inspection of each residential unit, fencing shall be installed per approved plans.

21. Fencing shall be continuously maintained with no sign of rust or disrepair. Any graffiti shall be removed within forty-eight hours of discovery by the property manager. (VMC Section 16.505.02 (B)).

22. All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, back-up and emergency generators, and similar utility devices.
    a. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.
    b. Equipment shall be screened on all sides, and screening materials shall be opaque.
    c. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.
    d. The use of wood expanded metal lath, and chain link for the purpose of screening is prohibited. (VMC Section 16.505.10)

Lighting:

23. Exterior residential lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained in order to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness as described in VMC Chapter 16.506 – Lighting and Glare.

General Conditions

24. The development of the subdivision shall be subject to the development standards of the Fairview at Northgate Planned Development Master Plan.

25. The project shall implement the following applicable Mitigation Measures prior to site disturbance or issuance of a building permit, as required by the adopted Mitigation Monitoring and Reporting program and as cited in the Addendum to the Fairview at Northgate EIR:

    - **Aesthetics**
        1. **AES-1: Lighting Plan**
    - **Air Quality**
        1. **AQ-1: Bay Area Air Quality Management District (Air District) Basic Construction Measures**

2. **AQ-2: Bay Area Air Quality Management District (Air District) Additional Construction Mitigation Measures**

- **Biological Resources**
  1. **BIO-1: Nesting Birds**
  2. **BIO-2: Wetland Permits**
  3. **BIO-3: Wetland Compensation**
  4. **BIO-4: Construction Fencing**
  5. **BIO_5: Construction Staging**
- **Cultural Resources**
  1. **CUL-1: Cultural Awareness Training Program**
  2. **CUL-2: Cultural Resources Construction Monitoring**
  3. **CUL_3: Discovery of Unknow Resources**
  4. **CUL-4: Discovery of Human Remains**
- **Geology and Soils**
  1. **GEO-1: Geotechnical investigation**
  2. **GEO-2: Paleontological Monitor**
- **Greenhouse Gases**
  1. **GHG-1: Electrical Powered Landscape Equipment**
  2. **GHG-2: Health Emissions**
  3. **GHG-3: Vehicle Trip Reduction**
  4. **GHG-4: Traffic Calming**
  5. **GHG-5: Pedestrian Connectivity**
  6. **GHG-6: Internal trails**
  7. **GHG-11: Additional GHG Emissions Reduction Measures**
  8. **GHG-12: GHG Emission Offsets**
- **Hydrology and water Quality**
  1. **HYD-1: Construction Water Quality Plan**
  2. **HYD-2: Stormwater Control Plan**
  3. **HYD-3: Final Drainage Plan**
- **Noise**
  1. **Noi-1: Construction Noise**
- **Transportation**
  1. **TR-1: roadway Improvements**
  2. **TR-2: Initial Signal Timing Study**
  3. **TR-4: New Bus Pull-Out**

Specific actions related to each Mitigation Measure cited above shall also include the following:

a. Project action to ensure light and glare impacts do not adversely affect visual quality of the areas or wildlife including nesting birds (Implementation of **Mitigation Measure[MM] AES-1: Lighting Plan):**

i. Prior to issuance of a building permit, the project applicant shall submit, to the satisfaction of the Planning & Development Services Director, a lighting plan for the project site demonstrating that outdoor lighting fixtures will not cause substantial glare and light spillover to surrounding properties including the open space area. At the Director's discretion the lighting plan can be broken up into commercial and residential components. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights.

b. Project action for reducing construction emissions **(Implementation of MM AQ1-: Bay Are Air Quality Management District [Air District] Basic Construction Measures)**:

i. Prior to any grading activities, the applicant shall prepare and implement a Construction Management Plan that includes the Air District Basic Construction Mitigation Measures to minimize construction related emissions. This plan shall first be reviewed and approved by the Director of Public Works/City Engineer. The Air District Basic Construction Mitigation Measures are:
    1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers on an as-needed basis. The use of dry power sweeping is prohibited.
    4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
    5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
    8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

c. Project action to further reduce construction emissions (Implementation of **MM AQ-2: Bay Area Quality Management district [Air District] Additional construction Mitigation Measures**):

    i. Prior to the issuance of any grading permits, the applicant shall prepare and implement a Construction Management Plan that includes the Air District Additional Construction Mitigation Measures to minimize construction-related emissions. This plan shall first be reviewed and approved by the Planning & Development Services Director. The applicable Air District Additional Construction Mitigation Measures are:
        1. The simultaneous occurrence of excavation, grading, and ground disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
        2. Idling time of diesel-powered construction equipment shall be limited to two minutes.
        3. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction (i.e., owned, leased, and subcontractor vehicles) will meet United States Environmental Protection Agency Tier 4 final off-road emissions standards or would achieve a project-wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent CARB fleet average. Acceptable

options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

4. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Air District Regulation 8, Rule 3: Architectural Coatings).
5. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOX and PM.
6. Require the lifting and placing of HVAC units on the roof of the proposed Costco building via helicopter to only occur when no other excavation, grading, and ground-disturbing construction activities are being conducted on the project site.

d. Project action for protection of Nesting Birds (implementation of **MM BIO-1: Nesting Birds**):

   i. Project activities should be initiated outside of the nesting season to the extent feasible (September 1 - January 31). However, if vegetation removal, grading, or initial ground-disturbing activities must be conducted during the nesting season, a pre-construction nesting bird survey shall be conducted by a qualified biologist prior to vegetation removal or initial ground disturbance. Nesting habitat may include grasslands, shrubs, trees, snags and open ground. The survey should be conducted in a sufficient area around the worksite to identify the location and status of any nests that could potentially be affected by Project activities.

   ii. If active nests are found within the project limits of impact or close enough to these areas to affect breeding success, a work exclusion zone shall be established around each nest by a qualified biologist and confirmed by the City. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion zone sizes vary dependent upon bird species, nest location, existing visual buffers and ambient sound levels, and other factors; an exclusion zone radius shall be a minimum of 25 feet (for common, disturbance-adapted species) or as large as 250 feet or more for raptors. Exclusion zone size may also be reduced from established levels if supported with nest monitoring by a qualified biologist indicating that work activities outside the reduced radius are not adversely impacting the nest.

e. Project Action for wetland protection (Implementation of **MM BIO-2: Wetlands Parmit, BIO-3: Wetland Compensation, BIO-4: Construction Fencing, and BIO-5: Construction Staging**):

   i. **BIO-2: Wetland Permits**: Prior to the approval of grading permits or improvement plans, the applicant shall provide, to the satisfaction of the Planning and Development Services Director, evidence that the U. S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the San Francisco Regional Water Quality Control Board (RWQCB) have been notified in writing regarding the existence of wetlands on the property. Any permits required shall be obtained and copies submitted to the Director prior to any equipment staging, clearing, grading, or excavation work. The permit shall include authorization for temporary construction work within the wetland area.

ii. **BIO-3: Wetland Compensation:** Prior to the approval of grading permits or improvement plans, the applicant shall submit to the satisfaction of the Planning and Development Services Director evidence that the following measures have been completed:

1. Provide written evidence that compensatory mitigation has been established through the purchase of mitigation credits at a qualified wetland mitigation bank established by and in agreement with the U. S. Army Corps of Engineers (USACE) and the San Francisco Regional Water Quality Control Board (RWQCB). The purchase of credits shall be a minimum of a 1:1 ratio or equal to the amount necessary as determined by USACE and RWQCB to replace impacted jurisdictional wetlands including compensation for temporal loss in accordance with approved regulatory permits (e.g., Regional Water Quality Control Board Section 401 Water Quality Certification, US Army Corps of Engineers 404 Permit, and California Department of Fish and Game Section 1602 Lake and Streambed Alteration Agreement) (minimum 1:1 ratio; more if required by other agencies). The total amount of impacted jurisdictional wetlands, as determined by the regulatory agencies, shall be replaced in accordance with the total amount of impacted acreage.

iii. **BIO-4: Construction Fencing.** Prior to approval of grading or improvement plans, the applicant shall submit to the satisfaction of the Planning & Development Services Director evidence that the following measures have been completed:

1. The grading or improvement plans shall identify the location of protective construction fencing. High visibility and silt fencing shall be erected at the edge of the construction/maintenance footprint if work is anticipated to occur within 50 feet of the preserved jurisdictional features and riparian areas. A qualified biological shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of jurisdictional features and riparian areas which are proposed for avoidance. Temporary construction activities related to the transfer of graded soil material and equipment to and from the commercial and residential areas shall be described and included in the permit issued for grading and encroachment in the wetland area. The crossing shall be limited to a single span in a single location and shall not be moved during any grading activities. The span shall be fenced and marked and shall be removed at the earliest feasible time upon the completion of grading. The span shall be installed, operated, and removed to minimize disturbance to the wetland area to the maximum extent feasible.

iv. **BIO-5: Construction Staging.** Prior to the approval of grading permits or improvement plans, the applicant shall submit to the satisfaction of the Planning & Development Services Director evidence that the following measures have been completed:

1. All equipment shall be stored, fueled and maintained in a vehicle staging area 300 feet (or the maximum distance possible) from any wetland feature. The staging area shall be no closer than 200 feet unless a bermed area is constructed between it and the wetland. Within the staging area the refueling areas shall be lined to prevent fuel contamination and hazardous

material absorbent pads shall be available in the event of a spill. The grading or improvement plans shall include a note clearly stating the requirements for the staging area distances, berming requirements, and use of liner in the refueling areas.

f. Project actions for Archeological Discoveries (**CUL-1: Cultural Awareness Training Program, CUL-2: Cultural Resources Construction Monitoring, CUL-3: Discovery of Unknown Resources, CUL-4: Discovery of Human Remains**):

   i. **CUL-1: Cultural Awareness Training Program:** Prior to the issuance of grading permits, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing ground disturbance work at the project site. The training shall be prepared and conducted by a qualified archaeologist to the satisfaction of the City of Vallejo Planning & Development Services Department. The training shall be a length of time adequate to explain applicable statutes, regulations, enforcement provisions; the prehistoric and historic environmental setting and context, local tribal groups; show sample artifacts; and what prehistoric and historic archaeological deposits look like at the surface and when exposed during construction. The training may be discontinued to new workers to the site when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. The entity responsible for the training shall extend an invitation to the Yocha Dehe Wintun Nation to be present during the training program. A list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the City Planning & Development Services Department for their review and approval.

   ii. **CUL-2: Cultural Resources Construction Monitoring:** During mass grading activities, a qualified archaeologist and Native American Monitor shall be continuously present onsite, and on-call during trenching activities, to observe disturbance areas. The applicant shall provide to the satisfaction of the Director of Planning & Development Services that a Native American Monitor from the Yocha Dehe Wintun Nation has been retained or that every reasonable effort has been made to retain a Native American Monitor. The qualified archaeologist or contractor shall halt work in the immediate vicinity if artifacts, exotic rock, shell or bone are uncovered during the construction. In the event such cultural resources are unearthed during ground disturbing activities, and the qualified archaeologist is not in that location, the project operator shall cease all ground-disturbing activities within 50 feet of the find and immediately contact the qualified archaeologist and the Native American Monitor. Work shall not resume until the potential resource can be evaluated by the qualified archaeologist and Native American Monitor. The qualified archaeologist shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find until the qualified archaeologist has evaluated the find, determined whether the find is culturally sensitive, and designed an appropriate short-term and long-term treatment plan in consultation with the Native American Monitor. The significance of the find shall be determined by the archaeologist and monitor. If determined to be significant the archaeologist shall prepare a treatment plan in consultation with local experts, Native American Representatives, and the City Planning & Development Services Department.

   iii. **CUL-3: Discovery of Unknown Resources:** The project applicant shall continuously comply with the following requirement: In the event that unanticipated cultural or

tribal cultural resources are encountered during the course of grading or construction, the project operator/contractor shall cease any ground-disturbing activities within 50 feet of the find. Cultural and/or tribal cultural resources may include prehistoric archaeological materials such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire affected rock, as well as historic materials such as glass, metal, wood, brick, or structural remnants. A qualified archaeologist shall evaluate the resource and recommend appropriate treatment measures, as appropriate.

iv. **CUL-4: Discovery of Human Remains:** The project applicant shall continuously comply with the following: If human remains are uncovered during ground-disturbing activities, the project proponent shall immediately halt work and contact the Solano County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. The City of Vallejo Police Department and City of Vallejo Planning & Development Services Department shall be contacted immediately after contact or attempted contact with the County Coroner. All excavation activities on the project site shall cease. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). No further excavation activity shall occur on the site or any nearby area reasonably suspected to overlie adjacent human remains until consultation is complete with the most likely descendant, the Coroner and the City Planning & Department Services Department staff. Authorization to resume construction shall only be given by the City after consultation with the most likely descendent and shall include implementation of all appropriate measures to protect any possible burial sites or human remains.

g. Project specific actions for Seismic Hazards and Paleontological Resources/Unique Geological Features (implementation of MM GEO-1: Geotechnical Investigation and GEO-2: Paleontological Monitor):

i. GEO-1: Geotechnical Investigation. Prior to construction, the project applicant shall prepare a design-level geotechnical investigation and a final geotechnical report with site-specific recommendations, which must be reviewed and approved by the City of Vallejo prior to issuance of any grading permit. All recommended remedial grading measures identified in the ENGEO reports dated April 17, 2017, shall be updated to reflect current building code requirements and be implemented unless alternative techniques developed by a certified geotechnical engineer or engineering geologist are identified as part of the final geotechnical report.

ii. GEO-2: Paleontological Monitor: Prior to the issuance of a grading permit, the project applicant shall, to the satisfaction of the Planning & Development Services Director, provide evidence that a qualified paleontologist has been retained to monitor mass grading and construction activities. The paleontological monitor may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plan or microfossil) is found during

construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the Project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.

h. Project specific actions for Greenhouse Gas (GHG) Emissions (Implementation of **MM GHG-1: Electric Powered Landscape Equipment, GHG-2: Hearth Emissions, GHG-3: Vehicle Trip Reduction, GHG-4: Traffic Calming, GHG-5: Pedestrian Connectivity, GHG-6: Internal Trails, GHG-11: Additional GHG Emissions reduction Measure, GHG-12: GHG Emissions Offsets**) :

i. **GHG-1: Electric Powered Landscape Equipment:** Prior to issuance of building permits, the project applicant shall prepare and submit building plans to the City of Vallejo Chief Building Official that demonstrate that all new structures have outdoor electrical outlets that are accessible to maintenance workers and landscapers front and back exteriors of all residential and nonresidential structures to allow the use of electric-powered equipment.

ii. **GHG-2: Hearth Emissions**: Prior to the issuance of building permits, the building official shall confirm that the applicable project plans and specifications do not include wood-burning and natural gas hearths.

iii. **GHG-3: Vehicle Trip Reduction:** The project applicant shall submit a qualifying Commute Trip Reduction (CTR)/Transportation Demand Management (TDM) plan prepared by a qualified transportation consultant acceptable to the City to reduce vehicle trips by 17.8 percent. The TDM plan shall be approved by the City of Vallejo Public Works Director prior to the issuance of occupancy permits and incorporated into the project's Covenants, Conditions, and Restrictions (CC&Rs). The TDM plan shall discourage single occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. The TDM plan shall include a requirement for annual reporting to the City Planning Division showing good faith compliance with plan requirements. The TDM plan may be modified with the City's agreement, provided that no additional trips are generated. Examples of trip reduction measures for residential uses may include, but are not limited to:

1. Provide a ride-matching assistance program that will include ride-matching through a website and/or social media site and/or advertisements in community common areas;
2. Provide a school trip matching program via the Homeowners Association (HOA) and the local schools to match local students together for potential carpools through the HOA, PTA, and school website and/or social media site and/or promotion at the local schools;
3. Establish a Transit Management Association, such as through a HOA, to promote, manage, and monitor transit and mobility services and

infrastructure, such as through distributing information to homeowners on transit options or through posters in inform the public; and

4. The Transit Management Association shall work with local automotive dealers to help promote CNG electric and hybrid electric vehicles, such as requesting that dealers offer incentive programs to residents of the project.

iv. **GHG-4: Traffic Calming:** The project developers shall integrate the traffic calming measures as shown in the Project Application materials into the community-wide circulation network to promote reduced speeds and encourage pedestrian and bicycle trips. Prior to the issuance of building permits, the building official shall confirm with the Public Works Director that the applicable project improvement plans and specifications include the traffic calming measures shown in the Project Application materials such as marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others where applicable.

v. **GHG-5: Pedestrian Connectivity:** The project developers shall provide as part of the project and consistent with City requirements and limitations, sidewalks and crosswalks at all streets (along with general pedestrian connectivity throughout the project) to encourage pedestrian travel and offer an alternative to vehicle trips.

vi. **MM GHG-6: Internal Trails:** The project developers shall construct a multipurpose internal trail system that includes an off-road multi-use trail and bike lanes within the street right-of-way.

vii. **GHG-11: Additional GHG Emissions Reduction Measures:** The proposed project shall include, but not be limited to, the following list of Project Design Features, which shall be incorporated into the project to ensure compliance with Air District GHG thresholds. The project applicant may submit a report to the City, prepared by a qualified independent consultant, that substantiates why specific measures are considered infeasible at that point in time and identify alternate measures that would achieve equivalent reductions. The recommended measures for reducing operational GHG emissions are listed below. The recommended measures may be updated as new technologies or methods become available, to the satisfaction of the Planning & Development Services Director. The project applicant shall be required to implement the following:

1. E**nergy Efficiency Measures**
    a. Include conduits and space for the future addition of energy storage to optimize renewable energy generation systems and avoid peak energy use. Electrical panels should appropriately be sized to allow for future expanded use. This measure shall be verified prior to building permit issuance.
    b. The City shall verify before issuance of all residential building permits that where appliances are offered by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dishwashers, refrigerators, and fans shall be installed in the residences.
    c. The City shall verify before issuance of all residential and nonresidential building permits that high-efficiency light bulbs and lighting fixtures are installed in residential and non-residential

buildings. High-efficiency light bulbs include compact fluorescent lamps (CFLs), light-emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 75% compared to traditional incandescent bulbs.

d. The City shall verify before issuance of building permits that buildings comply with Title 24 Building Energy Efficiency Standards, which includes energy-efficient design practices such as high-performance glazing. Energy Star compliant systems, radiant heat roof barriers (including but not limited to high albedo white thermoplastic polyolefin roof membrane), high efficient HVAC with hot-gas reheat, insulation on all pipes, programmable thermostats, solar access, shading of HVAC systems from direct sunlight, use of formaldehyde-free insulation, use of recycled content gypsum board, sealed ducts, orientation of building and incorporation of landscaping to maximize passive solar (heating during cool seasons, and minimize heat gain during hot season), and designs that take advantage of prevailing winds.
e. The project developers shall site and design buildings to take advantage of daylight where feasible and consistent with building purpose.
f. The project developers shall use lighter-colored paving or open grid paving materials for surface parking areas or break up large expanses of paved area with shade trees or shade structures or use light-colored roofing materials.

2. Water Efficiency Measures

a. To the extent feasible, project developers shall landscape to preserve natural vegetation and maintain watershed integrity. This measure shall be verified prior to building permit issuance.
b. The project shall use native species and drought-tolerant species for a minimum of 50 percent of the ornamental plant palette in non-turf areas for all retail, common, and public areas, and residential front-yard landscaping to minimize water demand.

3. Solid Waste Measure

a. Reuse, recycle, and divert construction waste, and use locally sourced building materials with a high recycled material content to the greatest extent feasible (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). This measure shall be verified prior to grading permit issuance.
b. Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas. Recycling bins in the storage areas shall be included to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as part of the proposed project's regular solid waste disposal program. The project applicant or its successor in interest shall only contract for waste disposal services within a company that recycles waste in compliance with AB 341. This measure shall be implemented prior to issuance of an occupancy permit.

4. GHG Reduction Education and Information

a. The project applicant or its successors or the HOA shall maintain a Fairview website that includes, but is not limited to, information about greenhouse gas (GHG) reduction opportunities to help educate project residents, as well as schools, other agencies, and businesses with facilities on the project site.
b. The project applicant or its successors or the HOA shall include on the Fairview website information about rebates and low interest loans to residents that make energy-saving improvements to their homes.
c. The project applicant or its successors or the HOA shall include on the Fairview website information about the air quality and greenhouse gas benefits of electric landscape maintenance equipment.
d. The project applicant or its successors or the HOA shall include on the Fairview website educational information on energy and water conservation and efficiency for project residents, customers, tenants, and large energy users.
e. The project applicant or its successors or the HOA shall include in the Fairview website information about energy conservation and financial incentive programs.

viii. **GHG-12: GHG Emissions Offsets:** The project applicant shall purchase and retire GHG offsets to reduce the project's GHG emissions for the first 30 years below the Air District's thresholds of significance (i.e., below 1,100 MTCO2e per year, or 4.6 MTCO2e per service population per year [as adjusted for post-2020 GHG reduction targets], or the latest applicable threshold at the time). GHG offsets shall be purchased either with a lump sum payment prior to occupancy for the entire 30-year period, or on an annual basis for a period of thirty years from project occupancy. If annual payments are made, evidence of the purchase of GHG offsets for the first year of occupancy shall be submitted to the satisfaction of the Planning & Development Services Director prior to the issuance of occupancy permits. Evidence of the GHG offsets years 2-30 shall be submitted annually on or before the anniversary of the occupancy permit (or as adjusted by the Planning & Development Services Director). GHG offsets shall be consistent with the performance standards and requirements set forth below.

1. The GHG offsets shall be secured from an accredited registry that is recognized by the California Air Resources Board (CARB) or a California air district, or from an emissions reduction credits program that is administered by CARB or a California air district.
2. The GHG offsets shall represent the past reduction or sequestration that is "not otherwise required," in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.4(c)(3).
3. The GHG offsets shall be real, permanent, quantifiable, verifiable, and enforceable.
4. Recognizing that future regulatory mandates, technological advances, new renewable energy programs, or final project design features would likely result in GHG emissions that are lower than the levels presented in this EIR, the project applicant may prepare a final project GHG emissions inventory
5. prior to issuance of the certificate of occupancy. The inventory shall be subject to verification by a City-approved third party (at applicant expense), with the final emissions estimates dictating the increment to be mitigated

through purchase of GHG offsets. The offsets must also be secured by the applicant and verified by the City prior to issuance of the certificate of occupancy, thus providing full mitigation prior to completion of the project.

i. Project specific actions for water quality standards (Implementation of MM **HYD-1: Construction Water quality Plan, HYD-2: Stormwater Quality Control Plan, HYD-3: Final Drainage Plan**):

   i. HYD-1: Construction Water Quality Plan: Prior to issuance of any grading permit, the applicant shall submit to the satisfaction of the Public Works Director, a Storm Water Pollution Prevention Plan (SWPPP) that satisfies the requirements of the National Pollutant Discharge Elimination System (NPDES) and State General Permit for construction. The SWPPP shall incorporate Best Management Practices (BMPs) to control runoff and sedimentation. The SWPPP shall identify specific types and sources of storm water pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate any potentially significant impacts on receiving water quality from storm water runoff. The SWPPP shall comply with the most current standards established by the San Francisco RWQCB. The BMPs shall be selected from a menu according to site requirements and shall be subject to approval by the Public Works Director and San Francisco RWQCB. Additionally, the project applicant shall provide to the satisfaction of the Public Works Director, evidence of a Waste Discharged Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.

   ii. **HYD-2: Stormwater Quality Control Plan:** Prior to issuance of a grading permit or approval of improvement plans, the project applicant shall submit to the satisfaction of the Public Works Director, a final Storm Water Quality Plan (SWQP), either within the Final Drainage Plan or as a separate document that identifies how this project will meet the City's MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the grading or improvement plans. In addition, per the MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre project condition) are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. For the commercial area, specific source control measures for trash storage areas and the gas station shall be identified in the SWCP.

   iii. **HYD-3: Final Drainage Plan:** Prior to the approval of grading permits or improvement plans, the applicant shall submit to the satisfaction of the Public Works Director a Final Drainage Plan to demonstrate the ability of the planned on-site storm water drainage facilities to adequately collect on-site storm water flows in accordance with all applicable standards and requirements. The final drainage plan shall demonstrate that the new storm water drainage facilities can satisfy the Regional Water Quality Control Board's Municipal Regional Permit (MRP) requirements by:

Minimizing impervious surfaces, as feasible, and directing flows to Integrated Management Practices (IMPs); Integrating appropriately sized IMPs to ensure post-development flows do not exceed pre-development flows; and Incorporating bio-retention in combination with site planning, minimizing impervious areas, and dispersion of runoff to meet Low Impact Development (LID) requirements.

j. Project specific actions for noise (Implementation of MM NOI-1: Construction Noise):

   i. Prior to the start of grading, the Construction Manager shall provide evidence acceptable to the City of Vallejo Public Planning & Development Services Director ("Director"), that:

      1. Construction activities shall be restricted to day time hours of between 7:00 a.m. and 6:00 p.m. Mondays through Saturdays. No construction activity shall occur on Sundays or on federal holidays.

      2. Prior to the start of construction activities, the construction contractor shall:
         a. Maintain and tune all proposed equipment in accordance with the manufacturer's recommendations to minimize noise emission.
         b. Inspect all proposed equipment and should fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effective than as originally equipped by the manufacturer.
         c. Post a sign, clearly visible at the site, with a contact name and telephone number of the City of Vallejo's authorized representative to respond in the event of a noise complaint.
         d. Place stationary construction equipment and material delivery in loading and unloading areas as far as practicable from the residences.
         e. Limit unnecessary engine idling to the extent feasible.
         f. Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters.
         g. Use low-noise emission equipment.
         h. Limit use of public address systems.
         i. Minimize grade surface irregularities on construction sites.

k. Project specific action for transportation(Implementation of **MM TR-1: Roadway Improvements, TR-2: Initial Signal Timing Study, TR-4: New Bus Pull-Ou**t):

   i. **TR-1: Roadway Improvements:** Prior to the issuance of occupancy permits, the applicant shall construct, to the satisfaction of the Public Works Director, the following roadway improvement:
      1. Admiral Callaghan Lane at Turner Parkway – Add a northbound right-turn pocket lane and modify the geometry of the westbound approach to provide a right-turn lane, one left-turn lane and one left-turn pocket.

   ii. **TR-2: Initial Signal Timing Study:** Prior to the issuance of Occupancy Permits, the City shall initiate a signal timing study for the proposed traffic signal and the existing traffic signals. The timing study shall include the same traffic signals included in the Transportation Impact Analysis prepared for the project. This study is to assist the

City in optimizing traffic flow in the project vicinity and provide a baseline for a post-occupancy signal coordination study.

iii. **TR-4: New Bus Pull-Out:** Prior to issuance of occupancy permits, the applicant shall, to the satisfaction of the Planning & Development Services Director, coordinate with SolTrans and construct a new bus pull-out on eastbound Turner Parkway East of Admiral Callaghan Lane. The Project applicant will construct a bus pull-out and concrete pad per Soltrans' and the City's specifications. Soltrans will provide, and the applicant will install, signage, a shelter, lighting, and trash receptacle.

26. The Mitigation Monitoring and Reporting Plan (MMRP) as included in the Fairview at Northgate Environmental Impact Report (EIR) (State Clearing House [SCH]#2018102007).

27. Pursuant to California Senate Bill (SB) 330, "the Housing Crisis Act of 2019," this housing development project to be vested for the purpose of subjecting such application to "ordinances, policies, and standards", as defined by Government Code Section 65589.5, as of the date of March 4, 2024.

28. Pursuant to California Bill SB 330, Construction must start within 30 months of the final approval of Tentative Map Amendment (TM24-0002), Development Review (DVR24-0008), Design Review (DR24-0021) Planned Development Amendment (PD24-0002), Landscape Review (LR24-0015); otherwise, the vested rights expire.

29. All park improvement shall be installed and completed prior to the issuance of the 100th residential occupancy permit.

30. Bridge walkway connecting the residential to the commercial component of the project shall be installed and completed prior to issuance of the 100th residential occupancy permit.

31. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.

32. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in VMC Chapter 16.504. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping.

33. Prior to issuance of the first Building Permit, Contact local postal authorities to get their requirements for mail facilities for the project. The design and location of mail receptacles shall be reviewed and approved by the Planning Division and Public Works and shown on the Utility, Landscape, and Building Plans. Mail facilities shall be installed prior to issuance of first certificate of occupancy.

34. Concurrently with the submittal of the Improvement Plans and Final Map, submit a written request for new street names with a site plan showing their location to the Planning Division and Public Works for review and approval. Include a list of alternatives for each name, as some names may not be acceptable.

35. The approval of the Vesting Tentative Map Amendment and Planned Development, as amended, including Development Review, Design Review and Landscape Review, shall automatically expire 36 months after its approval (VMC Section 15.08.110 and 16.610.08 (B.2)). However, if the subdivider is

subject to a requirement of one hundred thousand dollars or more to construct, improve or finance the construction or improvement of public improvements outside the boundaries of the tentative map, each filing of a final map shall extend the expiration of the approved amended vesting tentative map by thirty-six months from the date of its expiration as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the amended vesting tentative map for more than ten years from its approval or conditional approval except as otherwise provided by state law. For purposes of this section, "public improvement" means traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

36. Issuance of a building permit shall constitute exercise of this approval; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
    a. The building permit expires.
    b. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
    c. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.12 (B))

37. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.12 (C.1))

38. All utilities including, but not limited to, for this development all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground.

B. Building Division

1. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

2. Soils report will be required for foundation design plan reviews.

C. Public Works

Consistency with Previous Conditions of Approval

1. All applicable Conditions of Approval from the Master Fairview at Northgate project (TM17-0002, PD17-0007, dated 6/9/20) associated with development of this project shall remain in effect, unless otherwise modified with these Conditions of Approval.

Frontage Improvements along Turner Parkway

2. The Developer shall be responsible to improve Turner Parkway from the project's easterly limits to Admiral Callaghan Lane. Prior to obtaining any residential building permits, Developer shall prepare full improvement plans and submit for review and approval, along with a Subdivision Improvement Agreement, and construct the improvements at their expense, including all permit fees, plan review (time and materials), and inspection costs. The required improvements shall include:

a. Perform a 2-inch-thick mill and overlay of the roadway surface to the centerline
b. Replacement and new signage, pavement markings and striping shall comply with the latest version of the California MUTCD
c. Upgrade all non-compliant ADA curb ramps on the south side of Turner Parkway within project limits
d. A meandering sidewalk on the south side of Turner Parkway from the bus stop near Admiral Callaghan to the project's easterly roadway intersection.
e. Intersection improvements for the two access points to the development.
f. Median opening improvements and a new traffic signal at the project's westerly intersection, including widening westbound Turner Parkway into the median to create a westbound left turn lane.
g. Planting and irrigation behind curb along the project frontage and modifications to irrigation in the median as needed to accommodate the new median opening at the westerly project intersection.
h. Pavement surface improvements associated with connections to public utilities, including water and sewer mains. (City of Vallejo Municipal Code Chapter 16.204.03.F)

3. The westerly project intersection at Turner Parkway shall be designed to be full access with a new traffic signal, including modifications to open the median for westbound left turns and northbound left turns. The easterly project intersection at Turner Parkway shall be designed to be right-in, right-out only.

Interior Streets

4. All interior streets (A through G) shall be publicly owned and maintained, and designed to City Standards including pavement width and street section. A reduction in curb-to-curb width to 28 feet will be allowed for C Street as shown on the Amended Vesting Tentative Map since parking is only proposed on one side of the street.

5. Proposed public streets shall be dedicated to the City as shown on the Amended Vesting Tentative Map.

6. Condition 7 of the previous Conditions of Approval – Public Works Department, shall be modified to read as follows:

   "The Vallejo Flood and Wastewater ("VFWD") shall own and maintain all storm drainage facilities (including but not limited to the storm drain pipes, inlets, manholes, and basin) on Streets A, B, C, D, E, F, and G within Parcel 4."

7. Condition 8 of the previous Conditions of Approval – Public Works Department, shall be modified to read as follows:

   "The Vallejo Flood and Wastewater District ("VFWD") shall own and maintain all sanitary sewer lines and manholes located within Streets A, B, C, D, E, F, and G in Parcel 4, as shown on the attached Revised Exhibit D.1. Developer shall provide Public Utility Easements (PUEs) on said streets for VFWD construction and maintenance purposes, as shown on the Amended Vested Tentative Map. The PUE shall extend to include VFWD's lower laterals and District Cleanouts located at each residence.

   The storm drainage within the private alleys shall be noted on the Amended Vesting Tentative Map as PVSD and privately owned and maintained by the HOA."

Interior Alleys

8. All alleys shall be designed and constructed as shown on the Amended Vesting Tentative Map. All alleys shall be privately owned and maintained, including utilities within the alleys, except that sewer shall be owned and maintained by Vallejo Flood and Water District ("VFWD"). Private Access and Utility Easements shall be dedicated over the proposed alleys. The alleys and private utilities shall be owned and maintained by the HOA. A 20-ft-wide public sanitary sewer easement shall be dedicated to VFWD for maintenance of the sewer.

Signage and Striping

9. The following signage and striping shall be required:
    a. 'One-way' sign at the easterly intersection accessing Turner Parkway in center median.
    b. 'Right Turn Only' signs under the Stop Signs at the easterly intersection accessing Turner Parkway.
    c. Prohibit parking (painted red curb) within 20 feet of a crosswalk (marked or unmarked) on the approach side of the road (Per Assembly Bill 413).

Site Grading and Drainage

10. Grading and drainage shall be designed so that surplus drainage is directed overland so as not to jeopardize existing or proposed buildings with flooding. All drainage shall be directed to the proposed Bio-retention Basin and/or Wetlands Area.

Offsite Drainage Ditch and Storm Drain Line

11. The Preliminary Grading Plan shows a concrete-lined V-Ditch being constructed along the south side of the project beyond the project limits, as well as a storm drain line. The Developer will either need to obtain approvals and private easements from the offsite property owner(s) to allow permission to construct and provide access to maintain these improvements or relocate the ditch and storm drain line to be located within the project boundary.

Stormwater Quality

12. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the City of Vallejo, which incorporates Low Impact Development (LID) Best Management Practices in the overall design to address the issue of ongoing post-construction stormwater quality for the project site. Stormwater Quality shall be designed for the entirety of the site, including the Neighborhood Park and Linear Park.

Linear Park/Trail

13. The Linear Trail within the Linear Park shall be designed and constructed consistent with the Amended Vesting Tentative Map. All trail crossings of streets shall have curb cuts, ramps, signs, and pavement markings as approved by the City Engineer. At least one access point on the Linear Trail shall comply with ADA requirements.

Fencing

14. A temporary or permanent perimeter fence/wall that abuts the adjacent properties shall be installed within three weeks from completion of site demolition or grading work in the area of the fence/wall. If the fence at an abutting residential property is planned for removal, or if an existing residential property does not have a fence, the replacement perimeter fence/wall shall be completed within three weeks from removal of the original fence, unless otherwise approved by the City.

15. Submit a temporary fence/wall plan showing the location, design, height, and construction details, for all fencing and walls consistent with, and as a part of, the Grading, Improvement, Landscape, and Building plans, whichever comes first, and provide a timetable for installation.

Subdivision Improvement Agreement

16. The Developer/Owner shall enter into a Subdivision Improvement Agreement with the City prior to Recordation of the Final Map. The Developer shall furnish the necessary insurance, bonds and pay all fees associated with the Agreement.

General Conditions of Approval

Adherence to City of Vallejo Design Standards

17. All public improvements shall be designed and constructed to current City of Vallejo Design Standards.

18. Prior to construction, the contractor shall perform a video inspection of existing public facilities within the project limits to document existing conditions. Prior to completion of construction, the contractor, City Inspector, and Developer shall walk the site to identify damaged infrastructure. Existing public facilities within project limits damaged during the course of construction shall be repaired by the Developer, at his sole expense, to the satisfaction of the City Engineer.

Geotechnical Investigation

19. The Developer shall retain a registered Geotechnical Engineer to conduct a Geotechnical Investigation of the project area. Two copies of the project Geotechnical Report shall be submitted to the Public Works Department prior to submittal of Construction Plans. The Geotechnical Report shall include details and recommendations regarding the following:
    a. Geologic Hazards
    b. Grading Limitations and Requirements
    c. Foundation Design & Settlement

Grading

20. A grading plan shall be prepared by the Developer's Civil Engineer and approved by the City Engineer. The following information shall be shown on the Grading Plan:
    a. Existing contours, landscaping, fences, buildings, or other improvements
    b. Furnish all necessary details to clearly convey recommendations outlined in the project geotechnical investigation
    c. Cut/Fill interfaces and limits of grading
    d. Limits of existing geologic hazards as identified by the Geotech. Engineer
    e. Lot boundaries and road rights-of-way
    f. Proposed pad elevations, finished contours and lot grading details
    g. Top of curb elevations
    h. Perimeter cross-sections along all sides of the project to show the proposed project's interface with abutting properties and streets
    i. Plan view of proposed drainage facilities including storm drains, catch basins, manholes and underdrains
    j. Parking lot surface drainage, pavement grades, ridge lines, etc.

21. Slope grading shall comply with the Geotechnical Report. Slopes steeper than 3H:1V shall not be allowed in the public right-of-way. Slopes steeper than 2H:1V shall not be allowed on-site.

22. The Project Engineer shall coordinate grading design closely with the project Geotechnical Engineer. Specifically, the Geotechnical Engineer shall be consulted to evaluate and address issues related to all geologic hazards as well as retaining wall design parameters.

23. Retaining walls over 18 inches tall shall be concrete or masonry. Retaining walls over 4 feet tall shall be designed by a Civil or Structural Engineer.

Stormwater Quality

24. The Developer shall prepare a Storm Water Control Plan and Report for the project, consistent with the City of Vallejo requirements. Please refer to the Stormwater C.3 Guidebook prepared by the Contra Costa Clean Water Program.

25. All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the property owner shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City. This agreement shall be signed by the property owner and submitted to the Department of Public Works prior to the recordation of the final map. It is included in the document entitled "Storm Water Requirements for Development Projects- Packet for Project Developers."

Erosion Control

26. The Developer shall obtain all necessary permits for storm water discharges, including but not limited to the State Water Resources Control Board Construction General Permit. Developers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 99-08-DWQ or latest revision). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

27. An erosion and sedimentation control plan shall be included and prepared by the Developer's Civil Engineer. The erosion control plan shall include protection measures such as sedimentation basins, check dams, straw wattles and hydroseeding details.

28. The Developer shall be responsible for developing and implementing a Storm Water Pollution Prevention Plan which shall be reviewed and approved by the City of Vallejo.

Landscaping

29. Landscaping plans shall be prepared by a registered Landscape Architect and City-maintained landscaping shall be designed per City standards. Landscaping and irrigation plans shall be designed to comply with the City's Water Efficient Landscaping Ordinance. Use of other water intensive landscaping shall be minimized.

30. The project architect and engineer shall coordinate design closely with the project landscape designer. Specifically, they shall consult the landscape designer to evaluate and address issues related to:

    a. Fencing/wall layout and details
    b. Locations and sizes for irrigation services
    c. Sight distance constraints for fencing and landscaping
    d. Depth of cover and tree setbacks over water, sewer and storm drain lines in landscape areas

31. Landscape plans shall include landscaping for the Neighborhood Park and Linear Park.

Maps

32. Prior to submitting improvement plans for City review, a Tentative Subdivision Map, including legal descriptions and plats, shall be submitted to the City for review and approval. Residential building construction shall not commence until a Final Subdivision Map has been approved by the City and recorded. Developer shall furnish to the City of Vallejo appropriate fees to garner a mylar copy of the County-recorded map.

33. A title report, current within the past 90 days, shall be submitted with the subdivision map. The title report shall include the entire legal boundary of the property being subdivided.

34. Closure calculations shall be submitted with the initial map. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation printout. The point of beginning shall be clearly identified, and all lot acreage shall be shown and verifiable from information shown on the closure calculation printout. Additionally, the square footage of each lot shall be shown on the subdivision map. Appropriate easements shall be provided for public facilities located on private property.

35. A 6-foot wide Public Utility Easement shall be dedicated along both sides of all proposed streets.

36. The subdivision map shall be prepared in accordance with the State Map Act and all local ordinances.

D. Water Department

1. Further details on the placement and installation of the water meters will be finalized during the construction permit phase. All meters in the subdivision will be city owned and maintained.

2. Placement of irrigation meters will be determined during the construction permit. All irrigation meters will be required to have a Reduced Pressure Backflow Device installed.

3. An approved flow-through (passive purge) system must be installed on all residential units in order to forego the installation of the Reduced Pressure Backflow device.

4. The water main at the intersection of B Street & C street will need to be joined via two 45-degree bends. The final utility plan remains subject to modification based on actual field on actual field conditions and is contingent upon final review and approval by Water Engineering.

5. CODE REQUIREMENTS. All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.

6. WATER SYSTEM PLANS (VSSSD Section 4.1). All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
    a. Location and size of fire sprinkler service connection(s).
    b. Location and size of existing and proposed domestic service connection(s).
    c. Location and size of irrigation service connection(s), if any.
    d. Location of fire hydrants.
    e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
    f. Location and size of any new water mains.

g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).

7. FIRE FLOW REQUIREMENTS (VSSSD Section 4.1). Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psi residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
    a. For single family residential units, the fire flow is 1,500 gpm.
    b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.

8. HYDRAULIC CALCULATIONS (VSSSD Section 4.1). Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.

9. FIRE PROTECTION SYSTEMS (VSSSD Section 4.1). Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.

10. WATER EASEMENTS (VSSSD Section 4.1). Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
    a. 15 ft. wide (minimum) for water mains.
    b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
    c. Other facilities will be reviewed by the Water Department.

11. WATER METERS (VMC 11.04.110 and 11.16.090). Each parcel shall be separately metered and shall have a separate fire sprinkler service connection when required.

12. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.

13. GENERAL CONDITIONS OF APPROVAL
    a) Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
    b) Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
    c) As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the Developer’s expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).

14. WATER SYSTEM INSTALLATION. Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.

E. Fire Prevention

1. All buildings, facilities, and improvements shall be accessible to fire department apparatuses by way of approved access roadways. Fire lanes shall be posted with all-weather no parking signs or RED CURBING. Locations shall be established prior to final inspection.

2. Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface. The turning radius shall be determined by the fire official. Please indicate the turning radius for all turning approach areas. Final approval from the Fire Department is required for all construction plans.

3. Access roads shall have an unobstructed width of not less than 20' exclusive of parking (16' for single residential and (EVA)) with a maximum grade of 15%. Access roads shall have a minimum of 14' of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access. All access roads shall be installed and maintained serviceable prior to and during combustible construction.

4. Access roads that are fire lanes (EVA) shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards and shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates.

5. All vehicles' access gates shall be equipped with both a Knox Keyswitch. Contact the fire department at 707-648-4546 or visit www.knoxbox.com for further information.

6. Fire-Flow requirements for buildings shall be in accordance with the 2022 California Fire Code Appendix B. Please indicate on the improvement plans all fire flow requirements for this project.

7. Fire hydrants must be installed and approved by the fire department prior to combustible construction. Fire hydrants shall be spaced a maximum of 500 feet apart.

8. Approved impact protection shall be installed as necessary to protect hydrants from vehicular damage.

9. The contractor shall be responsible for painting of hydrants, verifying street valves are fully opened and the placement of blue reflective dots prior to requesting a final inspection.

10. Prior to Final Inspection, in accordance with the 2022 California Fire Code, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for commercial) with a 12" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

11. NFPA 13D Automatic Fire Sprinkler systems are required in all new residential construction and will require adequate water pressure and GPM flow. Separate permits are required from the fire department for plan review and installation.

12. Carbon monoxide detectors shall be installed in accordance with the manufacturer's recommendations and the 2022 California Fire Code.

13. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, interconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.

14. All roof material shall be rated class "C" or better.

15. A final inspection from the Fire Prevention Division is required.

F. Vallejo Flood and Wastewater District

Project Specific Conditions of Approval

1. The Developer shall maintain the deposit balance pursuant to the executed Reimbursement Agreement.

Storm Drainage

2. Prior to the final map, the Developer shall form a Homeowners' Association (HOA) that shall be responsible in perpetuity, for the ownership, maintenance, repair, restoration, replacement, and management of all private drainage infrastructure noted on the Amended Vesting Tentative Map as PVSD, with the exception of the drain pipe located on lot 38 which is proposed be owned and maintained by the adjoining property (APN 0069-371-770) owner. Additionally, the HOA shall be responsible in perpetuity, for the ownership, maintenance, repair, restoration, replacement, and management of all drainage infrastructure within the Linear Park, wetlands and Bioretention Basin including all piping into the proposed bioretention basin or existing wetlands. The district will require a maintenance manual/agreement that describes the maintenance activities and the entity responsible for all private drainage facilities.

3. The proposed vee gutter on the adjoining property (APN 0069-371-770) shall be owned and maintained by existing property owner. The cross section D/C5.1 shown on sheet C5.1, should be adjusted to the actual pad grade from the Fairview at Northgate lots lower than the flow line of the vee gutter. Maintenance between the vee gutter and property line should be the responsibility of the neighboring property (APN 0069-371-770).

4. The 12-inch Storm Drain pipe from the alley (between lots 161 and 148) to the Bio-Retention Basin shall be owned and maintained by the HOA. Likewise, the 12-inch Storm Drain pipe from the alley (between lots 155 and 154) to the catch basin in A Street shall be owned and maintained by the HOA.

5. The privately owned storm drainage on lots 13 and 38 shall have approved easements signed by all parties prior to approval of Improvement Plans. Provide a copy of any existing or proposed utility easements, for review.

6. Kier+Wright engineers have prepared a comprehensive hydrology report, dated December 2025, for the residential and other adjacent projects under Fairview at Northgate development. The evaluation was peer-reviewed by VFWD and West Yost. Final approval of the analysis is required prior to approval of Improvement Plans.

7. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the City of Vallejo, which incorporates Low Impact Development (LID) Best Management Practices in the overall design to address the issue of ongoing

post-construction stormwater quality for the project site. The project shall also comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the City of Vallejo for all requirements for trash capture and trash capture devices. The trash capture devices shall conform to the current standards as determined by the City of Vallejo and VFWD.

Sanitary Sewer

8. Adjust the location of the sanitary sewer mains shown on the Typical Sections 1 on Sheet C5.0 such that the sewer main shall be a minimum of 2-feet off of the crown of the street and on the opposite side of the road from the waterline. Separation of the sewer main with other utility mains including storm drainage and water shall be a minimum of 10-feet horizontally and 1-foot vertically. All public sanitary sewer, including the sewer mains, manholes, lower sewer laterals and VFWD cleanouts, shall be within a public utility easement.

9. The backflow prevention devices shall conform to the Vallejo Flood and Wastewater District Standard Detail SS-5. The need for backflow prevention devices shall be minimized as much as possible.

10. Street Trees within 10 feet of the sanitary sewer lateral shall include root barrier on the side closest to the lateral. In no circumstances shall the tree be located any closer than 5 feet without prior written approval by VFWD.

11. VFWD shall take ownership and maintenance responsibility of the sewer mains. The Developer shall design the sewer system in the alleys to be constructed with HDPE material.

Permits

12. Prior to beginning construction of public improvements, the Developer or his contractor shall obtain all necessary permits from the VFWD for work on the public and private storm drainage and sanitary sewer systems. All storm drainage and sanitary sewer outside of building footprints shall be reviewed and inspected by VFWD.

13. To obtain a VFWD permit, the Developer shall submit complete improvement plans and support documentation, for proposed sanitary sewage and storm drainage work, to VFWD for review and approval. VFWD shall review the design of all improvements during the plan check process, and those plans shall be revised, as needed, at the discretion of VFWD.

14. Prior to building permit issuance, a VFWD Permit is required. The Developer shall pay all applicable review, inspection, processing, and capacity fees prior to issuance of any permit.

GENERAL CONDITIONS OF APPROVAL

15. The Developer shall provide a copy of the proposed Covenants, Conditions, and Restrictions (CC&Rs) to be submitted with the Final Map, for review and approval.

16. Drainage flows are not allowed to enter neighboring adjacent parcels.

17. The Developer shall size the storm drain lines to convey the peak 15-year, 24-hour design storm flows with the hydraulic grade line (HGL) at least 1.0 feet below the gutter flow lines and maintenance hole rims.

18. The Developer shall design building pads at least 1.0 feet above the 100-year, 24-hour design storm water surface elevations (WSEs)

19. The Developer shall minimize the storm drainage system operations and maintenance (O&M) efforts and costs to the district.

20. Locating sewer laterals in the driveways is contrary to VFWD Standards, and approval must be obtained from the district.

21. All public improvements shall be designed and constructed to current VFWD Standards. If Conditions of Approval from VFWD, City of Vallejo or County of Solano call for differing standards of development, the higher standard shall apply.

22. Submit complete improvement plans and support documentation, for proposed on-site sanitary sewage and storm drainage work, to VFWD for review and approval. VFWD and the City shall review the design of all improvements during the plan check process, and those plans shall be revised, as needed, at the discretion of VFWD and the City.

23. Provide design details for the connection points to existing storm drain, sewer pipes and maintenance holes.

24. Verify adequate vertical separation between on-site sewer and storm drain.

25. Provide a standard VFWD cleanout at the right-of-way/easement line for each lot per VFWD standards and a two-way cleanout at the building per the U.P.C.

26. Prior to building permit issuance, the Developer shall submit grading and erosion control plans to VFWD for review. Do not block drainage from adjacent lands.

27. The 100-year storm overland release shall be shown on the grading plans. Provide a secondary (surface flow) drainage system to handle flows more than the capacity of the primary system (piped or channelized). The proposed building locations should avoid this secondary path. Also, determine the 100-year storm tributary area. This may differ from the 15-year tributary area.

28. All storm drainage shall be collected onsite and conveyed underground to the storm drain system.

29. Prior to building permit issuance, the Developer shall test and repair sanitary sewer laterals per Resolution No. 89-4210.

30. Bioretention/water quality basins shall not be owned, operated nor maintained by VFWD.

31. VFWD requires a maintenance manual/agreement that describes what is needed to maintain the improvements and who will do it. When parcels are sold to new ownership, post construction storm water pollution prevention guidelines shall be given to new owners. These guidelines shall be submitted with the improvement plans for review and acceptance for distribution as part of the improvement process.

32. “No dumping drains to bay” markings per VFWD’s requirements shall be installed at each new storm water drain inlet.

33. Prior to approval of the improvement plans, or the issuance of a City of Vallejo grading permit, the Developer or his contractor shall obtain all necessary permits from the VFWD for work on the public and private storm drainage and sanitary sewer systems. All storm drainage and sanitary sewer outside of building footprints shall be reviewed and approved by VFWD.

34. All storm drainage and sanitary sewer outside of building footprints shall be inspected by VFWD. The Developer's engineer shall provide construction cost estimates for both sewer and storm drain improvements, which will be the basis for calculating the inspection fee, which shall be paid prior to VFWD approval of the improvement plans.

35. In the event any claim, action or proceeding is commenced naming VFWD or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from VFWD's approval of the project, the project Developer shall defend, indemnify, and hold harmless VFWD or its agents, officers and employees, from liability, damages, penalties, costs or expense in any such claim, action, or proceeding filed against VFWD to attach, set aside, void, or annul an approval of VFWD or the City of Vallejo, or any advisory agency to the City. The Developer shall defend such action at Developer's sole cost and expense which includes court costs and the attorney fees of Developer's attorneys. VFWD shall promptly notify the Developer of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the VFWD from participating in the defense of any claim, action, or proceeding, if VFWD bears its own attorney fees and cost, and defends the action in good faith. Developers shall not be required to pay or perform any settlement unless the Developer in good faith approves the settlement, and the settlement imposes no direct or indirect cost on VFWD, or its agents, officers, and employees.

36. Sanitary sewer or storm drains shall not be installed in the rear of any of the lots.

37. VFWD will use a consultant to provide plan review for new development. The Developer shall be responsible for all costs associated with the consultant's review, through the Reimbursement Agreement provisions.

38. The Developer shall provide, to VFWD, Final Design Drawings for public sewer and drainage infrastructure, in AutoCAD, prior to permit issuance.

39. Developer shall contact VFWD at least 72 hours prior to beginning construction, for a pre-construction meeting.

40. Existing public and private VFWD facilities damaged during construction shall be repaired by the Developer, at his/her sole expense, to the satisfaction of VFWD.

41. The Developer shall comply with all applicable VFWD, City, State, and Federal regulations, mitigations, and conditions.

EXHIBIT D.1 (AMENDED 4-20-26)

FAIRVIEW AT NORTHGATE PROJECT

CITY OF VALLEJO, PUBLIC WORKS DEPARTMENT

SUMMARY CONDITIONS OF APPROVAL (COA)

May 6, 2020

Large Lot Parcel	Small Lot Parcel	Land Use	Facilities	Owned By	Maintained By	Public Utility Easement (except as noted)	Public Access Easement (except as noted)	Emergency Vehicle Access Easement	Public Works COA #
						(PUE)	(PAE)	(EVAE)	
1		Commercial	Storm Drain Facilities, Bio-Retention Areas, Underground Hydromodification/Detention System, Trails	VFD	VFD	Governed by Stormwater O&M Agreement between VFD and Water Board	Yes. Privately Owned Public Easement.	Yes	39
2		Commercial	Storm Drain Facilities, Bio-Retention Areas, Underground Hydromodification/Detention System, Trails	VFD	VFD	Governed by Stormwater O&M Agreement between VFD and Water Board	Yes. Privately Owned Public Easement.	Yes	39
1, 2		Commercial	Sewer Main	VFWD	VFWD	Yes. Publicly Owned Public Easement	No	No	44
1, 2		Commercial	Private Sewer Line & Manholes	VFD	VFD	No	No	No	73
1, 2		Commercial	Public Gas Lines	PG&E	PG&E	Public Easement	No	No	6
1, 2		Commercial	Private Water Lines	VFD	VFD	No	No	No	73
3		Open Space	Storm Drain Facilities, Passive Detention Areas, Trails	HOA	HOA. Thru a MA with City, VFWD	Yes. Privately Owned Public Easement.	Yes. Privately Owned Public Easement.	No	74
3		Open Space	MA between Commercial property owners and HOA for legal and financing of shared stormwater facilities	HOA	HOA. Thru a MA with VFD, City, VFWD	Yes. Privately Owned Public Easement.	Yes. Privately Owned Public Easement.	No	74
4	~~A~~	Residential	Storm Drains system in linear park, Bio-Retention Basin and outlets into wetland area.	HOA	HOA. Thru a MA with VFWD, SWRCB	Yes. Privately Owned Private Easement.	Yes. Privately Owned Public Easement.	No	75
4	B, C, D, E, F, G	Residential	Sewer lines and manholes, and Drains and inlets, ~~Storm Drains + Inlets~~ on Streets A, B, C, D, E, F, G	VFWD	VFWD	Yes for VFWD	Yes	Yes	8
4	A, B, C, D, E, F, G	Residential	Surface Street Improvements (not sewer, storm drains + inlets) on Streets A, B, C, D, E, F,G	City	City	No	No	No	7
4		Residential	Private Alleys, Driveways on Alleys	HOA	HOA	Yes. Privately Owned Private Easement.	Yes. Privately Owned Private Easement.	Yes	41
4		Residential	Water, Sewer, Storm Drains + Inlets in Private Alleys & Driveways In Alleys, North-South Pedestrian Paseos	HOA	HOA	Yes. Privately Owned Private Easement.	No	Yes	42
4		Residential	Neighborhood Park, Linear Park and shared landscaping areas between clustered homes	HOA	HOA	No	Yes. Privately Owned Public Easement.	No	43
1, 2		Commercial	Trails	VFD	VFD	No	Yes. Privately Owned Public Easement.	No	39
3, 4		Residential	Trails	HOA	HOA	No	Yes. Privately Owned Public Easement.	No	40

LEGEND

City	City of Vallejo
HOA	Homeowners' Association
MA	Maintenance Agreement
PG&E	Pacific Gas & Electric
VFD	VFD/Lewis (future Costco)
VFWD	Vallejo Flood and Wastewater District
SWRCB	State Water Resources Control Board

EXHIBIT D
CONDITIONS OF APPROVAL
Fairview at Northgate Project

Planned Development #PD17-0007
Tentative Map #TM17-0002
Major Use Permit #UP18-0007
Zoning Map Amendment #ZMA17-0001

APN #0081-490-010

PERMIT DESCRIPTION:

Mixed use development on a vacant 51.3-acre site in northeast Vallejo. The main components of the project are:

- A 152,138-square-foot Costco store with a tire center, gasoline sales, and 774 surface parking spaces;
- Closure of the existing Costco store and gas station at 198 Plaza Drive upon completion of the new store;
- A commercial center with four buildings totaling 27,500 square feet and including a drive-through restaurant and 188 surface parking spaces;
- 178 two-story single-family dwellings;
- A central open space buffer, including protected wetlands, between the commercial and residential portions of the project;
- Widening of Admiral Callaghan Lane from two to four lanes, with a new traffic signal at the main Costco driveway

PLANNING DIVISION:

Plans, Landscaping & Architecture:

1. The plans submitted by the applicant on April 10, 2020, attached as Exhibit E, are approved and shall be incorporated as Conditions of Approval.

2. Prior to building permit issuance, the applicant shall include these conditions in the plans submitted for building and/or improvement plans, immediately after the cover sheet, with a written explanation of how each condition has been, or will be, addressed. This condition may be satisfied separately for the commercial and residential portions of the project.

3. Prior to building permit issuance, the applicant shall submit a color board indicating exterior materials and colors to the Planning Division for review and approval. The color board shall substantially conform to the colors included in the approved plans. Color chips shall be attached to the building elevation drawings. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes which affect the exterior character shall

be resubmitted to the Planning Division for approval. This condition may be satisfied separately for the commercial and residential portions of the project.

4. Prior to building permit issuance, submit construction-level landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. Landscape plans shall comply with Chapter 16.70 (VMC), substantially comply with the landscape plans in the approved Planned Development plan set, and are to include the following:

    a. Location, species and size of all mature trees six inches in trunk diameter or greater;
    b. City-approved street trees to be planted at least 6 feet from any sewer line;
    c. Specification of low-growth-type species adjacent to doors, windows, and walkways;
    d. Low-water-using and drought-resistant plant materials;
    e. Screening of the required backflow preventers;
    f. At least 440 trees in high-visibility locations shall be a minimum of 24-inch box size; all other trees shall be a minimum of 15-gallon, double staked;
    g. At least 50 percent of the proposed shrubs shall be a minimum of 5-gallon;
    h. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage; and
    i. Six-inch-high curbing around planters within commercial portion of project.

5. Prior to building permit issuance, submit details and location of any proposed fencing to the Planning Division for review and approval. Fencing shall comply with Chapter 16.70 (VMC). This condition may be satisfied separately for the commercial and residential portions of the project.

6. Prior to building permit issuance for commercial buildings, submit design details of trash enclosures to the Planning Division for review and approval. Trash enclosure shall meet the requirements of Vallejo Recology. Materials and colors shall be compatible with those approved for nearby buildings.

7. Prior to building permit issuance, submit site lightning to the Planning Division for review and approval. Exterior illumination shall comply with the Division's Outdoor Lighting Standards. All pole mounted or raised fixture housing shall be constructed so that the light is diffused downward. All light devices shall be protected by weather and vandal resistant covers. This condition may be satisfied separately for the commercial and residential portions of the project.

8. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.

9. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface or as approved by the City.

10. All roof-mounted mechanical devices and their components such as air conditioners, heating equipment, exhaust fans, vents or ducts, or similar equipment shall be screened from view in a manner approved by the Planning Division. All wall-mounted air conditioners shall be flush mounted.

Signage:

11. One 30-foot-tall pylon sign is approved for the commercial center, subject to approval of final design plans through a Sign Permit. Pylon sign on page 58 of Master Plan is to illustrate height, massing and basic scheme only, and does not authorize architectural design or aesthetic concept. Submit plans showing the dimensions, font style, logos, colors, materials, and construction details for Planning approval, prior to issuance of Sign Permit.

12. All signage shall comply with the City of Vallejo Sign Ordinance.

13. Prior to submittal of any sign permit application, submit a Final Master Sign Program (MSP) for review and approval by the Planning Division, substantially conforming to the Sign Program in the approved Master Plan, and containing the following criteria:

    A. Dimensioned drawings for all architectural variations of the building elevations showing all types of permitted signs, drawn to scale, at the maximum size allowed, including distances to the edge of sign area/roofline.
    B. Drawings and standards showing specific location and types of signs allowed; minimum and maximum size (square footage), dimensions, letter height, length, font; colors, criteria for logos, and method of illumination, for all signs.
    C. Written criteria for determination of sign type, size and location.
    D. Wayfinding signs.
    E. Material samples, color chips, and construction details.
    F. Drawings and written criteria for temporary banners, window signs and other promotional signage.
    G. Prohibited signs.
    H. Criteria for freestanding sign and area identification signs. (use for shopping centers)
    I. Additional criteria and requirements necessary for clarification.
    J. Definitions. (PLNG)

14. Signs with exposed raceways shall not be permitted. (PLNG)

15. Signs shall be flush-mounted to the building façade. (PLNG)

16. Internally illuminated signs shall have an opaque background, with only individual letters or logos illuminated. (PLNG)

17. Pennants, banners, streamers, or flags in connection with special promotions and business openings shall be permitted for a period not to exceed 60 days. The same, different, or similar pennants, banners, streamers, and flags shall not be permitted within 150 calendar days after such removal. No pennants, banners, streamers, balloons, inflatable devices, flags, or any other advertising devices shall be mounted on or above any roof or mansard, or otherwise extend above a parapet wall or ridge of a structure. This condition shall not apply to devices associated with the initial sales and marketing of the residential portion of the project. (PLNG) VMC Section 16.64.040.A

18. Paper or printed window signs shall be limited to no more than 10 percent of the window area of any street frontage or more than 50 percent of any single window pane. (PLNG) VMC Section 16.64.040.B

19. The street address shall be incorporated on the ground sign. (PLNG, BLDG)

20. Construction plans showing details for installation, dimensions, font, logos, materials and colors, including a sample of all materials and colors shall be submitted for review and approval prior to the issuance of a Sign Permit. (PLNG)

21. One sign denoting the architect, engineer, and/or contractor associated with the project may be permitted on site. The maximum sign area shall be 64 square feet. This sign shall be removed upon occupancy approval. (PLNG) VMC Section 16.64.040.C

Pre-Permit:

22. Prior to building permit issuance, obtain an administrative permit from the Planning Division for any temporary office or construction trailer. This condition may be satisfied separately for the commercial and residential portions of the project.

23. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings. This condition may be satisfied separately for the commercial and residential portions of the project.

24. Prior to building permit issuance for commercial buildings, submit details for shopping cart corrals adjacent to the building and within parking lots for approval by the Planning Division. (PLNG)

25. Prior to issuance of building or grading permits or improvement plans for any park improvements, the Greater Vallejo Recreation District (GVRD) shall review and approve construction drawings for such improvements, and any revisions required by GVRD shall be included in the permit and/or improvement plans.

26. Prior to issuance of a building permit for the gas station, a queueing plan demonstrating that the gas station queue will not extend into the public right of

way shall be submitted to, and approved by, the City's traffic engineer. The queueing plan shall be prepared by a qualified traffic engineer.

Pre-Occupancy:

27. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping is completed and finaled in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning Manager.

28. Prior to occupancy/final building inspection for commercial buildings, install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscape plans with respect to size, health, number and species of plants, and the overall design concept.

29. Prior to occupancy/final building inspection for commercial buildings, install parking lot per approved plans. Each parking space designated for compact cars shall be identified by a permanent marking reading "compact".

30. Prior to occupancy/final building inspection for commercial buildings, install trash enclosure per approved plans.

31. Prior to occupancy/final building inspection, install fencing per approved plans. This condition may be satisfied separately for the commercial and residential portions of the project.

32. Prior to occupancy/final building inspection, obtain a sign permit from the Planning Division prior to the erection of any wall or building sign, including flags, banners, etc. All signs shall comply with Chapter 16.64 (VMC).

33. The applicant shall establish a recycling program for the project in coordination with the Planning Division and when established, either participate in the Citywide commercial recycling program or demonstrate to the satisfaction of the Planning Division that the established recycling program is sufficient.

34. Contact local postal authorities to get their requirements for mail facilities for the project. The design and location of mail receptacles shall be reviewed and approved by the Planning Division and shown on the Utility, Landscape, and Building Plans, prior to issuance of Building Permits, whichever comes first. Mail facilities shall be installed prior to occupancy approval. (PLNG)

35. Submit a written request for new street names with a site plan showing their location to the Planning Division for review and approval, at the time of submittal of Improvement Plans and Final Map. Include a list of alternatives for each name, as some names may not be acceptable. (PLNG)

36. Prior to occupancy/final building inspection, the applicant shall record the deed restriction shown in Attachment 4 on the real property located at 198 Plaza Drive, Vallejo (APN 0081-570-030), and provide a certified copy of the recorded document to the Planning Division.

Post-Occupancy:

37. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

38. There shall be no outdoor storage or display of any kind except as allowed per VMC Chapters 16.70 and 16.77.

39. Consistent with Mitigation Measure GHG-8 of the project EIR, vehicles transporting goods or materials to or from the commercial portion of the project, including but not limited to the commercial center, the Costco warehouse, and the Costco gasoline station, shall limit idling to no more than 5 minutes while loading or unloading such goods or materials.

40. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.

41. If the Planning Division, either independently or as a result of complaints from the public, becomes aware that the use is being conducted in a manner which violates the conditions of this use permit or other applicable City regulations, and Planning staff is unable to obtain compliance or abatement, staff will refer the use permit to the Planning Commission for possible suspension or revocation per Section 16.82.110, Vallejo Municipal Code.

General:

42. The Mitigation Monitoring and Reporting Plan (MMRP) in Exhibit B is incorporated by reference. If there is an inconsistency between these Conditions of Approval and the MMRP, the MMRP shall govern.

43. Approval of the Tentative Map (TM) is contingent upon the City Council's certification of the Final EIR and approval of the Zoning Map Amendment (ZMA) and Planned Development (PD). Said TM approval shall be null and void if the Final EIR is not certified or the ZMA and/or PD are not approved. (PLNG)

44. This Permit does not include a Unit Plan for the drive-through restaurant. Prior to issuance of a building permit for said restaurant, a Unit Plan application for said restaurant shall be submitted and approved.

45. The drive-through restaurant operator shall monitor all areas within 200 feet of the restaurant building and pick up any litter in such areas at least once per day.

46. Prior to issuance of an occupancy permit for the drive-through restaurant, the restaurant operator shall apply for a permit to operate a retail food facility with the Solano County Department of Resource Management, Division of Environmental Health. Please call (707) 784-6765 for all applicable forms and fees for this permit.

47. The hours of operation for the commercial uses shall be as follows:

    A. Costco store public hours: 9 AM to 8:30 PM weekdays; 9 AM to 6 PM weekends
    B. Costco store deliveries: 2 AM to 6 PM, 7 days per week
    C. Costco tire center: 6 AM to 9:30 PM weekdays; 6 AM to 7 PM weekends
    D. Costco gas station: 5 AM to 10 PM, 7 days per week
    E. All other commercial uses: 6 AM to 12 AM (midnight), 7 days per week, except that uses involving the sales or service of alcoholic beverages shall not operate past 11:30 p.m. without a Use Permit.

48. The entitlements granted by this approval shall expire as follows:

    A. Pursuant to VMC Section 15.08.110, an approved tentative map shall expire thirty-six months after its approval (April 20, 2023). However, if the subdivider is subject to a requirement of one hundred thousand dollars or more to construct, improve or finance the construction or improvement of public improvements outside the boundaries of the tentative map, each filing of a final map shall extend the expiration of the approved tentative snap by thirty-six months from the date of its expiration as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than ten years from its approval or conditional approval. However, a tentative map on property subject to a development agreement may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. "Public improvement," as used in this title, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

    B. Pursuant to VMC Section 16.82.090, approval of a use permit shall expire automatically twenty-four months after its approval (June 9, 2022) unless authorized construction has commenced prior to the expiration date, except that upon application of the subdivider filed prior to the expiration of the approved or conditionally approved use permit, the time at which such use permit expires may be extended by the commission for a period or periods not exceeding a total of three years (until June 9, 2025). Prior to the expiration of an approved or conditionally approved use permit, upon an application by the subdivider to extend that use permit, the use permit shall automatically be extended for sixty days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the commission denies a subdivider's

application for extension, the subdivider may appeal to the city council within fifteen days after the commission has denied the extension.

C. Pursuant to VMC Section 16.116.130.A.1, the master plan shall expire upon the expiration of the unit plan or tentative map (April 20, 2023 unless extended).

D. Pursuant to VMC Section 16.116.130.B.2, a unit plan approval in conjunction with an approved or conditionally approved tentative map of five or more lots shall remain in effect for the life of the tentative map (until April 20, 2023 unless extended). The unit plan does not expire once construction is complete or the final map has been recorded.

E. Pursuant to VMC Section 16.116.130.D, every master plan and/or unit plan of a planned development permit shall automatically expire and be of no further force and effect when any of the conditions attached to such permit are no longer fulfilled or become nonexistent.

49. Unless otherwise provided in the Vallejo Municipal Code, a request for a time extension from the above expiration dates can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Unit Plans. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial. (PLNG)

50. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

BUILDING DIVISION:

1. Permits required per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of completed Building Permit application date and required fees paid at time of application.

2. Accessibility required from public way to all public access structures and between public access structures within the same shopping center.

3. NOTE: Sidewalk accessibility is subject to the Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG); see https://www.access-board.gov/guidelines-and-standards/streets-sidewalks/public-rights-of-way/proposed-rights-of-way-guidelines.

4. R302.4 Passing Spaces. Where the clear width of pedestrian access routes is less than 1.5 m (5.0 ft), passing spaces shall be provided at intervals of 61 m (200.0 ft) maximum. Passing spaces shall be 1.5 m (5.0 ft) minimum by 1.5 m (5.0 ft) minimum. Passing spaces are permitted to overlap pedestrian access routes.

VALLEJO FLOOD & WASTEWATER DISTRICT:

1. The trash capture device at the commercial drainage outlet shall meet the State's requirements for trash capture and prevent trash from entering the green space. Confirm the depth requirements can be met for the selected trash capture device.

2. Fill out the Sanitary Sewer & Storm Drain Information Form and pay the District's Fees for each building prior to issuance of a building permit for that building.

3. Prior to issuance of any occupancy permits, a bar screen approved by the District shall be installed on the new span across Blue Rock Springs Creek to prevent trash and people from entering the structure.

4. Prior to submittal of improvement plans, the note for abandoning manholes shall be revised to read: "Abandon manholes as stated or as approved by District."

5. Prior to issuance of any occupancy permits, a new 24-inch diameter sanitary sewer main approximately 1,534 feet long shall be installed per the approved plans and District Standards.

WATER DEPARTMENT:

1. The 2" line from the fire service to the Costco shall be deleted and connected to the meter at the public right of way (shall not tie into fire service).

2. Irrigation meter locations will be required and must include connections to the public system. (This can be addressed by indicating on the callout for meters)

3. The plans do not show water connections for commercial buildings adjacent to Turner Parkway. (Indicating at least a connection to the main and meter would provide for design flexibility.)

a. All commercial meters are required to be placed in the public right of way
b. Each commercial unit will be required to have its own meter.

4. All fire lines that serve both commercial parcels within the Costco/retail complex will have to be negotiated under a maintenance contract between the parcel owners (These are all private water lines, and the owners must determine how to maintain them across the parcels).

5. All water service lines shall be perpendicular to the main up to the backflow. (No bends in the line from the backflow to the water main in the street)

6. Private service lines should be tapped into the existing water main in the street not the fire service. Size of service lines will be based on fixture counts for each tenant/building.

PUBLIC WORKS DEPARTMENT:

General Conditions:

1. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:

   a) With the submittal of Grading, Improvement, Landscape, or Building Plans.
   b) Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
   c) Prior to construction.
   d) Prior to Acceptance of Improvements.
   e) Prior to approval of the Final Map.
   f) Prior to issuance of Certificate of Occupancy.

   If timing for compliance is not specified, it will be determined by the Divisions listed after the Condition. ***(PLNG, BLDG, ENGR, VFWD, CAO)***

2. A temporary or permanent perimeter fence/wall that abut the adjacent properties shall be installed within three weeks from completion of site demolition or grading work in the area of the fence/wall. If the fence at an abutting residential property is planned for removal, or if an existing residential property does not have a fence, the replacement perimeter fence/wall shall be completed within three weeks from removal of the original fence, unless otherwise approved by the City. ***(PLNG, ENGR)***

3. Submit a temporary fence/wall plan showing the location, design, height, and construction details, for all fencing and walls consistent with, and as a part of, the Grading, Improvement, Landscape, and Building plans, whichever comes first, and provide a timetable for installation. The project is a single entity, and it encompass all improvements whether commercial, residential or otherwise. As such, Public Works Conditions of Approval apply to the project as a whole, not to any specific land use type, area, or work unless specified herein. ***(PLNG, ENGR)***

4. Submit a separate commercial and residential Photometric plan for review and approval, showing the location of all light sources, streetlight spacing, intensity of luminance, and uniformity ratio, in accordance with the City's specifications, with the Improvement, Utility, or Building Plans whichever comes first. The photometric analysis shall be reviewed by the Engineering Division for the determination of streetlight spacing. ***(ENGR)***

Street Improvements:

5. Project shall dedicate right-of-way to the City along the Turner Parkway frontage, to accommodate the construction of bus turnout, bus stop concrete pad, meandering walkway, and landscaping features per the approved Master Plan. ***(ENGR)***

6. **PG&E** shall own and maintain its own facilities in **Parcels 1 and 2** per attached Exhibit D.1. Project shall dedicate 45 feet of Public Utility Easement (PUE) to PG&E for gas, electric, landscaping, construction, maintenance and related work in Parcels 1 and 2 as shown on Vesting Tentative Map. Project shall install a new 12" steel gas line in alignment acceptable to PG&E and the City as noted on the plans. ***(ENGR)***

7. The **City of Vallejo** shall own and maintain all surface street improvements (not sewer, storm drains, inlets) on streets identified as **Streets A, B, C, D, E and F** in **Parcel 4** per attached Exhibit D.1. Project shall dedicate to the City said streets in Parcel 4 for roadway, utility, access, and parking purposes as shown on Vesting Tentative Map. ***(ENGR)***

8. The **City of Vallejo** shall own all sanitary sewer lines and manholes, and storm drains and inlets on streets identified as Streets A, B, C, D, E and F in **Parcel 4** per the attached Exhibit D.1. The **Vallejo Flood and Wastewater District (VFWD)** shall maintain all sanitary sewer mains and manholes, and storm drains and inlets on streets identified as **Streets A, B, C, D, E and F** in **Parcel 4** per the attached Exhibit D.1. Project shall provide for Public Utility Easements (PUEs) on City-owned streets for VFWD construction and maintenance purposes as shown on Vesting Tentative Map. ***(ENGR, VFWD)***

9. Dedicate three (3) feet right-of-way to the City along Admiral Callaghan Lane frontage, to widen the street and accommodate a 2-foot wide standard concrete raised curb/median at three southbound left turn pockets at the three project driveways instead of just striping. ***(ENGR)***

10. The "Residential Parking and Grading Plan C.4.1" dated March 2020 prepared by the applicant, and hereinafter referred to as RPGP, shall be made a part of the construction document. Project shall install all signs, striping, pavement markings, and curb paint as required by the RPGP. The RPGP shall be a permanent record of the Homeowners' Association (HOA). HOA shall conform to Recology requirements. ***(ENGR)***

11. Construct improvements along Turner Parkway frontage including but not limited to: construction of bus turnout, bus stop concrete pad, meandering walkway, and landscaping features per the approved Master Plan, ADA-compliant concrete driveway approach, ADA-accessible ramps, storm drainage system, traffic signal and appurtenances, street lighting, joint trench, signing and pavement striping, conforms to existing improvements, and repair/replacement of deficient frontage improvements as determined by the City Engineer, prior to Acceptance of Improvements. ***(ENGR)***

12. Construct improvements along the frontage on Admiral Callaghan Lane including but not limited to: pavement removal, pavement replacement, and pavement widening on the northbound lanes to accommodate two additional lanes, concrete median island with landscaping and irrigation, construction of concrete curb, gutter and sidewalk, ADA-compliant concrete driveway approach, ADA-accessible ramps, storm drainage system, bridge culvert and appurtenant structures, traffic signal and appurtenances, street lighting, joint trench, signing and pavement striping, conforms to existing improvements, and repair/replacement of deficient Project frontage improvements as they directly abut the Project as determined by the City Engineer, prior to Acceptance of Improvements. ***(ENGR)***

13. Northbound Admiral Callaghan Lane starting from the outside northern limits of the intersection of Rotary Way shall be re-striped to provide two northbound lanes to match the lane configurations of the newly constructed section of Admiral Callaghan Lane along the commercial project frontage. Remove all conflicting signs and return to the City corporation yard. This condition shall be met prior to issuance of Certificate of Occupancy. ***(ENGR)***

14. The southbound left turn pockets at the three project driveways on Admiral Callaghan Lane shall be lengthened per the “Response to Planning Commission Questions” Memorandum prepared by Kimley Horn & Associates dated February 10, 2020. This condition shall be met prior to the issuance of Certificate of Occupancy. ***(ENGR)***

15. Comply with the recommendations and mitigation measures from the Traffic Impact Analysis prepared by Fehr & Peers dated May 2019, prior to issuance of Certificate of Occupancy. ***(ENGR)***

16. Construct all public facilities in accordance with the current Americans with Disabilities Act (ADA), including driveways and curb ramps. Sidewalk accessibility is subject to the Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG); see https://www.access-board.gov/guidelines-and-standards/streets-sidewalks/public-rights-of-way/proposed-rights-of-way-guidelines ***(ENGR, BLDG)***

17. Show construction details for all pedestrian paths and trails on the Improvement Plans and Final Landscape Plans. Trail crossings of streets shall have curb cuts, ramps, signs, and pavement markings as approved by Engineering Division. At least one access point on route along the trail shall comply with ADA. ***(ENGR)***

Noise:

18. Noise producing site preparation and construction activities shall be limited to the days and hours as set forth below and subject to the provisions of Mitigation Measure NOI-1 (MM NOI-1) of the project EIR. In the event of any conflict, MM NOI-1 shall govern.

    Monday through Saturday 7:00 a.m. to 6:00 p.m.

    Construction on Saturdays are allowed consistent with EIR findings. No changes to these construction hours will be allowed without the prior written consent of the City. A contact person shall be available during all construction activities in the evening and on weekends to respond to complaints and take actions necessary to reduce noise. ***(BLDG, ENGR, PLNG)***

Construction Activities:

19. Contact Engineering Division to arrange for a Pre-Construction Meeting prior to issuance of Grading or Building Permits, whichever comes first. ***(ENGR)***

20. Implement a dust control plan. Submit the plan to Engineering Division for review and approval prior to issuance of the Grading Permit. Comply with EIR Mitigation Measure NOI-1. ***(ENGR)***

21. No deliveries (including gasoline tanker trucks) or servicing/repairs of construction equipment shall occur outside of construction hours. Construction hours are Monday to Saturday, from 7 am to 6 pm, in compliance with EIR Mitigation Measure NOI-1. ***(BLDG, ENGR, PLNG)***

22. Project shall use low-noise emission equipment in compliance with EIR Mitigation Measure NOI-1 and applicable State law. ***(BLDG, ENGR, PLNG)***

23. Implement the following measures during construction:
    a.
    a. Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on an as-needed basis to avoid overflow or debris. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution.
    b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and storm drains adjoining the project site. During wet weather, avoid driving vehicles off paved areas.
    c. Broom sweep the public street pavement adjoining the project site on an as-needed basis during active construction. Caked-on mud or dirt shall be scraped from these areas before sweeping.
    d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest the downstream side of the site in order to preclude any debris or dirt from flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and to

prevent street flooding. Dispose of filter particles in an approved trash receptacle.

e. Create a contained and covered area on the site for the storage of bags, cement, paints, flammable, oils, fertilizers, pesticides, or any other materials used on the site that have the potential for being discharged to the storm drain system by being windblown or in the event of a material spill.

f. Never clean items such as machinery, tools, and brushes or rinse containers in a street gutter, or storm drain.

g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash water into street gutters or drains. ***(ENGR, BLDG)***

24. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to issuance of Certificate of Occupancy . ***(ENGR, BLDG)***

25. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site unless authorized for site security. ***(ENGR, BLDG)***

26. There shall be no parking of construction equipment or construction workers' vehicles on existing offsite residential streets not within the Project at any time; all vehicles shall be maintained on-site. ***(ENGR, BLDG)***

27. Portable toilets used during construction shall be kept as far as possible from adjacent properties and shall be emptied on a regular basis as necessary to prevent odor. ***(ENGR, BLDG)***

28. Identify truck routes for the import or export of cut/fill material and/or construction debris for review and approval by the City Engineer prior to the issuance of permits, if applicable. Repair any damage to City streets (private and public) caused by activity associated with this project. ***(ENGR)***

29. In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading and/or excavation shall cease, the find shall be left untouched, and the Engineering Division shall be immediately notified. This requirement shall be noted on the Grading Plans, prior to issuance of permits. See EIR Mitigations CUL-1 and CUL-2 for detailed requirements. ***(ENGR)***

30. In the above event, retain a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. The City shall not be responsible for any costs associated with the professional investigation, implementation, remediation or restoration of findings. See EIR Mitigations CUL-1 and CUL-2 for detailed requirements. ***(PLNG, ENGR, BLDG)***

Construction Plan Review/Pre-Permit Requirements:

31. Submit two copies of Preliminary Title Report, prepared within three months prior to the first plan submittal. ***(ENGR)***

32. The proposed bridge on Admiral Callaghan Lane at Blue Rock Springs Creek is within the FEMA Special Flood Hazard Area (SFHA) 100-year Floodplain Zone AE. At a minimum, comply with the requirements of City of Vallejo Municipal Code Section 7.98. Obtain required permits for the construction of bridge deck, headwall, abutment, and grading work prior to approval of the Improvement Plans. ***(ENGR)***

33. The Improvement Plans shall show plan and profile of all proposed street, drainage and sewer improvements and details for curb, gutter, sidewalk, wheelchair ramps, and driveway construction. ***(ENGR)***

34. Design improvements in accordance with the City Standards for sight distance, sidewalk, back up, fencing, geometrics at intersection and corner setback requirements, prior to approval of Improvement Plan. Plans shall be subject to review and approval by Engineering Division. ***(ENGR)***

35. Obtain an Encroachment Permit from the City prior to performing any work within the public right-of-way or public easements. ***(ENGR)***

Subdivisions/Site Development Plans:

36. The Vesting Tentative Map prepared by MacKay & Somps is not approved for construction. Submit Grading, Erosion Control, Improvement, and Stormwater Control Plans prepared by a Registered Civil Engineer to Engineering Division for review and approval prior to issuance of Grading and Encroachment Permits. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by a Qualified SWPPP Developer (QSD) prior to the issuance of Grading and Encroachment Permits. ***(ENGR)***

37. The Final Map shall be in substantial conformance with the Vesting Tentative Map. The Final Map shall be prepared by a qualified Civil Engineer or Licensed Land Surveyor and shall be subject to review and approval by Engineering Division. ***(ENGR)***

38. Provide common area, access, parking, utility, drainage, emergency vehicle access, and other easements as needed on the commercial parcel. (ENGR)

39. **The owner(s) of Parcels 1 and 2** shall own and maintain all private storm drain facilities, bio-retention areas, underground hydromodification/detention system, and trails in **Parcels 1 and 2** per attached Exhibit D.1. Project shall provide for Public Access Easements and Emergency Vehicle Access Easements on said facilities as shown on Vesting Tentative Map and/or Planned Development plans. Provisions for Public Utility Easements shall be governed by a separate Stormwater Operation and Maintenance Agreement between the owner(s) of Parcels 1 and 2 and the State Water Resources Control Board (SWRCB). ***(ENGR)***

40. The **HOA** shall own and maintain all trails in **Parcels 3 and 4** per attached Exhibit D.1. Project shall dedicate to HOA and provide for Public Access Easements (PAEs) on said facilities as shown on Vesting Tentative Map and/or Planned Development plans. ***(ENGR)***

41. The **HOA** shall own and maintain all private alleys and driveways on alleys in **Parcel 4** per attached Exhibit D.1. Project shall dedicate to HOA and provide for Private (not Public) Utility Easements Private (not Public) Access Easements, and Emergency Vehicle Access Easements on said facilities as shown on Vesting Tentative Map and/or Planned Development plans. ***(ENGR)***

42. The **HOA** shall own and maintain all private water, sewer, storm drains and inlets in HOA-owned alleys, driveways on alleys, and north-south pedestrian paseos in **Parcel 4** per attached Exhibit D.1. Project shall dedicate to HOA said private facilities in Parcel 4, and shall provide for Private (not Public) Utility Easements (PUEs) on HOA-owned facilities as shown on Vesting Tentative Map and/or Planned Development plans. ***(ENGR)***

43. The **HOA** shall own and maintain all private parksites, landscaped areas, and east-west private pedestrian paseos in **Parcels B, C, D, E, F and G** in **Parcel 4** per attached Exhibit D.1. Project shall dedicate to HOA said private facilities in Parcel 4, and provide for Public Access Easements (PAEs) on HOA-owned facilities as shown on Vesting Tentative Map and/or Planned Development plans. ***(ENGR)***

44. The **Vallejo Flood and Wastewater District (VFWD)** shall own and maintain all publicly owned trunk sewer lines and manholes in **Parcels 1 and 2** per attached Exhibit D.1. Project shall dedicate to VFWD a 15 feet wide Public Utility Easement (PUE) along said facilities in Parcels 1 and 2 for VFWD construction and maintenance purposes. ***(ENGR, VFWD)***

45. The applicant shall submit a Mylar copy and CAD file of the Final Map prior to City Council approval of the Final Map. ***(ENGR)***

46. Approved street names shall be shown on the Final Map prior to recordation of the map. ***(ENGR, PLNG)***

47. Three (3) copies of project Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted with the Final Map, for review and approval. The CC&Rs shall include the following provisions and shall be recorded prior to issuance of Certificate of Occupancy:

    a. A Homeowners' Association (HOA) shall be formed and shall be responsible in perpetuity, for the ownership, maintenance, repair, restoration, replacement, and management of:
        i) All parcels held in common, open space and common area improvements including building exteriors, private driveways, private alleys, access easements, pedestrian paths and walkways, landscaping, irrigation systems, fencing, retaining walls, sound walls, signage, trash and recycling areas, and utilities.

ii) All landscaping and irrigation equipment on-site
iii) All privately-owned permanent stormwater management facilities included in the approved Stormwater Control Plan and the approved Stormwater Control Operations and Maintenance Plan.

b. HOA shall enter into a Maintenance Agreement with the Vallejo Flood and Wastewater District to hire a qualified engineering firm to maintain, repair, restore, replace and manage all privately-owned permanent storm water facilities and to ensure compliance with all applicable Federal, State, regional and local regulations.
c. Contain a statement that in the event these areas or facilities are not properly maintained, repaired, restored, replaced or managed according to the approved plans, each property owner shall be responsible for their proportionate share of these costs, secured by a lien on the property in favor of the HOA, in accordance with the HOA procedures.
d. Provide reciprocal easements over all common parcels for maintenance purposes.
e. The HOA shall be responsible for enforcing the CC&Rs and providing written notice of any violation to the property owners.
f. The HOA shall provide the Planning Division with the name, address and phone number of the current HOA representative. ***(PLNG, ENGR, CAO)***

Grading/Erosion Control/Geotechnical:

48. Submit a Geotechnical Report with the Grading Plans which provides recommendation for grading and drainage. Submit a Geotechnical Report with Building Plans that addresses and provides recommendations for walls, building foundations, and pavement structural sections. ***(ENGR)***

49. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer, a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit approved by the City Engineer. The Grading Plans and Soils Report shall require review by the City's Geotechnical consultant with all costs to be borne by the applicant. ***(ENGR)***

50. Contour grading techniques shall be employed throughout the project to achieve a more natural appearance, and shall be in substantial conformance with the approved Vesting Tentative Map. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements to be set back two feet minimum from said rights-of-way and easements where feasible. All cut and fill slopes in excess of five (5) feet in height to be rounded both horizontally and vertically where feasible. ***(ENGR)***

51. Grading on adjacent properties shall require written approval from the affected property owners. ***(ENGR)***

52. On-site finish grading work shall require drainage to be directed away from all building foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of 1 percent. ***(ENGR)***

53. The applicant's project engineer shall inspect the finished grading and certify that it conforms to the compaction and elevations shown on the Grading Plan and Soils Report. ***(ENGR)***

54. At all times seasonally appropriate erosion control measures shall be implemented per plans approved by the City Engineer for all grading work. Wet season measures shall be in place October through April at a minimum and when there is rain forecast. At the time of approval of the Improvement and/or Grading Plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer. ***(ENGR)***

55. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October of any given year in compliance with BMP and State requirements. During grading work between October and April, if there is a rain forecast, stop all grading work two days before the rain forecast and implement BMPs to ensure that the site is protected from erosion. ***(ENGR)***

56. Improve interior private alleys in accordance with the City of Vallejo standards. ***(ENGR)***

57. Designate private alleys as required fire access lanes thereby prohibiting parking on **both sides** of the alleys at all times. Signs and/or curb striping shall be installed according to the regulations established by the Vallejo Fire Department, Vallejo Police Department, and Engineering Division. If signs are installed, they shall include the Police Department telephone number and a notification that a citation may be issued for the violation with vehicle towed at owner's expense. This requirement shall be included in the CC&Rs. **(*ENGR)***

Utilities:

58. New electrical transformers shall be screened from view. ***(PLNG, ENGR)***

59. No above ground utility facilities/structures shall be located between the face of curb and back of sidewalk in the public right-of-way. ***(ENGR)***

60. Install streetlights along the Admiral Callaghan Lane and Turner Parkway frontages. Submit streetlight plans in accordance with the City Standard Specifications showing pole type, luminaires type, conductor and wiring schedule, connection points, lamp wattage and pull box locations, at the time of submittal of improvement plans. Streetlights shall be completely installed and operational prior to issuance of Certificate of Occupancy. ***(ENGR)***

61. All new utilities shall be constructed underground prior to issuance of Certificate of Occupancy. ***(ENGR)***

62. The City requests that the applicant assist in the coordination of the undergrounding of the existing overhead utilities along Admiral Callaghan Lane including aerial street crossings. The applicant will work with the City on an Agreement to manage the design, construction and administration of this work,

provided this is feasible within the project timeline. The applicant is not required to fund design and construction. The applicant will coordinate all work related to undergrounding the overhead utilities with the affected utility companies. Grant funds may be available for design and construction. **(*ENGR)***

Drainage/Stormwater/C.3 Requirements:

63. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by Engineering Division prior to issuance of any permit. The SWCP shall be prepared and certified by a Registered Civil Engineer, registered in the State of California, demonstrating an understanding of the design of treatment measures for water quality and groundwater protection principles applicable to the project site. ***(ENGR)***

64. Prior to issuance of permits for building, site improvements, or landscaping, applicant shall submit a permit application consistent with the applicant's approved Stormwater Control Plan (SWCP), and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment Best Management Practices (BMP's), permanent source control BMP's, and other features that control stormwater flow and potential stormwater pollutants. The Contra Costa Clean Water Program permit application shall include a completed "Construction Plan C.3 Checklist" as described in the Stormwater C.3 Guidebook, and a detailed draft Stormwater BMP Operation and Maintenance (O&M) Plan consistent with the general O&M plan included in the applicant's approved Stormwater Control Plan. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in Appendix F of the Stormwater C.3 Guidebook. ***(ENGR)***

65. Comply with stormwater treatment measures per the approved SWCP prior to issuance of Certificate of Occupancy. ***(ENGR)***

66. Submit a final Stormwater BMP Operation and Maintenance Plan (O&M Plan) for review and approval by Engineering Division, prior to issuance of Certificate of Occupancy . This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. The implementation of the O&M Plan shall be the responsibility of the property owner or the HOA where one exists. ***(ENGR)***

67. Execute any agreements identified in the SWCP which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs, prior to issuance of Certificate of Occupancy. ***(ENGR)***

68. Prevent site drainage from sheet flow across sidewalks and driveways in a concentrated manner. ***(ENGR)***

69. Collect and convey all stormwater entering, and/or originating from, the site to an adequate downstream drainage facility. Submit a detailed hydrologic and hydraulic study including calculations for a 100-year storm as well as a capacity study accounting for offsite sources with the Improvement Plans to Engineering Division for review and approval. ***(ENGR, VFWD)***

70. Submit a Construction Best Management Practice (BMP) Program for review and approval by the Engineering Division prior to issuance of a Building and/or Grading Permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMPs. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order. ***(ENGR)***

71. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks carrying soil, silt, dirt, dust, debris and other materials that may potentially become airborne during transport shall be covered. ***(ENGR)***

Agreements, Fees, Bonds:

72. Enter into a Subdivision Agreement with the City agreeing to construct and complete all improvements necessary to service the subdivision. The Agreement shall be executed and submitted to the City prior to approval of the Final Map. As part of the Agreement, pay all fees and provide securities acceptable to the City, guaranteeing construction of the required improvements. ***(ENGR)***

73. **The owner(s) of Parcels 1 and 2** shall own and maintain all private water lines, sewer lines and manholes in **Parcels 1 and 2** as shown on the attached Vesting Tentative Map and/or Planned Development plans. Applicant shall submit three (3) copies of the Commercial Center's **Operation and Maintenance Plan (O&M Plan)** or equivalent for Parcels 1 and 2 with the Grading and Improvement Plans and Final Map, for review and approval. The O&M Plan shall address reciprocal access, maintenance of: utilities, water quality features, storm drainage, lighting, driveway isles, parking lot pavement and striping, access easements, pedestrian paths and walkways, landscaping, irrigation systems, fencing, retaining walls, signage, trash and recycling areas, and other common area improvements. ***(ENGR)***

74. The **HOA** shall own and maintain all private storm drain facilities, passive detention areas, trails and open space in **Parcel 3** per attached Exhibit D.1. This includes all storm drain facilities with connections and shared connections to/from adjoining Parcels 1, 2, 4 and Turner Parkway. Project shall dedicate to Parcel 3 to HOA, and provide for Public Utility Easements (PUEs) on HOA-owned facilities and Public Access Easements (PAEs) on HOA-owned facilities as shown on Vesting Tentative Map and/or Planned Development plans. HOA shall enter into a **Maintenance Agreement (MA)** with the owner(s) of Parcels 1 and 2, the City of

Vallejo, and VFWD per attached Exhibit D.1. The MA shall address maintenance responsibilities, and legal and financing terms and conditions on said facilities. Applicant shall submit three (3) copies of said Maintenance Agreement (MA) with the Grading and Improvement Plans and Final Map to Engineering Division for review and approval. ***(ENGR, VFWD)***

75. The **HOA** shall own and maintain all storm drains and bio-retention basins in **Parcel A** of **Parcel 4** per attached Exhibit D.1. Project shall dedicate to HOA said facilities in Parcel 4, and provide for Private (not Public) Utility Easements on HOA-owned facilities as shown on Vesting Tentative Map and/or Planned Development plans . HOA shall enter into a **Maintenance Agreement (MA)** with the City, VFWD, and Water Resources Control Board (SWRCB) per attached Exhibit D.1. ***(ENGR, VFWD)***

76. All improvement and maintenance agreements required in connection with said plans shall be submitted to and approved by the City and other agencies having jurisdiction over said project prior to recording of the Final Map or issuance of a Building Permit, whichever comes first, unless otherwise specified therein. Grading Permit may be issued prior to recording of Final Map. ***(ENGR)***

77. All required faithful performance bonds and labor materials bonds in a penal amount equal to 100 percent of the approved estimates of construction costs of improvements shall be submitted to and approved by the City and other agencies having jurisdiction prior to approval of the Final Map or issuance of a Building Permit, whichever comes first. A Grading Permit may be issued without the other permits in place by posting an appropriate Bond for grading. ***(ENGR)***

78. The applicant shall pay its fair share amount not-to-exceed $206,400 for the installed traffic signal on Admiral Callaghan Lane at Rotary Way. This represents 40 percent of the maximum total traffic signal cost of $516,000 per the City‘s reimbursement agreement with In-N-Out. ***(ENGR)***

79. The applicant shall pay all required fees in the Northgate Fee District 94-1. This condition shall be met prior to the issuance of a Building Permit. ***(ENGR)***

State of California:

80. The applicant shall obtain a Transportation Permit (TP) from the State of California, and provide a copy of TP to the City Engineer. The applicant shall also provide a copy of the Transportation Management Plan (TMP) to the City Engineer, if it is required by the State. ***(ENGR)***

Applicant shall adhere to the following (but not limited to) standard conditions on detailed project construction plans:

PW1. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).

PW2. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7–A).

PW3. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).

PW4. **ON-SITE SOILS ENGINEER. Per the requirements of a Public Works Grading Permit,** the project geologist or soils engineer and necessary soils testing equipment must be present onsite during grading operations. In the absence of the soils engineer or his representative onsite, the **Department of Public Works** shall shut down the grading operation. (VMC, Section 12.40.080.

PW5. **DUST AND EROSION CONTROL.** Applicant to submit an Erosion and Sediment Control Plan as a part of the Building Permit Application. All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections12.40.050 & 12.40.070).

PW6. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the **Department of Public Works** for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (COV, Regulations & Standard Specifications, 2011, Section 2.4.1).

PW7. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section10.04.260).

PW8. **STREET EXCAVATION PERMIT.** Applicant shall obtain a street excavation permit from the **Department of Public Works** prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).

PW9. **ENCROACHMENT PERMIT.** Prior to issuance of Building Permit, applicant shall obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Section 10.16).

PW10. **TRAFFIC CONTROL PLAN.** Prior to start of construction, applicant shall submit a traffic control plan to the **Department of Public Works** for review and approval. (CA MUTCD).

PW11. **COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the **Department of Public Works** and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).

PW12. **BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090)

PW13. **INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the **Department of Public Works** including but not limited to streets and utilities.

PW14. **SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the **City Engineer**. (VMC, Section 10.04).

PW15. **STREET TREES.** Prior to release for occupancy, plant required street trees in accordance with City Municipal Code. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. Street tree(s) shall be inspected by Public Works Landscape Inspector prior to release for occupancy. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).

PW16. **JOINT TRENCH**. The developer shall provide preliminary joint trench composite plans for the underground electrical, gas, telephone, cable television and communications conduits and cables including the size, location and details of all trenches, location of all building utility service stubs and meters and placement or arrangements of junction structures as a part of the Improvement Plans submitted for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed engineer. (VMC, Sections 15.06.160&170).

PW17. **SIGNAL INTERCONNECT CABLES**. There may be fiber optic and /or copper signal interconnect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable is damaged, the entire length of the cable between the two nearest hubs will be replaced by the contractor unless otherwise authorized by the City Engineer.

PW18. **ADA COMPLIANCE WITHIN CITY ROW.** In order to ensure ADA compliance within any and all City ROW, ADA compliance will be addressed in accordance to the state government and federal codes: HEALTH AND SAFETY CODE DIVISION 13 PART 5.5. ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS [**19955** - 19959.5] (Part 5.5 added by Stats. 1969, Ch. 1560.)

http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=5.5.&chapter=&article=
GOVERNMENT CODE DIVISION 5 CHAPTER 7 ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS [4450 – 4461] (Chapter 7 added by Stats. 1968, Ch. 261.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article=
FEDERAL
THE AMERICAN WITH DISABILITIES ACT OF 1990
https://www.ada.gov/2010_regs.htm

FIRE DEPARTMENT:

Mercantile and Business Occupancies – Code Requirements:

Access and Water Supply:

1) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface.

2) All access roads shall be installed and maintained serviceable prior to and during combustible construction.

3) Access roads shall have an unobstructed width of not less than 20' with a maximum grade of 15%. Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires
and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.

4) All vehicle access gates shall be equipped with a Knox Key switch or pad lock. Contact the Fire Department at 707-648-4546 or visit www.knoxbox.com for further information.

5) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards or shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such areas shall be determined prior to final inspection.

6) Submit plans and obtain permit from the Fire Department for new fire service main and fire hydrants.

7) Approved impact protection shall be installed as necessary to protect hydrants from vehicular impact. Such measures shall be provided to the Fire Prevention Bureau for review and approval prior to final inspection.The building owner shall be responsible for painting of hydrants, verifying street valves are fully open and the placement of blue reflective dots prior to requesting a final inspection.

Maintenance, inspection and testing of private hydrants are the responsibility of the property owner. Private hydrants shall be painted red.

8) All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the fire department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment.

9) The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.

10) Prior to final Inspection, in accordance with the 2016 Califoirnia Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.

11) A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency fire department access shall be provided. The minimium size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 648-4565

12) Keys for the Knox Box entry system required by the fire department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. “MASTER” or “MECHANICAL ROOM”.

Building Identification:

13) Prior to final inspection, in accordance with the 2016 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6” for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

Building Fire Extinguishers:

14) Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the fire department. Hazardous areas will require increased sizing of fire extinguishers.

15) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and indentification signage shall be approved in the field by the Fire Department prior to final inspection sign-off.

Automatic Fire Extinguishing Systems:

16) An automatic fire sprinkler system is required for this building. Please submit 2 sets of plans and calculations to the Fire Marshal's Office and obtain permit prior to installation. Please note the density of the system must be compatible with the occupancy classification. The plan review and permit fee is $567 plus $6 per head. This is a separate submital to the Fire Department.

17) All fire-sprinkler systems shall be designed and installed in accordance with NFPA Standard 13, and the California Fire and Building Code.

18) The Fire Department Connection (FDC) and (PIV) shall be located within 100 feet of the nearest fire hydrant and approved by the fire department. The FDC shall be labeled with the building address.

19) If cooking is proposed, provide an approved automatic fire extinguishing system to protect all cooking equipment. A permit is required from the Fire Marshal's office for fixed fire extinguishing systems. Please submit 2 sets of plans for review and approval. Design and system calculations shall be prepaired by a licensed C-16 Contractor.

Fire Flow and Water Service:

20) Fire-Flow requirements for buildings shall be in accordance with the 2016 California Fire Code.

21) An underground fire service main and fire hydrants are required for this building. Please submit 2 sets of plans for the underground fire service main for review and permitting requirments. The plan review and permit fee is $637. This is a separate deferred submital to the Fire Department.

Building Fire Alarm and Monitoring Systems:

22) An approved fire alarm system shall be designed and installed as specified in the 2016 California Fire Code, California Building Code, NFPA 72, and the National Electrical Code as amended by the State of California and local ordinances. Please submit 2 sets of fire alarm plans and obtain permit from the Fire Marshal's Office prior to installation. Please include listed device selections cut sheets. Fire alarm system must be designed and installed by a C-10 Licensed Contractor or be certified as a Fire/Life Safety Technician on all systems that exceed 100VA. Approved audible and visual notification devices shall be connected to every automatic sprinkler system to alert occupants upon activation within each separate occupancy.

    Audible alarm devices shall also be provided on the exterior of the building in an approved location.

    A minimum of one smoke detector listed for the intended purpose shall be installed in the following areas:

    a. Mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar rooms.
    b. The main return and exhaust air plenum of each air-conditioning system serving more than one story and located in a serviceable area downstream of the last duct inlet.

    The plan review and permit fee is $598 plus $6 for each device.

    An automatic smoke detection system shall be installed throughout high-piled combustible storage areas - Review commodity classification 2016 CFC Table 3206.2 for this requirement.

23) Smoke detection/dampers for HVAC systems shall be required as set forth in the Mechanical Code. Areas served by a single or multiple units exceeding 2000 CFM shall have detectors installed and supervised by the fire alarm system. Detectors shall not trip a general alarm. Detectors shall be self-restoring or a readily accessible manual reset shall be installed.

Building Egress:

24) Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1

foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.

25) Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.

26) In accordance with the 2016 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.

27) All buildings shall comply with the 2016 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to: exit signs, exit doors, exit hardware and exit illumination.

28) Provide a detailed means of egress, path of travel, exit plan plan prior to building permit approval. Due prior to Building Permit issuance.

29) Locking devices on exit doors shall conform to the 2016 California Fire Code Chapter 10, only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors. Panic hardware is required.

30) Maintain the width of the exit system; tables, chairs, merchandise storage systems and other devices shall not obstruct the means of egress along the path of exit travel based on the cumiulative occupant load served. Maintain clear access to all exits at all times.

Occupancy Separations:

31) Occupancy separations (fire walls) are required. Please see Table 508.3 of the 2016 California Building Code for more information.

Hazardous Materials Storage, High Pile Storage and Use:

32) Outdoor storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare. All combustible material shall be stored separately from non-combustible material in piles with a minimum separation of six (6) feet and shall not exceed a height limit of twenty (20) feet.

33) Maintain indoor combustable storage at or below 12 feet in the warehouse storage area or the facility shall comply with all applicable sections of the 2016 California Fire Code with regards to High-Piled Combustible Storage. A permit is required for High Piled Combustible Storage from Vallejo Fire Department.

34) Smoke and Heat Removal: Smoke and heat vents *or mechanical smoke exhaust systems* shall be installed in the roofs of buildings or portions thereof occupied for the uses; Group F-1 or S-1 occupancy having more than 50,000 square feet of undivided area and in Buildings and portions thereof containing high-piled combustible stock or rack storage. This item is approved for a differed submittal. Due prior to final inspection. Please see the 2016 CFC, Chapter 9, Sections 909, 910 for further information. Review commodity classification in the 2016 CFC Table 3206.2 for this requirement.

35) Tire Storage shall be in accordance with the 2016 California Fire Code, Chapter 34. A separate permit is required from the Vallejo Fire Department prior to occupancy.

36) Hazardous Materials Business Plan Requirements. Any occupancy that will be conducting operations or storing materials that are hazardous will obtain the appropriate permits from the Solano County Department of Health prior to commencing business operations.

37) Material Data Safety Sheets (MSDS) covering all hazardous materials on site shall be readily available on the premises. Location of the MSDS sheets shall be posted in a conspicuous location approved by the Fire Prevention Division prior to sign-off of the final inspection.

38) NFPA 704 placard signs shall be posted at all hazardous material storage area's. Please indicate on the plans the location of all signage for review and approval by the Fire Prevention Division prior to final inspection.

36) Warning signs (NO SMOKING) are required per the California Fire Code.

37) All compressed gas cylinders shall be adequately secured to prevent falling or being knocked over. Fasteners used to secure cylinders shall be of non-combustible material. This requirement shall be reviewed and approved by the Fire Prevention Division prior to final inspection sign-off.

41) Provide "Roof Access" sign at roof ladder location.

42) All roof material shall be rated class "A" or better.

Motor Vehicle Fuel Dispensing Station – Code Requirements:

1) All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways.

2) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface. The turning radius shall be determined by the fire official. Due prior to building permit issuance.

3) Access roads shall have an unobstructed width of not less than 20' with a maximum grade of 15%. Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.

4) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards and shall have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such area's shall be determined prior to final inspection.

5) All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the Fire Department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment. Please indicate on the plans these locations.

6) The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.

7) Rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs. Due prior to final inspection.

8) Approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers. Due prior to final inspection.

9) All roof material shall be rated class "A" or better.

10) Hazardous Materials Business Plan Requirements. Any occupancy that will be conducting operations or storing materials that are hazardous will obtain the appropriate permits from the Solano County Department of Health prior to commencing business operations.

11) All hazardous material underground storage tanks (Motor Fuel – Dispensing Facilities) shall comply with the 2016 California Fire Code Chapters 22, 27, and 34. Installation permits for underground storage tanks are required from Solano

County Department of Health. Installation permits are required from the Vallejo Fire Department for all above ground storage tanks.

12) All hazardous material storage tanks shall be constructed and installed in accordance with nationally recognized standards and the manufacturer's instructions.

13) All hazardous material storage tanks shall be labeled and the content classification clearly indicated. Warning Labels, Identification Labels & Haz-Mat tanks shall comply with the 2016 California Fire Code secondary containment requirements. Compliance shall be confirmed by the Fire Prevention Division prior to sign-off of the final inspection.

14) Protection from Vehicles: Guard posts or other approved means shall be provided to protect tanks subject to vehicular damage in accordance with CFC §312. When guard posts are installed, posts shall be:

312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.

312.2 Posts. Guard posts shall comply with all of the following requirements:

a. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.

b. Spaced not more than 4 feet (1219 mm) between posts on center.

c. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.

d. Set with the top of the posts not less than 3 feet (914 mm) above ground.

e. Located not less than 3 feet (914 mm) from the protected object.

15) Emergency disconnect switches: An *approved*, clearly identified and readily accessible
emergency disconnect switch shall be provided at an *approved* location to stop the transfer of material to the tank. The emergency disconnect switch shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from the material dispensers. Such devices shall be distinctly *labeled* as:

EMERGENCY SHUTOFF. Signs shall be provided in *approved* locations established during final inspection, using the following language:

IN CASE OF FIRE, SPILL OR RELEASE:

a. USE EMERGENCY PUMP SHUTOFF
b. REPORT THE ACCIDENT
c. FIRE DEPARTMENT TELEPHONE NUMBER 911
d. FACILITY ADDRESS: [Insert address here]

16) Provide spill containment measures (Spill Kit) on site in safe accessible location. The Spill Kit material shall be compatible the material being stored. Training shall be provided to staff in accordance with 2016 California Fire Code. Due prior to final inspection.

17) Material Data Safety Sheets (MSDS) covering all hazardous materials on site shall be readily available on the premises. Location of the MSDS sheets shall be posted in a conspicuous location approved by the Fire Prevention Division prior to sign-off of the final inspection.

18) **Warning signs.** Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle-back away immediately.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.

19) NFPA 704 placard signs shall be posted at all hazardous material storage area's and must be approved by the Fire Prevention Division during final inspection.

20) Provide one 4A20BC fire extinguisher not less than 10 feet or no more than 50 feet from any dispensers.

21) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background.

22) A separate Operational Permit is required from the Fire Department for the MOTOR VEHICLE FUEL DISPENSING STATION. Due prior to Building Permit issuance.

Assembly Occupancies – Code Requirements:

1) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface.

2) Access roads shall have an unobstructed width of not less than 20' (16' for single residential) with a maximum grade of 15%. Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.

3) All access roads shall be installed and maintained serviceable prior to and during combustible construction.

4) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards or shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such area's shall be determined prior to final inspection.

5) All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the Fire Department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment.

6) The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.

7) Prior to final Inspection, in accrodance with the 2016 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.

8) A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency Fire Department access shall be provided. The minimium size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 658-4565 or visit www.knoxbox.com

9) Keys for the Knox Box entry system required by the Fire Department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. “MASTER” or “MECHANICAL ROOM”.

10) Prior to final inspection, in accordance with the 2016 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6” for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

11) Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.

12) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and indentification signage shall be approved in the field by the Fire Department prior to final inspection.

13) If cooking is proposed provide an approved automatic fire extinguishing system to protect all cooking equipment. A permit is required from the Fire Marshal’s office for fixed fire extinguishing systems. Please submit 2 sets of plans for review and approval. Design and system calculations shall be prepaired by a licensed C-16 Contractor.

14) Activation of the (kitchen) fixed fire extiguishing system shall activate the fire sprinkler monitoring system alarm.

15) Smoke detection/dampers for HVAC systems shall be required as set forth in the Mechanical Code. Areas served by a single or multiple units exceeding 2000 CFM shall have detectors installed and supervised by the fire alarm system. Detectors shall not trip a general alarm. Detectors shall be self-restoring or a readily accessible manual reset shall be installed.

16) An automatic fire sprinkler system is required for the proposed building. Please submit 2 sets of plans and calculations to the Fire Marshal’s Office and obtain permit prior to installation. Please note the density of the system must be compatible with the occupancy classification and designed in accordance with NFPA 13.

17) Prior to final inspection an approved fire sprinkler monitoring system shall be designed and installed as specified in the 2016 California Fire Code and NFPA 72. Please submit 2 sets of fire alarm monitoring plans and obtain permit from the Fire Marshal's Office prior to installation. Please include listed device selections cut sheets.

18) A fire alarm system may be required based on the 2016 California Fire Code requirments.

19) Approved impact protection shall be installed as necessary to protect fire hydrants from vehicular impact.

20) The building owner shall be responsible for painting of private hydrants, verifying street valves are fully open and the placement of blue reflective dots prior to requesting a final inspection. Maintenance, inspection and testing of private hydrants are the responsibility of the property owner. Private hydrants shall be painted yellow.

21) Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.

22) Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.

23) In accordance with the 2016 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.

24) All buildings shall comply with the 2016 California Building Code, Chapter 10 Means of Egress requirments. Including but not limited to: exit signs, exit doors, exit hardware and exit illumination.

25) Panic harware is requird at all exits.

26) Post an occupant load sign in a conspicuous place near the main exit from all rooms designated as "Assembly Areas". The sign shall read as follows:

    Maximum Occupants:

    General_____ (calculations shall be provided by the Architect)
    Dining_____

27) Businesses will require an annual fire department permit for "Places of Assembly" A permit fee of $318 will be due and payable annually.

28) All roof material shall be rated class "A" or better.

Residential R-3 Occupancies – Code Requirements:

The project plans have been reviewed with the information supplied. Subsequent plan submittals for review may be subject to additional requirements. Field inspections that discover fire/life safety issues may require additional revisions or alterations.

1) All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways. Fire Lanes shall be posted with all-weather no parking signs or RED CURBING. Locations shall be established prior to final inspection.

2) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface. The turning radius shall be determined by the fire official. Please indicate the turning radius for all turning approach areas.

3) Access roads shall have an unobstructed width of not less than 20' exclusive of parking (16' for single residential and (EVA)) with a maximum grade of 15%. Access roads shall have a minimum of 14' of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access. All access roads shall be installed and maintained serviceable prior to and during combustible construction.

4) Access roads that are fire lanes (EVA) shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards and shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates.

5) All vehicles access gates shall be equipped with both a Knox Keyswitch or Click to Enter System . Contact the fire department at 707-648-4546 or visit www.knoxbox.com for further information.

6) Fire-Flow requirements for buildings shall be in accordance with the 2016 California Fire Code Appendix B Please indicate on the improvement plans all fire flow requirments for this project.

7) Fire hydrants must be installed and approved by the fire department prior to combustible construction. Fire hydrants shall be spaced a maximum of 500 feet apart.

8) Approved impact protection shall be installed as necessary to protect hydrants from vehicular damage.

9) The contractor shall be responsible for painting of hydrants, verifying street valves are fully opened and the placement of blue reflective dots prior to requesting a final inspection.

10) NFPA 13D Automatic Fire Sprinkler systems are required in all new residential construction and will require adequate water pressure and GPM flow. Separate permits are required from the fire department for plan review and installation.

11) Prior to Final Inspection, in accordance with the 2016 California Fire Code, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for commercial) with a ½" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

12) Carbon monixide detectors shall be installed in accordance with the manufacturers recommendations.

13) Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, inetrconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.

Exhibits:

D.1 Summary of Public Works Conditions Re: Public/Private Facilities

EXHIBIT D.1

FAIRVIEW AT NORTHGATE PROJECT
CITY OF VALLEJO, PUBLIC WORKS DEPARTMENT
SUMMARY CONDITIONS OF APPROVAL (COA)
May 6, 2020

Large Lot Parcel	Small Lot Parcel	Land Use	Facilities	Owned By	Maintained By	Public Utility Easement (except as noted)	Public Access Easement (except as noted)	Emergency Vehicle Access Easement	Public Works COA #
						(PUE)	(PAE)	(EVAE)	
1		Commercial	Storm Drain Facilities, Bio-Retention Areas, Underground Hydromodification/Detention System, Trails	VFD	VFD	Governed by Stormwater O&M Agreement between VFD and Water Board	Yes. Privately Owned Public Easement.	Yes	39
2		Commercial	Storm Drain Facilities, Bio-Retention Areas, Underground Hydromodification/Detention System, Trails	VFD	VFD	Governed by Stormwater O&M Agreement between VFD and Water Board	Yes. Privately Owned Public Easement.	Yes	39
1, 2		Commercial	Public Sewer Main	VFWD	VFWD	Yes. Publicly Owned Public Easement	No	No	44
1, 2		Commercial	Private Sewer Line & Manholes	VFD	VFD	No	No	No	73
1, 2		Commercial	Public Gas Lines	PG&E	PG&E	Public Easement	No	No	6
1, 2		Commercial	Private Water Lines	VFD	VFD	No	No	No	73
3		Open Space	Storm Drain Facilities, Passive Detention Areas, Trails	HOA	HOA. Thru a MA with City, VFWD	Yes. Privately Owned Public Easement.	Yes. Privately Owned Public Easement.	No	74
3		Open Space	MA between Commercial property owners and HOA for legal and financing of shared stormwater facilities	HOA	HOA. Thru a MA with VFD, City, VFWD	Yes. Privately Owned Public Easement.	Yes. Privately Owned Public Easement.	No	74
4	A	Residential	Storm Drains, Bio-Retention Basin	HOA	HOA. Thru a MA with City, VFWD, SWRCB	Yes. Privately Owned Private Easement.	Yes. Privately Owned Public Easement.	No	75
4	B, C, D, E, F, G	Residential	Sewer, Storm Drains + Inlets on Streets A, B, C, D, E, F	City	VFWD	Yes for VFWD	No	No	8
4	B, C, D, E, F, G	Residential	Surface Street Improvements (not sewer, storm drains + inlets) on Streets A, B, C, D, E, F	City	City	No	No	No	7
4		Residential	Private Alleys, Driveways on Alleys	HOA	HOA	Yes. Privately Owned Private Easement.	Yes. Privately Owned Private Easement.	Yes	41
4		Residential	Water, Sewer, Storm Drains + Inlets in Private Alleys & Driveways In Alleys, North-South Pedestrian Paseos	HOA	HOA	Yes. Privately Owned Private Easement.	No	Yes	42
4		Residential	Parksites in Parcels B, F, G; Landscaped Areas in Parcels C, D, E; East-West Pedestrian Paseos in Parcels F and G	HOA	HOA	No	Yes. Privately Owned Public Easement.	No	43
1, 2		Commercial	Trails	VFD	VFD	No	Yes. Privately Owned Public Easement.	No	39
3, 4		Residential	Trails	HOA	HOA	No	Yes. Privately Owned Public Easement.	No	40

LEGEND

City	City of Vallejo
HOA	Homeowners' Association
MA	Maintenance Agreement
PG&E	Pacific Gas & Electric
VFD	VFD/Lewis (future Costco)
VFWD	Vallejo Flood and Wastewater District
SWRCB	State Water Resources Control Board

EXHIBIT – B

GENERAL PLAN 2040 POLICIES

Policies and Actions	*Facts in Support*
POLICY NBE-1.6 **Open Space.** Conserve and enhance natural open space areas in and adjacent to Vallejo and its waterfront.	*The proposed project would preserve approximately 5.7-acres of an existing wetland between the commercial and residential component of the Fairview at Northgate Planned Development.*
POLICY NBE-1.8 **Urban Forest.** Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.	*The project involves the planting of new trees, and many shrubs and ground covers contributing to the beautification of Vallejo and the cultivation of an urban forest. The construction of sidewalk improvements within the project will encourage walking within the subject site.*
POLICY NBE-2.3 **Inviting, Compatible Design.** Promote attractive development that is compatible with surrounding uses.	*The 245 detached single-family residences will incorporate a Wine Country Agrarian style look, and the building height and massing of the structures will not be out of scale with those located in close proximity.*
Policy NBE-1.15 **Energy Efficiency.** Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.	*The project would be required to comply with standards set forth in the California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CBC Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects.*
Policy NBE-1.5 **Scenic Vistas.** Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.	*The project site is not prominently visible from either Interstate 80 or State Route 37 due to distance, intervening development, and existing visual barriers. As such, the project would not adversely affect scenic views available to travelers along these routes.* *Furthermore, the project site and surrounding areas are not located within a designated residential view district and would not impact identified scenic vistas or protected public views.*

Policy NBE-3.13 **Neighborhood Character.** Preserve the character of existing single-family residential neighborhoods.	*The project off Turner Parkway lies near a well-established, lower-density residential neighborhood of north Vallejo. The proposed homes will be similar in scale and massing as those of the existing residential neighborhood to the west.*
Policy NBE-3.14 **Neighborhood Corridors.** Connect the community with mixed use corridors that function as neighborhood main streets for adjacent residential areas.	*The project will be connected via a pedestrian bridge over the preserved wetland to the commercial component of the Fairview at Northgate Planned Development.*
Policy CP1.12 **Clean Air.** Protect the community from harmful levels of air pollution.	*The project will be required to comply with MM AQ-1 which ensures the proposed project implements the Air District's Basic BMPs throughout all phases of construction. Measures include watering exposed surfaces, covering haul trucks, limiting vehicle speeds on unpaved roads, using wet power sweepers, and suspending work during high winds. Additional requirements involve paving surfaces promptly, washing vehicles before site exit, stabilizing unpaved access roads, and posting contact information for dust complaints. Implementation of MM AQ-1 would further ensure that the proposed project would not disrupt or hinder implementation of a control measure from the Clean Air Plan.*
Action CP-1.12C: Provide information regarding advances in air-quality protection measures to schools, homeowners, and operators of "sensitive receptors" such as senior and child care facilities.	*See response to Policy CP-1.12: Clean Air above.*

Policy NBE-1.1 **Natural Resources.** Protect and enhance hillsides, waterways, wetlands, occurrences of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.	*The project will preserve an existing 5.7-acre wetland between the residential and commercial component of the Fairview at Northgate Planned development. Prior to construction per the mitigation measures imposed by the Fairview at Northgate EIR MMRP and as described in the Addendum, preconstruction surveys will be required (such nesting bird survey, etc.) to ensure protection of special-status species.*
Policy NBE-1.2 **Sensitive Resources.** Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.	*See Policy NBE-1.1: Natural Resources above.*
Action NBE-1.3B: Work with landowners to facilitate assembly and retention of parcels of sufficient size to preserve valuable tidal marshes, seasonal marshes, managed wetlands and contiguous grassland areas for the protection of aquatic and wildlife habitat.	*See Policy NBE-1.1: Natural Resources above. A 5.7-acre parcel will preserved as wetland open space.*
Policy NBE-1.7 **Green Infrastructure.** Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.	*The project will include bioretention swells to treat stormwater from the new subdivisions. Additionally, a total of new trees will be planted throughout the site, which will help reduce urban heat islands.*

Policy NBE-1.9 **Cultural Resources.** Protect and preserve archaeological, historic, and other cultural resources.	*The project will implement sensitivity training for all contractors prior to ground disturbance. If remains are found, the developer will implement Mitigation Measure CUL-1 (Cultural Awareness Training Program), CUL-2 (Protocol for Human Ramins Discovery Cultural Resources Construction Monitoring.), CUL-3 (Discovery of Unknown Resources), and CUL-4 (Discovery of Human Remains).*

Action NBE-1.9A: Continue to require that land use activities comply with State requirements and follow best practices to ensure that cultural resources are not impacted and that appropriate agencies and technical experts are involved in the evaluation and protection of resources and sites.	See Policy NBE-1.9: Cultural Resources above.
Action NBE-1.9B: Maintain a dialogue with local Native American groups regarding sensitive cultural resources in Vallejo.	*See Policy NBE-1.9: Cultural Resources above.*
Policy NBE-5.3 **Health and Safety Codes**. Enforce development regulations and building code requirements to protect residents, businesses, and employees from flooding, liquefaction, earthquakes, fires, and other hazards.	The construction plans of the single-family and cluster style residences will be reviewed to ensure the project meets applicable building code.
Action NBE-5.4A: Continue to require geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate any seismic, flooding, sea level rise, landslide, erosion, or related risk.	*See Policy NBE-5.4: Project Location and Design above.*
Action NBE-5.4B: Continue to require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas to minimize risks to downhill areas.	*See Policy NBE-5.4: Project Location and Design above.*
Action NBE-5.4C: Continue to use the development review process to ensure that development is planned and constructed to resist the encroachment of uncontrolled fire.	*See Policy NBE-5.3: Health and Safety Codes above.*
Action NBE-1.14C: Update the Green Building Standards Code to require the use of low flow plumbing fixtures, low volume irrigation systems, and drought-tolerant plant palettes.	*See Policy NBE-1.7: Green Infrastructure above.*
Action NBE-5.6D: Continue to enforce City regulations that prohibit development, grading, and land modification activities that would adversely affect the local drainage system or create unacceptable erosion impacts.	*See Policy NBE-5.4: Project Location and Design above.*

Policy CP-2.3 **Fire Prevention and Response Services**. Ensure the provision of fire prevention and emergency response services that minimize fire risks and protect life and property.	*The proposed project was reviewed by the City's Fire Prevention team and complies with applicable standards. The site is located within an urbanized area and is not designated as a Very High Fire Hazard Severity Zone. Compliance with local building codes, defensible space requirements, and fire codes, will minimize risks to protect life and property.*

Policy MTC-2.1 **Safety First.** Prioritize pedestrian, bicycle, and automobile safety over traffic flow.	*The proposed project would include new internal residential streets that would be a 50-foot right-of-way, with a 28-foot-wide travel lane from curb-to-curb with parking on each side and a 4.5-foot-attached sidewalk. The new C Street would have a 42-foot right of way with 31-foot-wide travel lane from curb-to-curb with parking along the west side and 4.5-foot attached sidewalks.* *The project would also include private alleys which would be smaller in scale than the residential streets and would include shared vehicular access to the garages fronting them. Private alleys would include a 20-foot-right-of-way with a small four-foot driveway pad accessing the garages. No parking will be allowed within the alleys.*
Policy MTC-2.7 **Complete Streets.** Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders.	*The new streets will incorporate a 50-foot and 42-foot right-of-way with sidewalk, curb and gutters to increase accessibility for the use by pedestrians.*
Action MTC-2.8C: As part of the site plan approval process, require development to provide services from a menu of transportation demand management (TDM) strategies that will reduce VMT.	*See policy MTC-2.7: Complete Streets above.*
Policy MTC-2.11 **Sustainable Transportation.** Ensure that circulation improvements can be operated and maintained within existing and future resource limitations.	*See policy MTC-2.7: Complete Streets above.*
Policy MTC-3.1 **Coordinated Transportation Planning.** Ensure that improvements to the transportation network support a land use pattern that connects the community and facilities travel among Vallejo's neighborhoods.	*The project will include new roadway that will connect the new subdivision to Turner Parkway to the North of the subject site.*
Housing Element Policy A.2: The project will convert vacant infill land into single-unit residences that are compatible with the existing single-unit residences to the north, east, and west of the project site.	*The project will develop an underutilized site into a subdivision with detached single-family and cluster-style residences that are compatible with the surrounding single-family residences that are to the east.*

Housing Element Policy H.3 Protect the character of the existing neighborhoods by developing objective standards to facilitate infill projects to be compatible with the existing neighborhoods.	*The project will protect the existing character of the existing neighborhood to the east by ensuring the new homes are similar in scale and massing.*

Housing Element Policy I.1 The City of Vallejo will promote energy efficiency in residential development within the city, including reduction of energy use through better design and construction in individual homes and through energy-efficient urban design.	*See Policy NBE-1.15 - Energy Efficiency above.*

EXHIBIT - D

FAIRVIEW AT NORTHGATE PLANNED DEVELOPMENT DEVELOPMENT STANDARDS			
Development Standard		*Proposal*	*Compliant*
Density	*R-MH: 25 units/acre Allowed: 580 units on lot size of 23.19-Acres*	*New: 245 Existing: 0 Total:245*	*Yes*
Minimum Lot Size	*Single-Family: 2,814 square-feet*	*2,184 – 8,133 square feet*	Yes
	Bungalow: 6,000 square-feet	*6,000 – 7,163 square feet*	*Yes*
Minimum Lot Width	*Single-Family: 33.5 feet*	*33.5 feet*	*Yes*
	Bungalow: 75 feet	*75 feet*	*Yes*
Minimum Lot Depth	*Single-Family: 84 feet*	*84.5 – 115.74 feet*	*Yes*
	Bungalow: 80 feet	*80 feet*	*Yes*
Maximum Lot Coverage	*85%*	*Single-Family: 21% - 35%* *Bungalow: 72%*	*Yes*
Maximum Building Height	*30 feet*	*24 feet and 10-inches to 28 feet and 2-inches*	*Yes*
Minimum Setbacks for Single-Family	*Porch: 7 feet*	*27 feet*	*Yes*
	Front (Living): 10 feet	*18 feet*	*Yes*
	Garage: 18 feet	*18 feet*	*Yes*
	Interior side: 3.5 feet	*3.5 feet*	*Yes*
	Street Side: 9.5 feet	*9.5 feet*	Yes
	Rear: 5 feet	*10 feet*	*Yes*
Minimum Setbacks for Bungalow Units	*Front (Living): 13 feet*	*13 feet*	Yes
	Garage: 4 feet	*4 feet*	Yes
	Interior Side: 4.25 feet	*4.25 to 7.5 feet*	Yes
	Street Side: 13.8 feet	*13.8 feet*	Yes
Garages	*Garages will hold two (2) cars*	*Garage for two cars*	Yes
Fencing	*Rear and Side: 6 feet*	*6 feet*	*Yes*

VESTING TENTATIVE MAP

FOR MIXED RESIDENTIAL USE COMPRISING OF SINGLE FAMILY LOTS AND LOTS FOR CONDOMINIUM PURPOSES

FAIRVIEW AT NORTHGATE

VALLEJO, CALIFORNIA

GENERAL NOTES

GENERAL PLAN ZONING DISTRICT:	MIX OF HOUSING TYPES PER GENERAL PLAN 2040
EXISTING ZONING:	RESIDENTIAL MEDIUM DENSITY
FLOOD ZONE:	THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SOLANO COUNTY, CALIFORNIA, MAP NUMBER 06095C0440F FOR COMMUNITY NUMBER 060374 (CITY OF VALLEJO), WITH AN EFFECTIVE DATE OF JUNE 9, 2014, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE X-UNSHADED = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
SUBDIVISION NAME:	FAIRVIEW AT NORTHGATE
PROPERTY SIZE:	GROSS = 23.9±AC NET = 16.1±AC
ADJACENT LAND USE:	COMMERCIAL & RESIDENTIAL
PROPOSED LAND USE:	MIXED USED PLANNED DEVELOPMENT (MUPD)
SEWAGE DISPOSAL:	VALLEJO FLOOD AND WASTEWATER DISTRICT
WATER SUPPLY:	CITY OF VALLEJO WATER DEPARTMENT
PROJECT DESCRIPTION:	RESIDENTIAL FAMILY HOUSING DEVELOPMENT: 119 SINGLE FAMILY DETACHED UNITS AND 126 CLUSTER TYPE SINGLE FAMILY DETACHED UNITS INCLUDING 1± ACRE NEIGHBORHOOD PARK AND 0.8± ACRES OF LINEAR PARK
STORM/SEWER SYSTEM:	TO BE INSTALLED IN COMPLIANCE WITH VALLEJO FLOOD & WASTEWATER DISTRICT
TELEPHONE:	TO BE INSTALLED IN COMPLIANCE WITH STANDARDS OF AT&T
WATER:	TO BE INSTALLED IN COMPLIANCE WITH CITY OF VALLEJO STANDARDS
STREET IMPROVEMENTS:	TO BE CONSTRUCTED IN COMPLIANCE WITH CITY OF VALLEJO STANDARDS
GAS & ELECTRICITY:	TO BE INSTALLED IN COMPLIANCE WITH STANDARDS OF PACIFIC GAS & ELECTRIC CO.
EXISTING BUILDING SQUARE FOOTAGE:	0 SF
PROPOSED BUILDING SQUARE FOOTAGE:	612,384 SF
CALIFORNIA CODES USED:	2022 CALIFORNIA BUILDING CODE

OWNER/APPLICANT

FAIRVIEW RESIDENTIAL DEVELOPMENT, LP
DANNY LUU
9216 KIEFER BLVD
SACRAMENTO, CA 95826
(916) 403-1719

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
PAUL BOUMANN, PE
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
(408) 727-6665

ARCHITECT

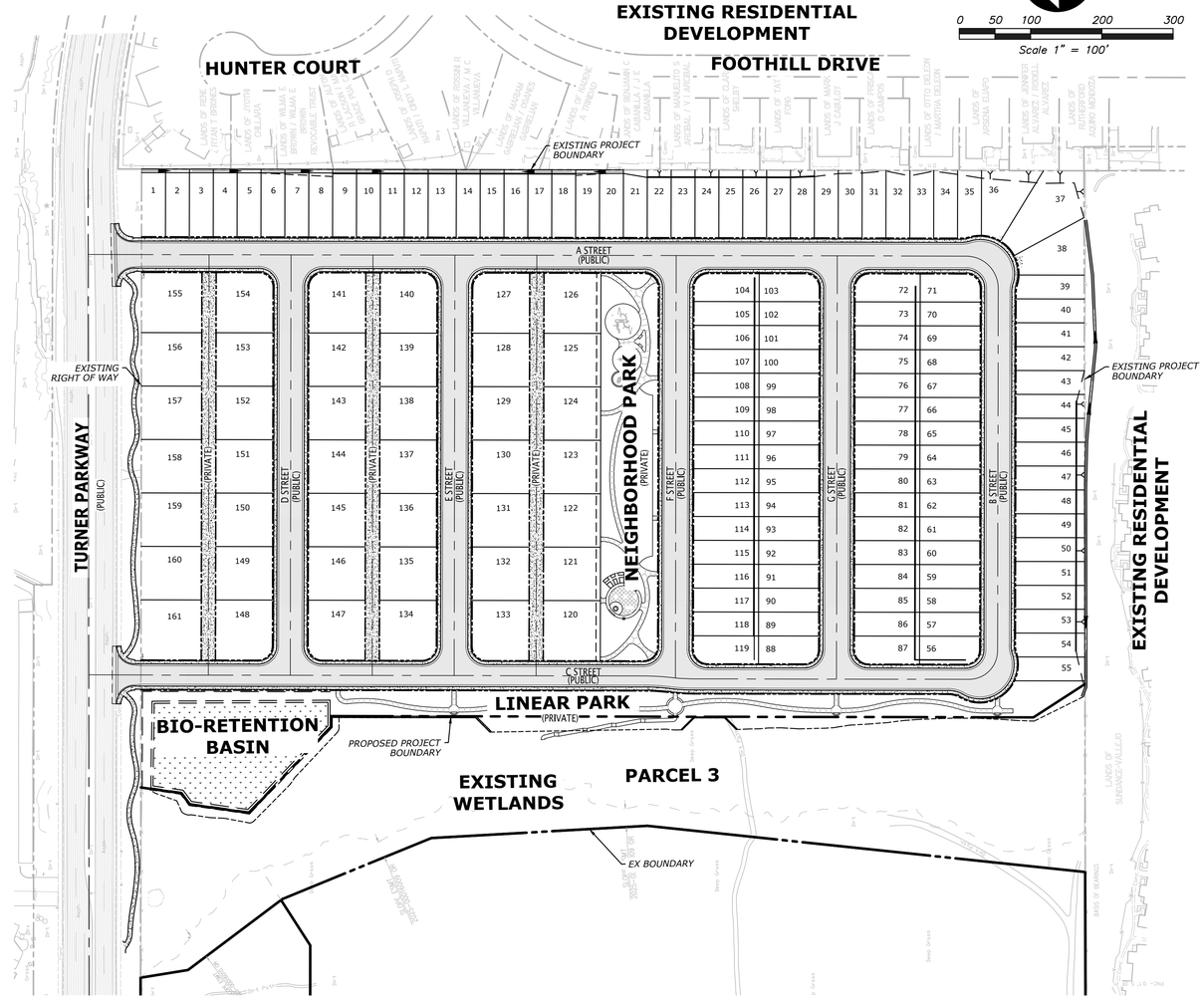
KEVIN L. CROOK ARCHITECT, INC
JEFF ADDISON
1360 REYNOLDS AVE. SUITE 110
IRVINE, CA 92614
(490) 660-1587

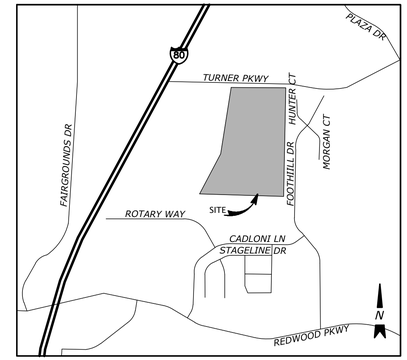
LANDSCAPE

DAVID BABCOCK AND ASSOCIATES, INC
DAVID BABCOCK
3581 MT. DIABLO BLVD, SUITE 235
LAFAYETTE, CA 94549
(925) 283-5070

BENCHMARK:
CITY OF VALLEJO CENTERLINE MONUMENT AT THE INTERSECTION OF HENRY STREET AND VERVAIS AVENUE. ELEVATION= 75.35' (NAVD88). TO CONVERT TO CITY OF VALLEJO DATUM, SUBTRACT 8.91' TO ELEVATION SHOWN HEREON. NAVD88-8.91' = CITY OF VALLEJO DATUM.

BASIS OF BEARINGS:
THE BEARING OF SOUTH 89º 30' 05" EAST TAKEN ON THE SOUTHERLY LINE OF THE PARCEL SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 6, 2018, IN BOOK 30 OF SURVEYS AT PAGE 24, OFFICIAL RECORDS OF SOLANO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.





VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER
C1.1	LEGEND & ABBREVIATIONS
C2.0	LARGE LOT SUBDIVISION
C2.1	EXISTING CONDITIONS
C3.0	PROPOSED VESTING TENTATIVE MAP (SITE PLAN)
C3.1	PROPOSED PUBLIC & PRIVATE ACCESS PLAN
C4.0	PRELIMINARY UTILITY PLAN
C4.1	TRUCK TURNING PLAN
C5.0	PRELIMINARY GRADING & DRAINAGE PLAN
C5.1	CROSS SECTIONS
C5.2	SITE CROSS SECTIONS
C5.3	SITE CROSS SECTIONS
C6.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
C7.0	PRELIMINARY EROSION CONTROL PLAN
C8.0	SIGNING & STRIPING PLAN
LIGHTING	
C9.0	PHOTOMETRIC PLAN (1/2)
C9.1	PHOTOMETRIC PLAN (2/2)
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A-2	STREET SCENE
A-3	CONCEPTUAL CLUSTER ELEVATION A
A-4	CONCEPTUAL CLUSTER ELEVATION B
A-5	CONCEPTUAL CLUSTER ELEVATION C
A-6	CLUSTER PLAN - FIRST FLOOR
A-7	CLUSTER PLAN - SECOND FLOOR
A-8	PLAN 1 (1590) - FRONT ELEVATIONS
A-9	PLAN 1A (1590) - FLOOR PLAN
A-10	PLAN 1A (1590) - ELEVATIONS
A-11	PLAN 1B (1590) - ELEVATIONS
A-12	PLAN 1C (1590) - ELEVATIONS
A-13	PLAN 1 (1590) - ROOF PLANS
A-14	PLAN 1A (1590) - SECTION
A-15	PLAN 2 (1608) - FRONT ELEVATIONS
A-16	PLAN 2A (1608) - FLOOR PLAN
A-17	PLAN 2A (1608) - ELEVATIONS
A-18	PLAN 2B (1608) - ELEVATIONS
A-19	PLAN 2C (1608) - ELEVATIONS
A-20	PLAN 2 (1608) - ROOF PLANS
A-21	PLAN 2A (1608) - SECTION
A-22	PLAN 3 (1699) - FRONT ELEVATIONS
A-23	PLAN 3A (1699) - FLOOR PLAN
A-24	PLAN 3A (1699) - ELEVATIONS
A-25	PLAN 3B(1699) - ELEVATIONS
A-26	PLAN 3C (1699) - ELEVATIONS
A-27	PLAN 3 (1699) - ROOF PLANS
A-28	PLAN 3A (1699) - SECTION
A-29	ARCHITECTURAL DETAILS - 'A' ELEVATIONS
A-30	ARCHITECTURAL DETAILS - 'B' ELEVATIONS
A-31	ARCHITECTURAL DETAILS - 'C' ELEVATIONS
A-32	WRITTEN COLOR SCHEMES
A-33	COLOR BOARDS - "A" ELEVATIONS
A-34	COLOR BOARDS - "B" ELEVATIONS
A-35	COLOR BOARDS - "C" ELEVATIONS
A-36	COVER SHEET
A-37	PLAN 1 (2241) - FRONT ELEVATIONS
A-38	PLAN 1A (2241) - FLOOR PLAN
A-39	PLAN 1A (2241) - ELEVATIONS
A-40	PLAN 1B (2241) - ELEVATIONS
A-41	PLAN 1C (2241) - ELEVATIONS
A-42	PLAN 1 (2241) - ROOF PLANS
A-43	PLAN 1A (2241) - SECTION
A-44	PLAN 2 (2341) - FRONT ELEVATIONS
A-45	PLAN 2A (2341) - FLOOR PLAN
A-46	PLAN 2A (2341) - ELEVATIONS
A-47	PLAN 2B (2341) - ELEVATIONS
A-48	PLAN 2C (2341) - ELEVATIONS
A-49	PLAN 2 (2341) - ROOF PLANS
A-50	PLAN 2A (2341) - SECTION
A-51	PLAN 3 (2350) - FRONT ELEVATIONS
A-52	PLAN 3A (2350) - FLOOR PLAN
A-53	PLAN 3A (2350) - ELEVATIONS
A-54	PLAN 3B (2350) - ELEVATIONS
A-55	PLAN 3C (2350) - ELEVATIONS
A-56	PLAN 3 (2350) - ROOF PLANS
A-57	PLAN 3A (2350) - SECTION
A-58	ARCHITECTURAL DETAILS - 'A' ELEVATIONS
A-59	ARCHITECTURAL DETAILS - 'B' ELEVATIONS
A-60	ARCHITECTURAL DETAILS - 'C' ELEVATIONS
A-61	WRITTEN COLOR SCHEMES
A-62	COLOR BOARDS - "A" ELEVATIONS
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A-64	COLOR BOARDS - "C" ELEVATIONS
A-65	SECTIONS SITE PLAN
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L2	TYPICAL FRONT YARD LANDSCAPE
L3	RESIDENTIAL PLANT PALETTE
L4	OVERALL NEIGHBORHOOD PARK PLAN
L5	NEIGHBORHOOD PARK COMMUNITY AREA
L6	NEIGHBORHOOD PARK PLAY AREA
L7	SITE FURNISHINGS & HARDSCAPE MATERIALS
L8	MAILBOX LOCATION PLAN
L9	FENCE LOCATION PLAN
L10	LINEAR PARK PLAN
L11	STORMWATER TREATMENT AREA
L12	LINEAR PARK PLANT PALETTE

BUILDING SQUARE FOOTAGE SUMMARY TABLE

NEIGHBORHOOD	UNIT NAME	DESCRIPTION	PLAN 1st FLOOR GROSS SF	# TOTAL DU	% TOTAL DU	TOTAL 1st FLOOR GROSS SF
BUNGALOWS CONDO UNITS *	1A	3BD/2BA	2,095	42	17%	87,990
	2A	4BD/3BA	1,291	42	17%	54,222
	3A	4BD/3BA	1,350	42	17%	56,700
	SUBTOTAL			**126**	**51%**	**198,912**
SINGLE FAMILY	1A	4BD/2.5BA, OPT. LOFT	1,397	39	16%	54,483
	2A	5BD/4BA, LOFT	1,421	40	16%	56,840
	3A	4BD/3BA, LOFT	1,495	40	16%	59,800
	SUBTOTAL			**119**	**49%**	**171,123**
	TOTAL			**245**		**370,035**
	AVERAGE UNIT SIZE		**1,508**			
	DENSITY		**±10.3 DU AC**			

* THE DEVELOPER INTENDS TO HAVE 126 CONDO UNITS

PARKING PROVIDED		RATIO
REQ. RESIDENTIAL GARAGE	490	PARKING STALLS/DU
RESIDENTIAL DRIVEWAY	490	
ON-STREET	255	
ACCESSIBLE	7**	
TOTAL	**745**	**3.04**

**ACCESSIBLE PARKING COUNT PER CALIFORNIA BUILDING CODE 11B-208.2 AND 11B-208.2.4*
***PER TABLE 11B-208.2 ON-STREET PARKING IS 255 SPACES WHICH IS BETWEEN 201 TO 300 AND THEREFORE REQUIRES 7 ACCESSIBLE SPACES*

COMMON AREAS	AREA (SF)	PERCENT OF TOTAL PROJECT AREA	AREA (ACRE)
LOTS	639,503	61.5%	14.68
NEIGHBORHOOD PARK	43,620	4.2%	1.00
LINEAR PARK	35,637	3.4%	0.82
STREETS/ALLEY	284,059	27.3%	6.52
BIORETENTION	36,522	3.5%	0.84
TOTAL	1,039,341	**100%**	23.86

NO.	BY	REVISION

NO.	BY	REVISION

REGISTERED PROFESSIONAL ENGINEER — PAUL N. BOUMANN — No. 72000 — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

COVER OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE
VALLEJO, CALIFORNIA
APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C1.0
OF	18 SHEETS

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ABBREVIATIONS

AP	ANGLE POINT
AC	ACRE
ASPH	ASPHALT
BNDY	BOUNDARY
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
DCO	DISTRICT CLEANOUT
DI	DRAIN INLET
DMA	DRAINAGE MANAGEMENT AREA
DU	DWELLING UNIT
EB	ELECTRIC BOX
EL	ELECTRIC LINE
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
EX	EXISTING
FC	FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FL	FLOW LINE
FF	FINISHED FLOOR
FNC	FENCE
FND	FOUND
FO	FIBER OPTICS
GLM	GAS LINE MARKER
GUY	GUY ANCHOR
GV	GAS VALVE
IE	INVERT ELEVATION
IMP	INTEGRATED MANAGEMENT PRACTICE
IP	IRON PIPE
LIP	LIP OF GUTTER
LS	LAND SURVEYOR
MH	MANHOLE
MON	MONUMENT
OB	OVERBUILD
OH	OVERHEAD
OR	OFFICIAL RECORD
PV	PAVEMENT
P-FC	PAVEMENT FACE OF CURB
PL	PROPERTY LINE
PNL	PANEL
PP	POWER POLE
PSD	PUBLIC STORM DRAIN
PSDE	PUBLIC STORM DRAIN EASEMENT
PSS	PUBLIC SANITARY SEWER
PVSS	PRIVATE SANITARY SEWER
PVSD	PRIVATE STORM DRAIN
PVUE	PRIVATE UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONC. PIPE
RE	RIM ELEVATION
ROW	RIGHT OF WAY
RS	RECORD OF SURVEY
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FOOT
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
S/W	SIDE/WALK
SWL	SWALE
(T)	TRANSMISSION LINE
TC	TOP OF CURB
TCM	TREATMENT CONTROL MEASURE
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
TYP	TYPICAL
UKD	UNKNOWN DESTINATION
W	WATER LINE
WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
X X X	X X X	FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
	PERF. PIPE	PERFORATED STORM DRAIN PIPE
		RIGHT OF WAY
		SUBDIVISION BOUNDARY
SS		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
+ 300.00	100.00	SPOT ELEVATION
SD		STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE & VALVE
		AIR RELEASE VALVE
		AREA DRAIN
		BLOWOFF VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		PARALLEL PARKING SPACES
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
		STORM DRAIN JUNCTION BOX
		STORM DRAIN OUTFALL
T	T	TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
		UTILITY FLOW DIRECTION
		TREE/BRUSH CANOPY
		TOP OF BANK
		TOE OF BANK
		FEMA FLOOD ZONE BOUNDARY (APPROXIMATE LOCATION)
		TRIBUTARY AREA LIMITS
		NEW STREET SECTION
		PROPOSED CONCRETE SIDEWALK
		RETAINING WALL
		TREATMENT AREA
		SIDEWALK PER LANDSCAPE PLANS SEE LANDSCAPE PLANS
		GARAGE PARKING (2 STALLS)
		OVERLAND RELEASE ARROW

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER PAUL N. BOUMAN No. C 59987 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

LEGEND & ABBREVIATIONS OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

CALIFORNIA

VALLEJO,

APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C1.1
OF	18 SHEETS

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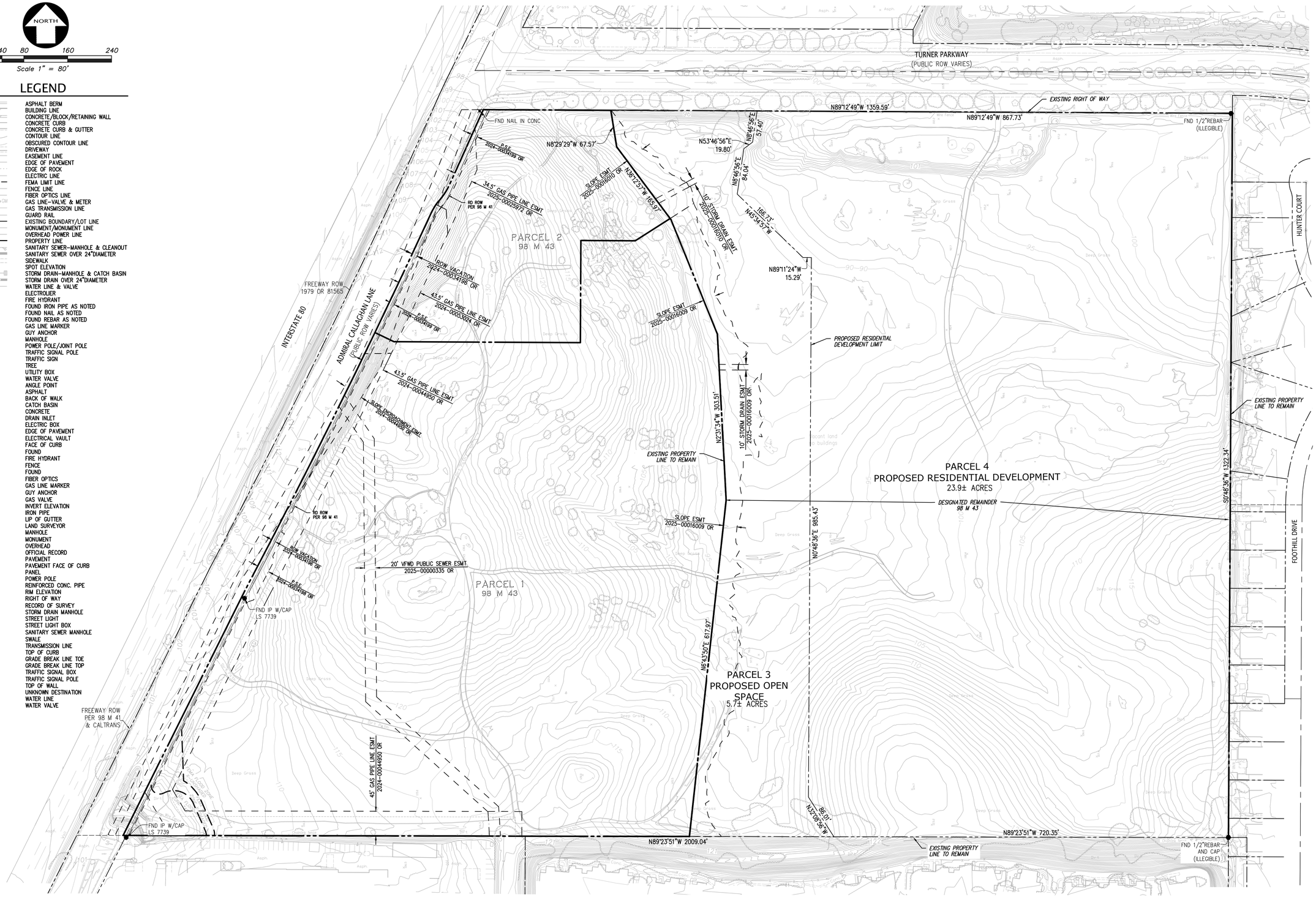
NORTH

0 40 80 160 240

Scale 1" = 80'

LEGEND

	ASPHALT BERM
	BUILDING LINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	OBSCURED CONTOUR LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF ROCK
E	ELECTRIC LINE
	FEMA LIMIT LINE
	FENCE LINE
FO	FIBER OPTICS LINE
G GM	GAS LINE-VALVE & METER
GT	GAS TRANSMISSION LINE
	GUARD RAIL
	EXISTING BOUNDARY/LOT LINE
	MONUMENT/MONUMENT LINE
OH	OVERHEAD POWER LINE
	PROPERTY LINE
SS	SANITARY SEWER-MANHOLE & CLEANOUT
SS	SANITARY SEWER OVER 24"DIAMETER
	SIDEWALK
+ 100.00	SPOT ELEVATION
SD	STORM DRAIN-MANHOLE & CATCH BASIN
SD	STORM DRAIN OVER 24"DIAMETER
W	WATER LINE & VALVE
	ELECTROLIER
	FIRE HYDRANT
	FOUND IRON PIPE AS NOTED
	FOUND NAIL AS NOTED
	FOUND REBAR AS NOTED
	GAS LINE MARKER
	GUY ANCHOR
	MANHOLE
	POWER POLE/JOINT POLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
12"TR	TREE
	UTILITY BOX
	WATER VALVE
<	ANGLE POINT
ASPH	ASPHALT
BW	BACK OF WALK
CB	CATCH BASIN
CONC	CONCRETE
DI	DRAIN INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
FC	FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
FO	FIBER OPTICS
GLM	GAS LINE MARKER
GUY	GUY ANCHOR
GV	GAS VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LIP	LIP OF GUTTER
LS	LAND SURVEYOR
MH	MANHOLE
MON	MONUMENT
OH	OVERHEAD
OR	OFFICIAL RECORD
P	PAVEMENT
P-FC	PAVEMENT FACE OF CURB
PNL	PANEL
PP	POWER POLE
RCP	REINFORCED CONC. PIPE
RE	RIM ELEVATION
ROW	RIGHT OF WAY
RS	RECORD OF SURVEY
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
SWL	SWALE
(T)	TRANSMISSION LINE
TC	TOP OF CURB
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UKD	UNKNOWN DESTINATION
WL	WATER LINE
WV	WATER VALVE



09-03-25

PREPARED BY OR UNDER THE SUPERVISION OF DATE
KC JAMES KELLER P.L.S. No. 9731
KKELLER@KIERWRIGHT.COM

PROFESSIONAL LAND SURVEYOR
KC J. KELLER
No. 9731
STATE OF CALIFORNIA

NO.	BY	REVISION

NO.	BY	REVISION

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMAN
No. C090...
CIVIL
STATE OF CALIFORNIA

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LARGE LOT SUBDIVISION OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

VALLEJO, CALIFORNIA

APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C2.0
OF	18 SHEETS

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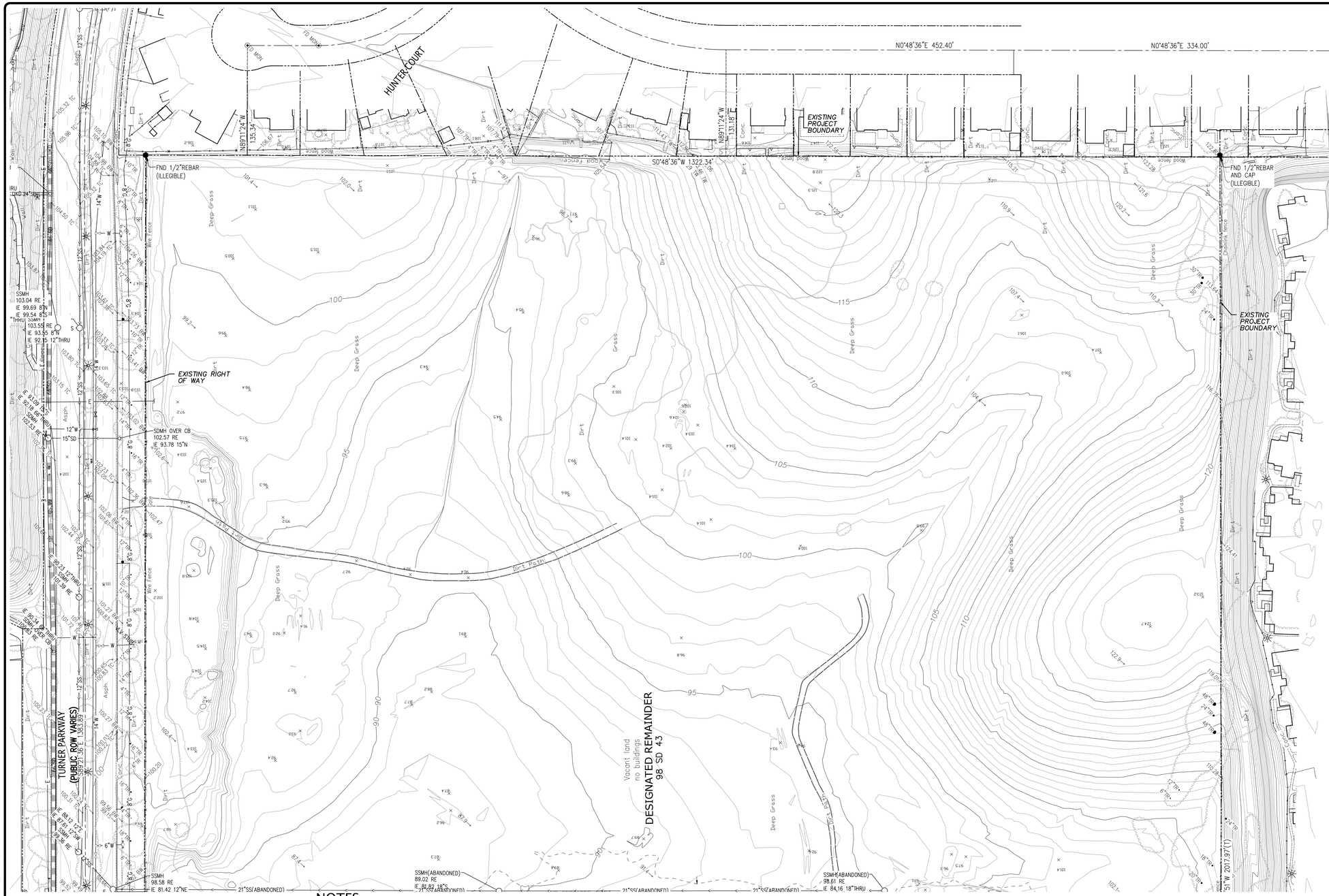

NOTE:
THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

LEGEND

	ASPHALT BERM
	BUILDING LINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
100	CONTOUR LINE
100	OBSCURED CONTOUR LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF ROCK
E	ELECTRIC LINE
	FEMA LIMIT LINE
X	FENCE LINE
FO	FIBER OPTICS LINE
G GM	GAS LINE–VALVE & METER
G(T)	GAS TRANSMISSION LINE
	GUARD RAIL
	LOT LINE
	MONUMENT/MONUMENT LINE
OH	OVERHEAD POWER LINE
	PROPERTY LINE
SS SS	SANITARY SEWER–MANHOLE & CLEANOUT
SS	SANITARY SEWER OVER 24"DIAMETER
	SIDEWALK
100.00	SPOT ELEVATION
SD	STORM DRAIN–MANHOLE & CATCH BASIN
SD	STORM DRAIN OVER 24"DIAMETER
W	WATER LINE & VALVE
	ELECTROLIER
	FIRE HYDRANT
	FOUND IRON PIPE AS NOTED
	FOUND NAIL AS NOTED
	FOUND REBAR AS NOTED
	GAS LINE MARKER
	GUY ANCHOR
	MANHOLE
	POWER POLE/JOINT POLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
12"TR	TREE
	UTILITY BOX
	WATER VALVE
<	ANGLE POINT
ASPH	ASPHALT
BW	BACK OF WALK
CB	CATCH BASIN
CONC	CONCRETE
DI	DRAIN INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
FC	FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
FO	FIBER OPTICS
GLM	GAS LINE MARKER
GUY	GUY ANCHOR
GV	GAS VALVE
IE	INVERT ELEVATION
IP	IRON PIPE
LIP	LIP OF GUTTER
LS	LAND SURVEYOR
MH	MANHOLE
MON	MONUMENT
OH	OVERHEAD
OR	OFFICIAL RECORD
P	PAVEMENT
P–FC	PAVEMENT FACE OF CURB
PNL	PANEL
PP	POWER POLE
RCP	REINFORCED CONC. PIPE
RE	RIM ELEVATION
ROW	RIGHT OF WAY
RS	RECORD OF SURVEY
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
SWL	SWALE
(T)	TRANSMISSION LINE
TC	TOP OF CURB
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UKD	UNKNOWN DESTINATION
WL	WATER LINE
WV	WATER VALVE

NORTH

0 30 60 120 180

Scale 1" = 60'

NOTES

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2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SOLANO COUNTY, CALIFORNIA, MAP NUMBER 06095C0440F FOR COMMUNITY NUMBER 060374 (CITY OF VALLEJO), WITH AN EFFECTIVE DATE OF JUNE 9, 2014, AS BEING LOCATED IN FLOOD ZONE "X–UNSHADED". ACCORDING TO FEMA THE DEFINITIONS: ZONE X–UNSHADED = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM. SEE BENCHMARK NOTE FOR DATUM CONVERSIONS.
6. BENCHMARK:
   CITY OF VALLEJO CENTERLINE MONUMENT AT THE INTERSECTION OF HENRY STREET AND VERVAIS AVENUE. ELEVATION= 75.35' (NAVD88). TO CONVERT TO CITY OF VALLEJO DATUM. SUBTRACT 8.91' TO ELEVATIONS SHOWN HEREON. NAVD88–8.91' = CITY OF VALLEJO DATUM
7. BASIS OF BEARINGS:
   THE BEARING OF SOUTH 89° 30' 05" EAST TAKEN ON THE SOUTHERLY LINE OF THE PARCEL SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 6, 2013, IN BOOK 30 OF SURVEYS AT PAGE 94, OFFICIAL RECORDS OF SOLANO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
8. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE–CONSTRUCTION AND POST–CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
9. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1806026. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 6–21–2018, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.
10. SURVEY CREATED ON 02–23–2019.

REVISION	NO.	BY

REVISION	NO.	BY

REGISTERED PROFESSIONAL ENGINEER PAUL N. BOUMAN CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

EXISTING CONDITIONS OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

VALLEJO, CALIFORNIA

APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C2.1
OF	18 SHEETS

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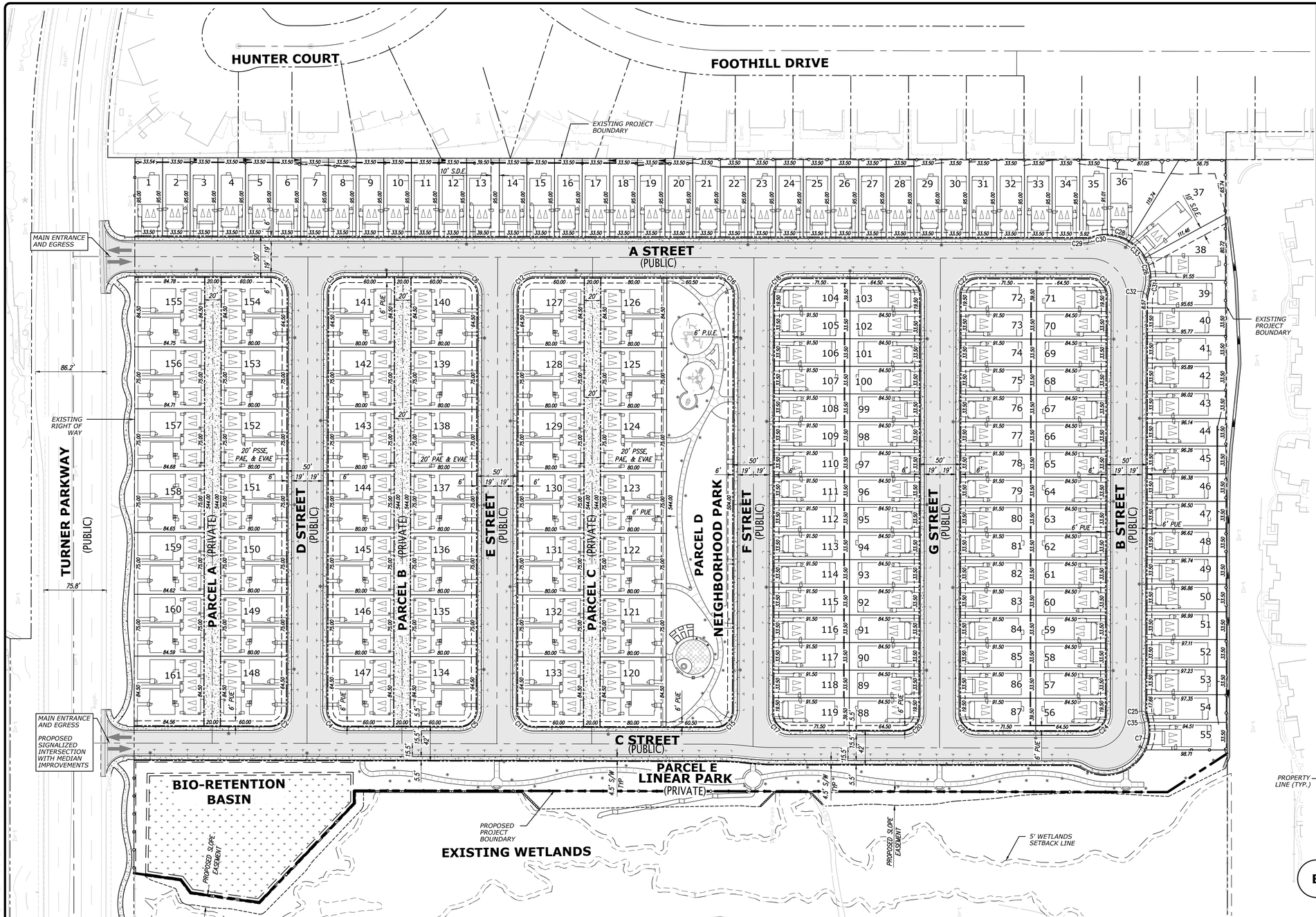
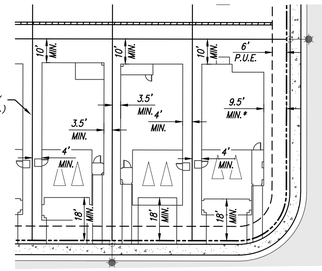


CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'
C7	54.29'	36°12'46"	34.32'
C10	20.00'	90°00'00"	31.42'
C11	20.00'	90°00'00"	31.42'
C12	20.00'	90°00'00"	31.42'
C13	20.00'	90°00'00"	31.42'
C14	20.00'	90°00'00"	31.42'
C15	20.00'	90°00'00"	31.42'
C16	20.00'	90°00'00"	31.42'
C17	20.00'	90°00'00"	31.42'
C18	20.00'	90°00'00"	31.42'
C19	20.00'	90°00'00"	31.42'
C20	20.00'	90°00'00"	31.42'
C21	20.00'	90°00'00"	31.42'
C22	20.00'	90°00'00"	31.42'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C23	20.00'	90°00'00"	31.42'
C24	20.00'	90°00'00"	31.42'
C25	35.00'	17°14'35"	10.53'
C26	54.00'	30°09'58"	28.43'
C27	54.00'	30°03'08"	28.32'
C28	54.00'	30°03'08"	28.32'
C29	35.00'	17°14'35"	10.53'
C30	54.00'	18°30'54"	17.45'
C31	54.00'	15°42'01"	14.80'
C32	35.00'	17°14'35"	10.53'
C33	54.00'	30°03'08"	28.32'
C35	54.00'	5°58'50"	5.64'

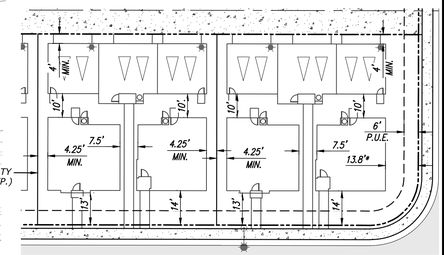


TYPICAL BUILDING SETBACK DETAIL (LICENSED PRODUCT) LOTS 1-119

A

SCALE: 1"=30'

* INCREASED SETBACK IS PROVIDED ON CORNER LOTS TO ALLOW FOR THE 6' P.U.E.



TYPICAL BUILDING SETBACK DETAIL (BUNGALOW PRODUCT) LOTS 120-161

B

SCALE: 1"=30'

* INCREASED SETBACK IS PROVIDED ON CORNER LOTS TO ALLOW FOR THE 6' P.U.E.

BUILDING SQUARE FOOTAGE SUMMARY

NEIGHBORHOOD	UNIT NAME	DESCRIPTION	PLAN 1st FLOOR GROSS SF	# TOTAL DU	% TOTAL DU	TOTAL 1st FLOOR GROSS SF
BUNGALOWS CONDO UNITS *	1A	3BD/2BA	2,095	42	17%	87,990
	2A	4BD/3BA	1,291	42	17%	54,222
	3A	4BD/3BA	1,350	42	17%	56,700
	SUBTOTAL			**126**	**51%**	**198,912**
SINGLE FAMILY	1A	4BD/2.5BA, OPT. LOFT	1,397	39	16%	54,483
	2A	5BD/4BA, LOFT	1,421	40	16%	56,840
	3A	4BD/3BA, LOFT	1,495	40	16%	59,800
	SUBTOTAL			**119**	**49%**	**171,123**
	TOTAL			**245**		**370,035**
	AVERAGE UNIT SIZE		**1,508**			
	DENSITY		**±10.3 DU AC**			

PARKING SUMMARY TABLE

PARKING PROVIDED		RATIO
REQ. RESIDENTIAL GARAGE	490	PARKING STALLS/DU
RESIDENTIAL DRIVEWAY	490	
ON-STREET	255	
ACCESSIBLE	7**	
TOTAL	**745**	**3.04**

*ACCESSIBLE PARKING COUNT PER CALIFORNIA BUILDING CODE 11B-208.2 AND 11B-208.2.4
**PER TABLE 11B-208.2 ON-STREET PARKING IS 255 SPACES WHICH IS BETWEEN 201 TO 300 AND THEREFORE REQUIRES 7 ACCESSIBLE SPACES

LOT COVERAGE TABLE

NEIGHBORHOOD	MINIMUM LOT SIZE (SF)	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	% LANDSCAPING
BUNGALOW	6,000	3,821	2,179	36%
SINGLE FAMILY PLAN 1	2,814	1,856	958	34%
SINGLE FAMILY PLAN 2	2,814	1,894	920	33%
SINGLE FAMILY PLAN 3	2,814	1,856	958	34%

NOTE

SIGHT TRIANGLES AND STOPPING SIGHT DISTANCE LINES ARE SHOWN ON SHEET C8.0 SIGNING AND STRIPING PLAN.

SEE SHEET C3.1 FOR LOT AREAS SUMMARY TABLE



NO.	BY	REVISION

NO.	BY	REVISION

LICENSED PROFESSIONAL ENGINEER PAUL N. BOUMAN CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
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PROPOSED VESTING TENTATIVE MAP (SITE PLAN)
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C3.0
OF	18 SHEETS

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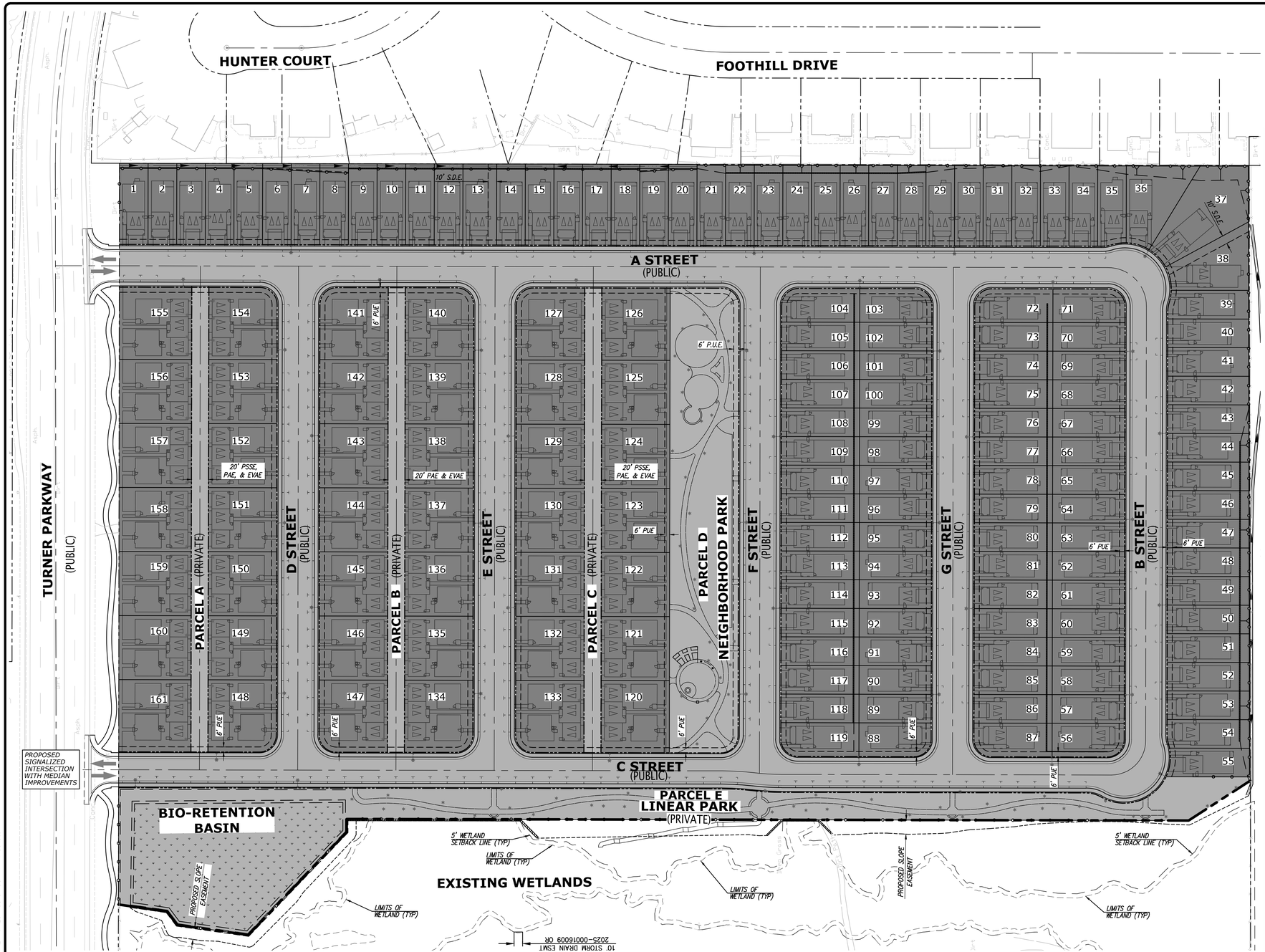

LEGEND

PUBLIC ACCESS

PRIVATE ACCESS

LOT AREA SUMMARY TABLE

LOT NO.	GROSS LOT SIZE (SF)	NET LOT SIZE (SF)	GROSS LOT SIZE (AC)	NET LOT SIZE (AC)
1	3,184	2,983	0.07	0.07
2	3,183	2,982	0.07	0.07
3	3,183	2,982	0.07	0.07
4	3,183	2,982	0.07	0.07
5	3,183	2,982	0.07	0.07
6	3,183	2,982	0.07	0.07
7	3,183	2,982	0.07	0.07
8	3,183	2,982	0.07	0.07
9	3,183	2,982	0.07	0.07
10	3,183	2,982	0.07	0.07
11	3,183	2,982	0.07	0.07
12	3,183	2,982	0.07	0.07
13	3,753	2,626	0.09	0.06
14	3,183	2,982	0.07	0.07
15	3,183	2,982	0.07	0.07
16	3,183	2,982	0.07	0.07
17	3,183	2,982	0.07	0.07
18	3,183	2,982	0.07	0.07
19	3,183	2,982	0.07	0.07
20	3,183	2,982	0.07	0.07
21	3,183	2,982	0.07	0.07
22	3,183	2,982	0.07	0.07
23	3,183	2,982	0.07	0.07
24	3,183	2,982	0.07	0.07
25	3,183	2,982	0.07	0.07
26	3,183	2,982	0.07	0.07
27	3,183	2,982	0.07	0.07
28	3,183	2,982	0.07	0.07
29	3,183	2,982	0.07	0.07
30	3,183	2,982	0.07	0.07
31	3,183	2,982	0.07	0.07
32	3,183	2,982	0.07	0.07
33	3,183	2,982	0.07	0.07
34	3,183	2,982	0.07	0.07
35	3,121	2,918	0.07	0.07
36	5,492	5,312	0.13	0.12
37	8,133	7,954	0.19	0.18
38	5,172	4,993	0.12	0.11
39	3,152	2,948	0.07	0.07
40	3,206	3,005	0.07	0.07
41	3,210	3,009	0.07	0.07
42	3,214	3,013	0.07	0.07
43	3,219	3,018	0.07	0.07
44	3,223	3,022	0.07	0.07
45	3,227	3,026	0.07	0.07
46	3,231	3,030	0.07	0.07
47	3,235	3,034	0.07	0.07
48	3,239	3,038	0.07	0.07
49	3,243	3,042	0.07	0.07
50	3,247	3,046	0.07	0.07
51	3,251	3,050	0.07	0.07
52	3,255	3,054	0.07	0.07
53	3,259	3,058	0.07	0.07
54	3,245	3,042	0.07	0.07
55	3,175	2,970	0.07	0.07
56	3,252	2,588	0.07	0.06
57	2,831	2,630	0.06	0.06
58	2,831	2,630	0.06	0.06
59	2,831	2,630	0.06	0.06
60	2,831	2,630	0.06	0.06
61	2,831	2,630	0.06	0.06
62	2,831	2,630	0.06	0.06
63	2,831	2,630	0.06	0.06
64	2,831	2,630	0.06	0.06
65	2,831	2,630	0.06	0.06
66	2,831	2,630	0.06	0.06
67	2,831	2,630	0.06	0.06
68	2,831	2,630	0.06	0.06
69	2,831	2,630	0.06	0.06
70	2,831	2,630	0.06	0.06
71	3,252	2,588	0.07	0.06
72	3,528	2,822	0.08	0.06
73	3,065	2,864	0.07	0.07
74	3,065	2,864	0.07	0.07
75	3,065	2,864	0.07	0.07
76	3,065	2,864	0.07	0.07
77	3,065	2,864	0.07	0.07
78	3,065	2,864	0.07	0.07
79	3,065	2,864	0.07	0.07
80	3,065	2,864	0.07	0.07
81	3,065	2,864	0.07	0.07
82	3,065	2,864	0.07	0.07
83	3,065	2,864	0.07	0.07
84	3,065	2,864	0.07	0.07
85	3,065	2,864	0.07	0.07
86	3,065	2,864	0.07	0.07
87	3,528	2,822	0.08	0.06
88	3,252	2,588	0.07	0.06
89	2,831	2,630	0.06	0.06
90	2,831	2,630	0.06	0.06
91	2,831	2,630	0.06	0.06
92	2,831	2,630	0.06	0.06
93	2,831	2,630	0.06	0.06
94	2,831	2,630	0.06	0.06
95	2,831	2,630	0.06	0.06
96	2,831	2,630	0.06	0.06
97	2,831	2,630	0.06	0.06
98	2,831	2,630	0.06	0.06
99	2,831	2,630	0.06	0.06
100	2,831	2,630	0.06	0.06
101	2,831	2,630	0.06	0.06
102	2,831	2,630	0.06	0.06
103	3,252	2,588	0.07	0.06
104	3,528	2,822	0.08	0.06
105	3,065	2,864	0.07	0.07
106	3,065	2,864	0.07	0.07
107	3,065	2,864	0.07	0.07
108	3,065	2,864	0.07	0.07
109	3,065	2,864	0.07	0.07
110	3,065	2,864	0.07	0.07
111	3,065	2,864	0.07	0.07
112	3,065	2,864	0.07	0.07
113	3,065	2,864	0.07	0.07
114	3,065	2,864	0.07	0.07
115	3,065	2,864	0.07	0.07
116	3,065	2,864	0.07	0.07
117	3,065	2,864	0.07	0.07
118	3,065	2,864	0.07	0.07
119	3,528	2,822	0.08	0.06
120	6,760	6,253	0.16	0.14
121	6,000	5,550	0.14	0.13
122	6,000	5,550	0.14	0.13
123	6,000	5,550	0.14	0.13
124	6,000	5,550	0.14	0.13
125	6,000	5,550	0.14	0.13
126	6,760	6,253	0.16	0.14
127	6,674	6,674	0.15	0.15
128	6,000	6,000	0.14	0.14
129	6,000	6,000	0.14	0.14
130	6,000	6,000	0.14	0.14
131	6,000	6,000	0.14	0.14
132	6,000	6,000	0.14	0.14
133	6,674	6,674	0.15	0.15
134	6,674	6,674	0.15	0.15
135	6,000	6,000	0.14	0.14
136	6,000	6,000	0.14	0.14
137	6,000	6,000	0.14	0.14
138	6,000	6,000	0.14	0.14
139	6,000	6,000	0.14	0.14
140	6,674	6,674	0.15	0.15
141	6,674	6,674	0.15	0.15
142	6,000	6,000	0.14	0.14
143	6,000	6,000	0.14	0.14
144	6,000	6,000	0.14	0.14
145	6,000	6,000	0.14	0.14
146	6,000	6,000	0.14	0.14
147	6,674	6,674	0.15	0.15
148	6,674	6,674	0.15	0.15
149	6,000	6,000	0.14	0.14
150	6,000	6,000	0.14	0.14
151	6,000	6,000	0.14	0.14
152	6,000	6,000	0.14	0.14
153	6,000	6,000	0.14	0.14
154	6,674	6,674	0.15	0.15
155	7,163	7,163	0.16	0.16
156	6,000	6,355	0.14	0.15
157	6,000	6,353	0.14	0.15
158	6,000	6,350	0.14	0.15
159	6,000	6,348	0.14	0.15
160	6,000	6,346	0.14	0.15
161	7,147	7,147	0.16	0.16
TOTALS:	**638,972**	**608,797**	**14.67**	**13.98**

BY	NO.	REVISION

BY	NO.	REVISION

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMAN
No. 73000
CIVIL
STATE OF CALIFORNIA

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PROPOSED PUBLIC & PRIVATE ACCESS PLAN OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

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NOTES

1. THERE IS NO CURRENT EXISTING FIRE FLOW ONTO THE SITE
2. ALL WATER SERVICES SHALL BE A MINIMUM OF 1" WITH A 1" METER
3. ALL STORM DRAIN PIPES NOT LABELED SHALL BE 12" DIAMETER
4. ALL SANITARY SEWER SHALL BE 8" DIAMETER PVC PIPE
5. ALL WATER SHALL BE 12" DIAMETER PVC PIPE
6. ALL STORM DRAIN PIPE SHALL BE HDPE PIPE

ABBREVIATIONS

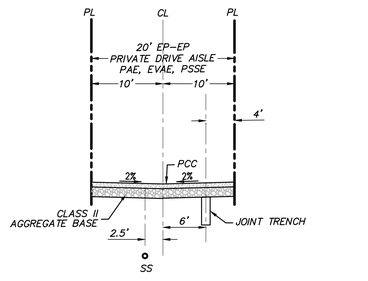
BTM	BOTTOM OF PIPE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
FF	FINISHED FLOOR
IE	INVERT ELEVATION
JT	JOINT TRENCH
PAE	PUBLIC ACCESS EASEMENT
PSDE	PUBLIC STORM DRAIN EASEMENT
PSSE	PUBLIC SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT
PVUE	PRIVATE UTILITY EASEMENT
PV	PAVEMENT
PVSD	PRIVATE STORM DRAIN
RE	RIM ELEVATION
ROW	RIM RIGHT-OF-WAY
SD	PUBLIC STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	PUBLIC SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TOP	TOP OF PIPE

LEGEND

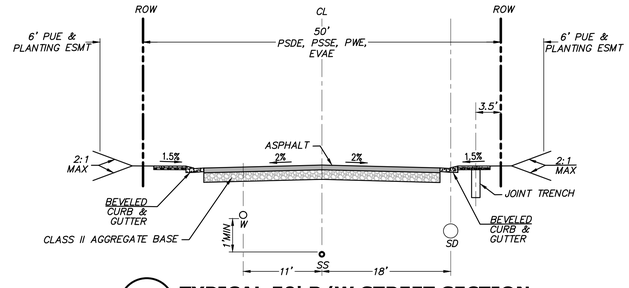
EXISTING	PROPOSED	DESCRIPTION
	E	ELECTRIC LINE
		ELECTROLIER
		FIRE HYDRANT
G	G	GAS LINE-VALVE & METER
JT	JT	JOINT TRENCH LINE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
300.00	23.8	SPOT ELEVATION
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
W	W	WATER LINE
		V-DITCH FLOW LINE

	NUMBER OF STRUCTURES
FIRE HYDRANT	18
SDMH	6
SSMH	26
SDCB	35
SDCO	1

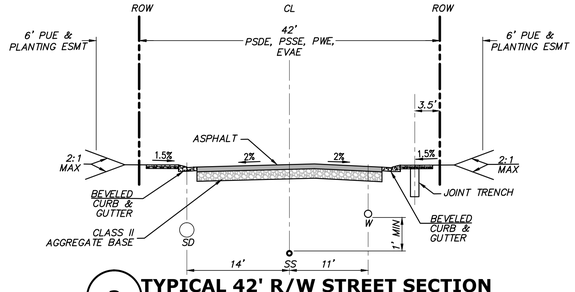
TYPICAL UTILITY LOT LAYOUT FOR SINGLE FAMILY HOMES AND ON BUNGALOWS FOR ALL LOTS SHEET C5.1



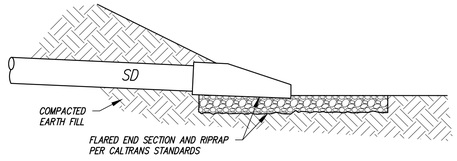
3 TYPICAL 20' ALLEY SECTION
SCALE: 1" = 10'



1 TYPICAL 50' R/W STREET SECTION
SCALE: 1" = 10'



2 TYPICAL 42' R/W STREET SECTION
SCALE: 1" = 10'



OUTFALL ROCK RIP-RAP
NOT TO SCALE

0 30 60 120 180
Scale 1" = 60'

REVISION	NO.	BY

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY UTILITY PLAN
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C4.0
OF	18 SHEETS

REGISTERED PROFESSIONAL ENGINEER PAUL N. BOUMAN No. C078981 CIVIL STATE OF CALIFORNIA

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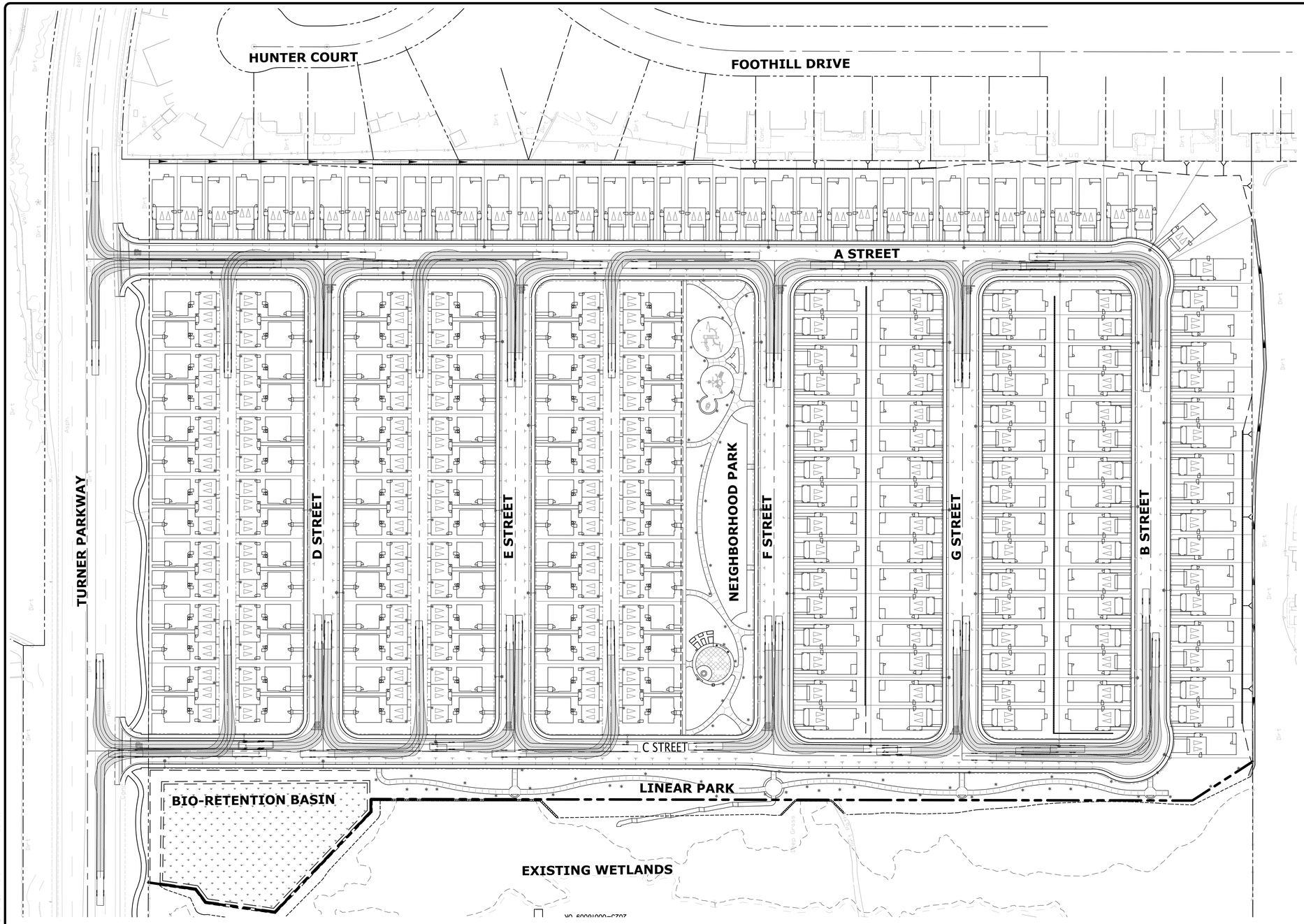

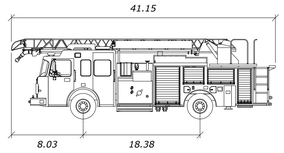

VALLEJO FIRE DEPT.

Width	: 8.00'
Track	: 9.07'
Lock to Lock Time	: 4.0'
Steering Angle	: 33.3'

EMERGENCY VEHICLE ACCESS SHALL BE REQUIRED FOR ALLEYWAYS

NORTH

0 30 60 120 180

Scale 1" = 60'

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
RAUL N. BOUMANN
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

TRUCK TURNING PLAN OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

VALLEJO, APN: 0081-490-010 CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C4.1
OF	18 SHEETS

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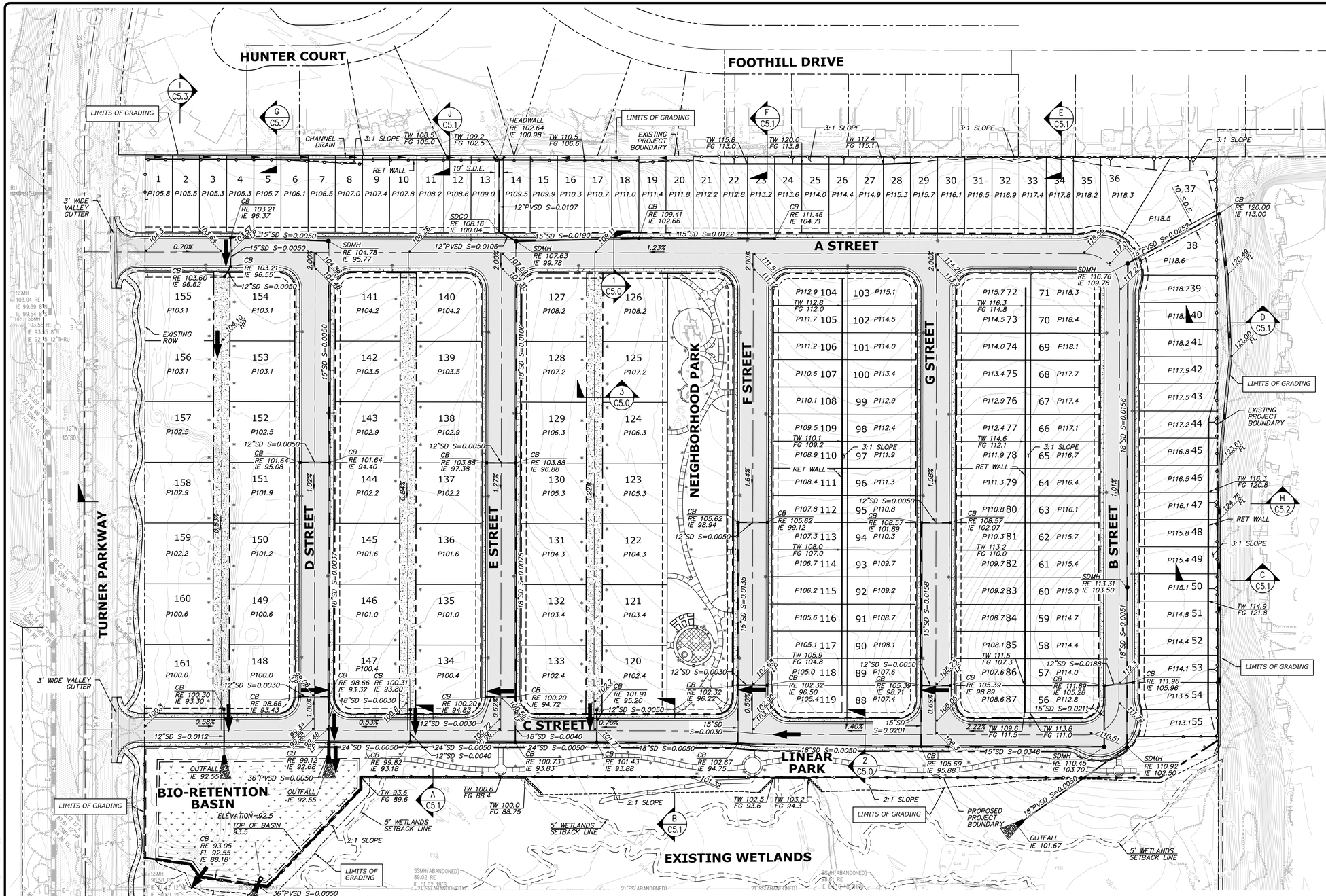


APPROXIMATE EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	IMPORT (CY)
ROUGH GRADING	41,000±	180,000±	139,000±

NOTES

1. *EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. QUANTITIES ARE BASED ON PRELIMINARY FINISH GRADES OVERLAID WITH EXISTING GROUND. SPOILS FROM STREETS UTILITY TRENCHING AND BUILDING FOUNDATIONS WERE NOT CONSIDERED.*
2. *THE EARTHWORK SUMMARY IS BASED ON RAW VOLUMES, SHRINKAGE AND EXPANSION OF SOIL WAS NOT FACTORED INTO QUANTITIES.*
3. *GEOTECHNICAL CORRECTIVE GRADING IS NOT INCLUDED IN QUANTITIES.*
4. *GRADING GENERATES MORE THAN 50 CUBIC YARDS OF EARTHWORK AND THEREFORE CONTRACTOR IS REQUIRED TO OBTAIN GRADING PERMIT FROM CITY PRIOR TO GRADING WORK.*

AVERAGE SLOPES OF THE PROJECT SITE

FROM SOUTH TO NORTH = 1.0%±

FROM EAST TO WEST = 1.0%±

DRIVEWAY SLOPES = 5% TO 12% MAX

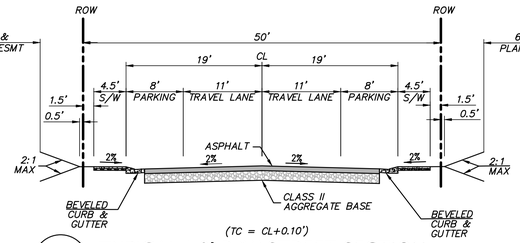
ALL TRAILS DO NOT EXCEED 4.5% IN THE LONGITUDINAL DIRECTION AND DO NOT EXCEED 2% IN THE CROSSECTIONAL DIRECTION.

LEGEND

PROPOSED	DESCRIPTION
	STORM DRAIN-MANHOLE & CATCH BASIN
	FLARED END SECTION
	HEADWALL
	OVERLAND RELEASE
	RIP RAP
	V-DITCH FLOW LINE
23.8	SPOT ELEVATION
PXXX.X	PAD ELEVATION

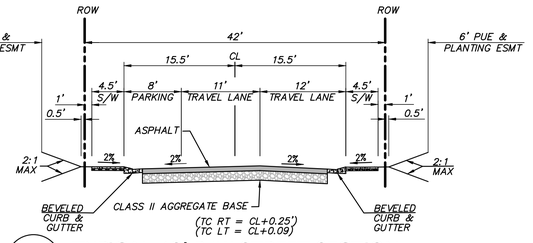
ABBREVIATIONS

CB	CATCH BASIN
CL	CENTER LINE
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
ESMT	EASEMENT
FG	FINISHED GRADE
IE	INVERT ELEVATION
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RE	RIM ELEVATION
ROW	RIGHT OF WAY
SD	STORM DRAIN
TC	TOP OF CURB
TW	TOP OF WALL



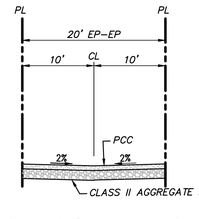
1 TYPICAL 50' R/W STREET SECTION

SCALE 1" = 10'



2 TYPICAL 42' R/W STREET SECTION

SCALE 1" = 10'



3 TYPICAL 20' ALLEY SECTION

SCALE 1" = 10'

NORTH

0 30 60 120 180

Scale 1" = 60'

REGISTERED PROFESSIONAL ENGINEER PAUL N. BOUMAN No. 72067 CIVIL STATE OF CALIFORNIA

REVISION NO. BY

REVISION NO. BY

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Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY GRADING & DRAINAGE PLAN
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
VALLEJO, CALIFORNIA
APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C5.0
OF	18 SHEETS

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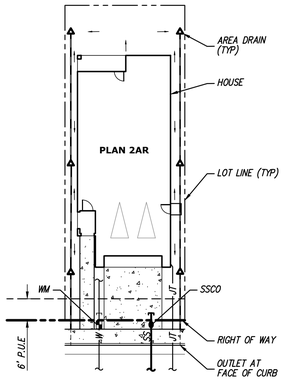
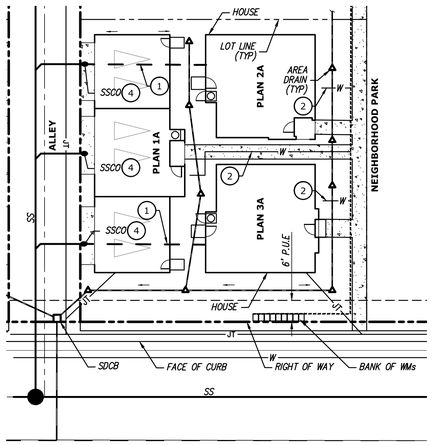


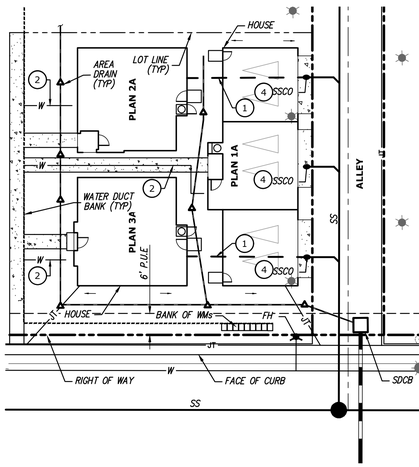
TYPICAL SINGLE FAMILY UTILITY LOT LAYOUT

LOTS 1-119



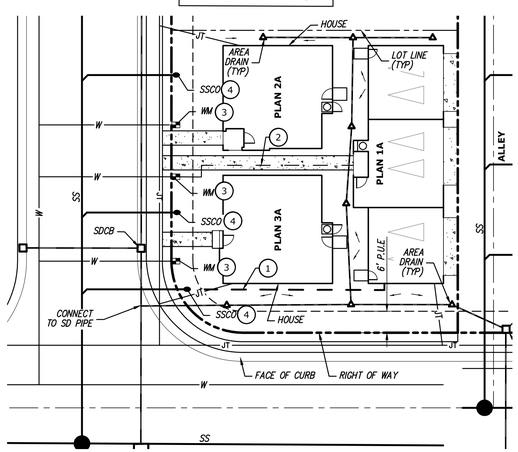
TYPICAL BUNGALOW UTILITY LOT LAYOUT

LOTS 120-126



TYPICAL BUNGALOW UTILITY LOT LAYOUT

LOTS 155-161

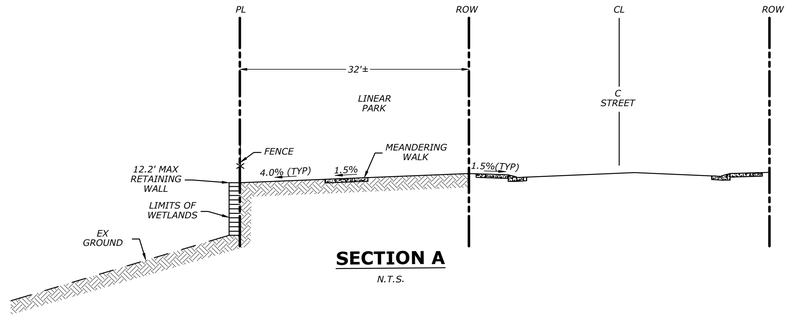


TYPICAL BUNGALOW UTILITY LOT LAYOUT

LOTS 127-154

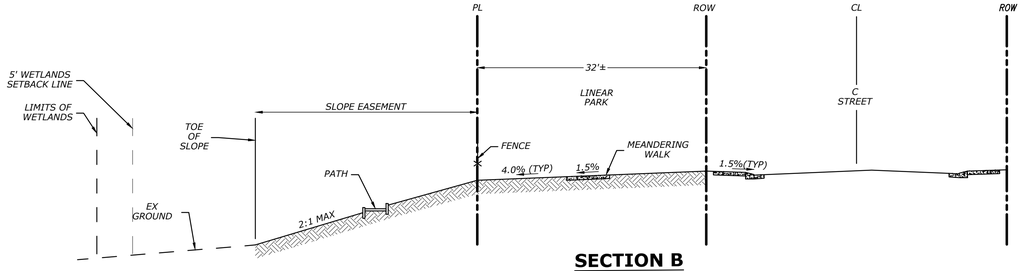
UTILITY KEYNOTES

1. EXTENSION OF SEWER LATERAL BY PLUMBER
2. EXTENSION OF WATER SERVICE BY PLUMBER
3. WATER METER AND WATER SERVICE PER CITY OF VALLEJO STANDARD DETAIL 4-02 & 4-03
4. INSTALL CLEANOUT AT THE ROW AND TWO WAY CLEANOUT AT THE HOUSE PER VFWD STANDARD DETAILS SS-3 AND SS-4, RESPECTIVELY AND PER THE UPC



SECTION A

N.T.S.



SECTION B

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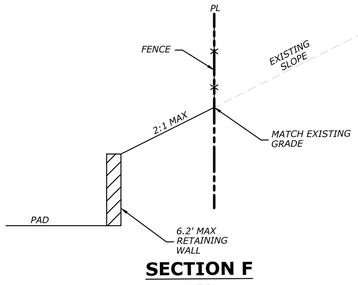

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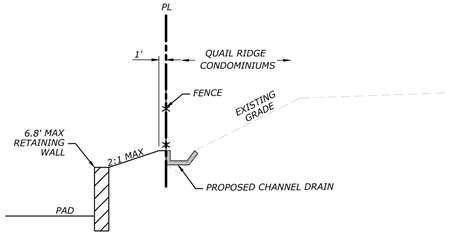

SECTION C

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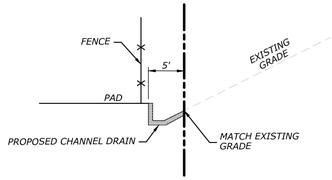

SECTION G

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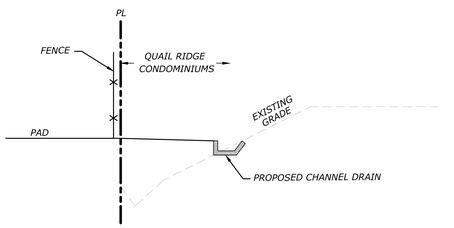

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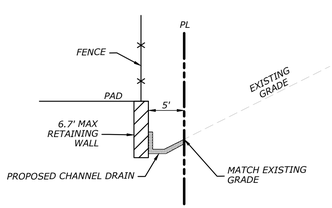

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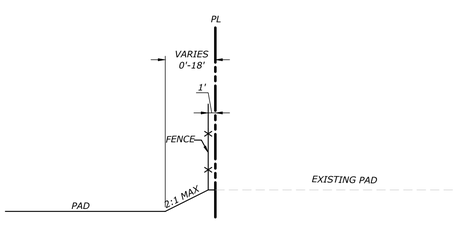

SECTION E

N.T.S.

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER — PAUL N. BOUMAN — No. C33967 — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

CROSS SECTIONS OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

VALLEJO, CALIFORNIA

APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C5.1
OF	18 SHEETS

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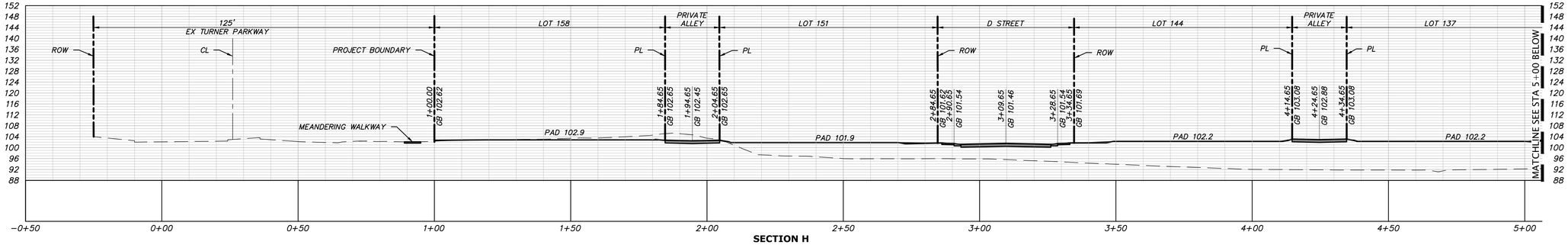
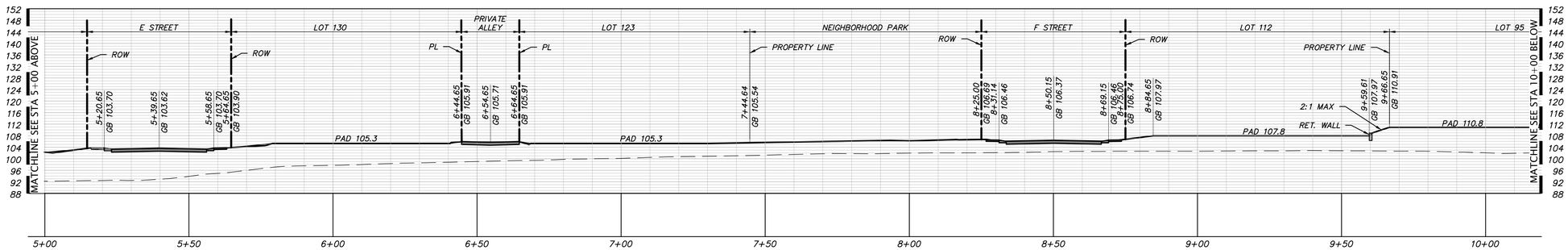


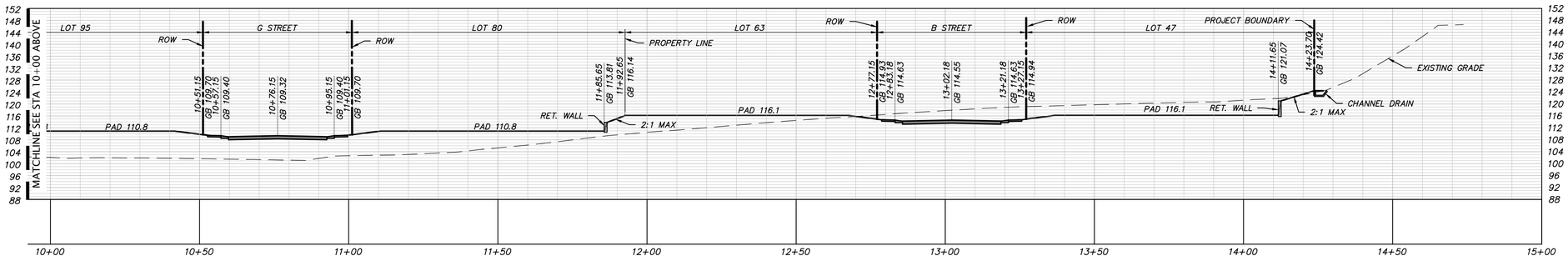
SECTION H

STA -0+50 TO 5+00
SCALE: H 1" = 20'
V 1" = 20'



SECTION H

STA 5+00 TO 10+00
SCALE: H 1" = 20'
V 1" = 20'



SECTION H

STA 10+00 TO 15+00
SCALE: H 1" = 20'
V 1" = 20'

0 10 20 40 60
Scale 1" = 20'

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMAN
No. C 59867
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
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SITE CROSS SECTIONS OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

VALLEJO, CALIFORNIA

APN: 0081-490-010

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C5.2
OF	18 SHEETS

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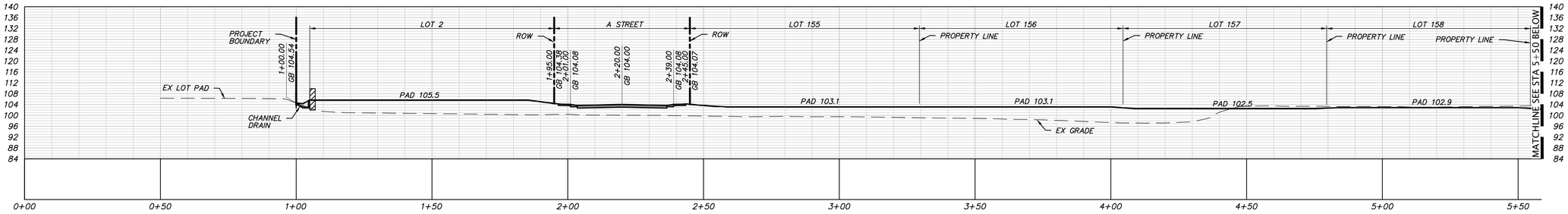

SECTION I

STA 0+00 TO 5+50
SCALE: H 1" = 20'
V 1" = 20'



SECTION I

STA 5+50 TO 11+00
SCALE: H 1" = 20'
V 1" = 20'

0 10 20 40 60
Scale 1" = 20'

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
PAUL N. BOUMANN
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

SITE CROSS SECTIONS
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
VALLEJO, APN: 0081-490-010 CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C5.3
OF	18 SHEETS

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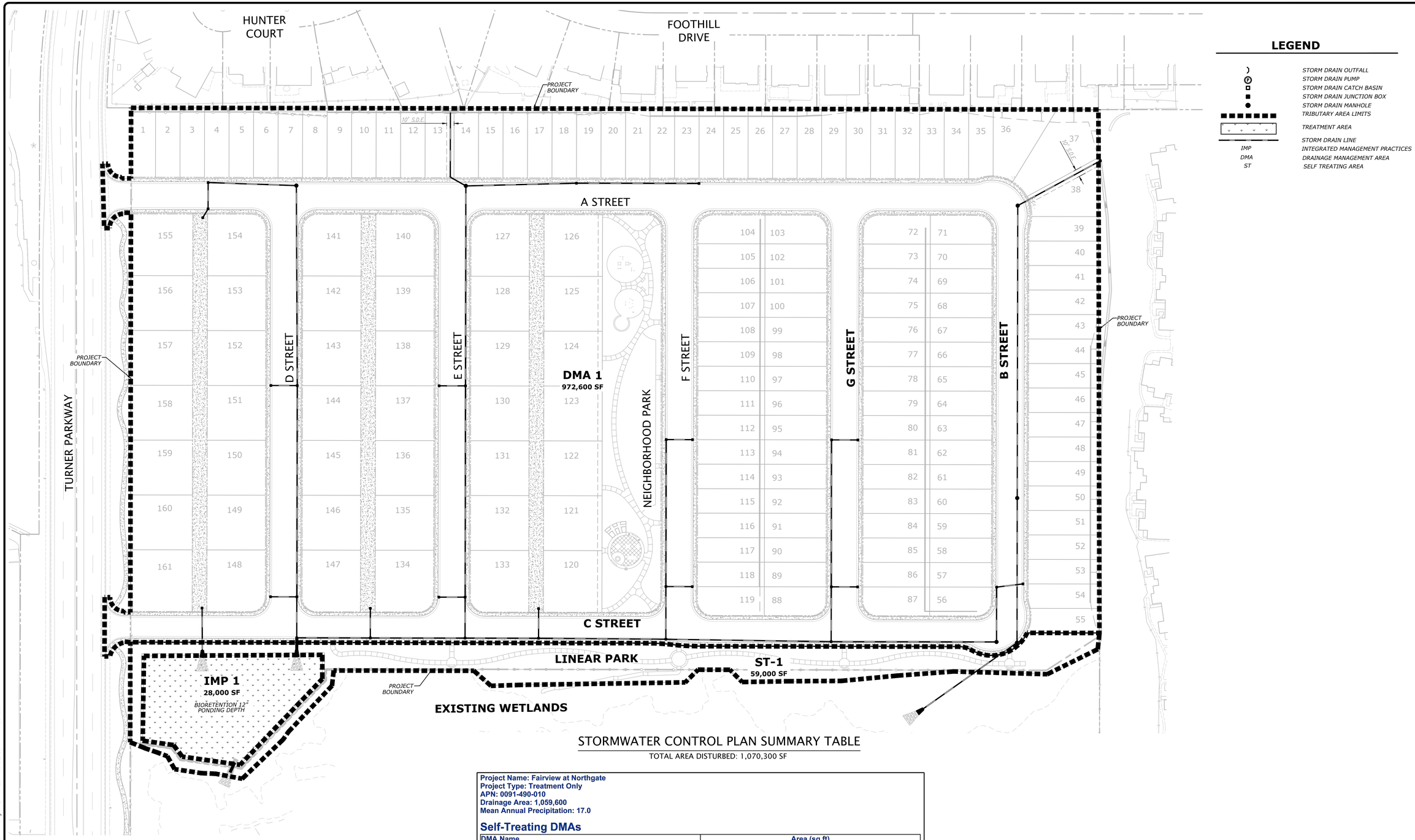


STORMWATER CONTROL PLAN SUMMARY TABLE

TOTAL AREA DISTURBED: 1,070,300 SF

Project Name: Fairview at Northgate
Project Type: Treatment Only
APN: 0081-490-010
Drainage Area: 1,059,600
Mean Annual Precipitation: 17.0

Self-Treating DMAs

DMA Name	Area (sq ft)
ST-1	59,000.0

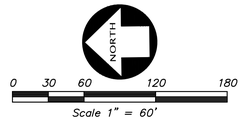
IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA1-Street	343,200	Concrete or Asphalt	1.00	343,200	
DMA1-Roof	320,000	Conventional Roof	1.00	320,000	
DMA1-Landscape	309,400	Landscape	0.10	30,940	
			Total	694,140	

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area 0.040	1.000	27,766	28,000

Report generated on 12/16/2025 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



BY	NO.	REVISION
BY	NO.	REVISION

REGISTERED PROFESSIONAL ENGINEER PAUL N. BOUMAN CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY STORMWATER QUALITY CONTROL PLAN
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C6.0
OF	18 SHEETS

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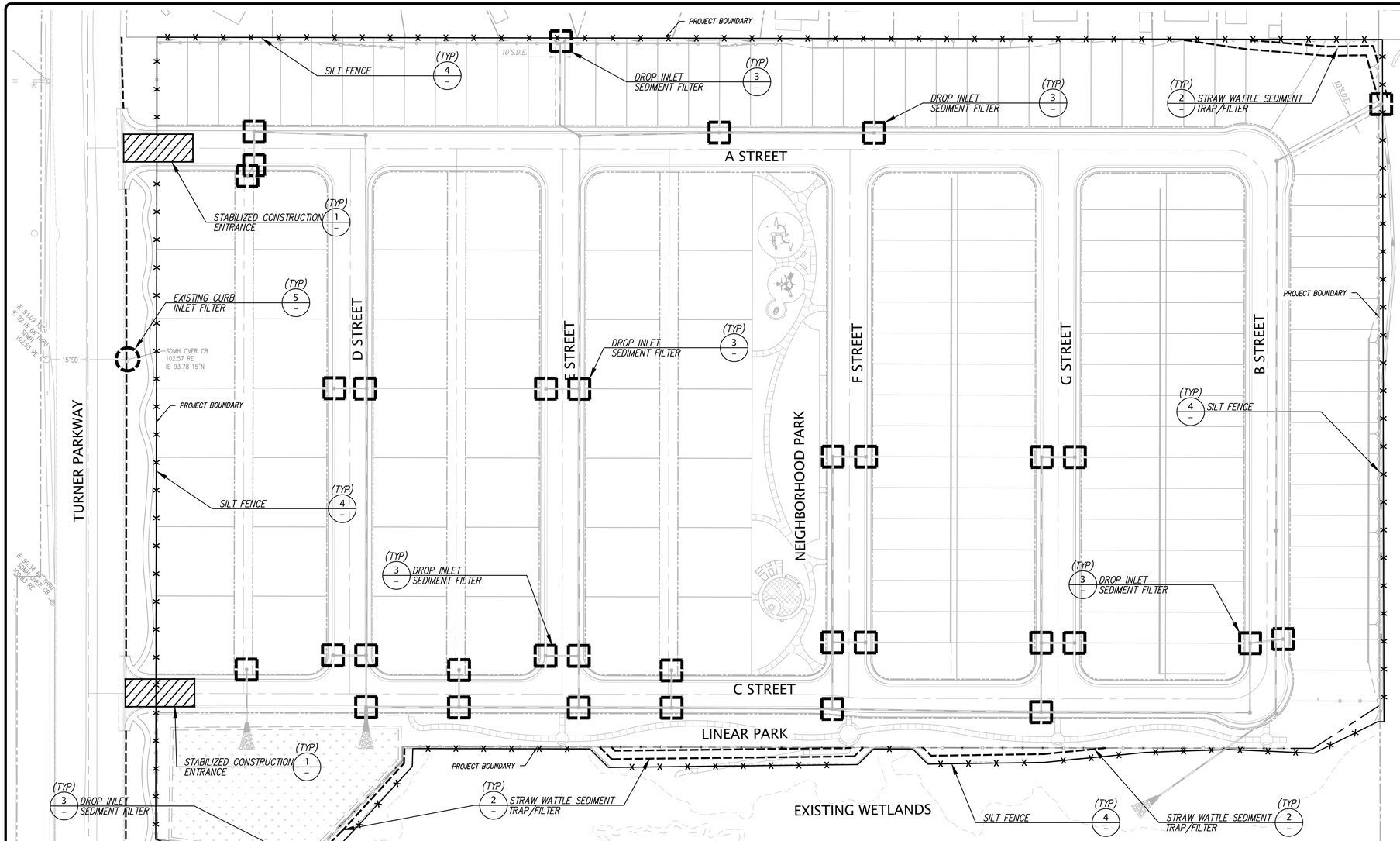


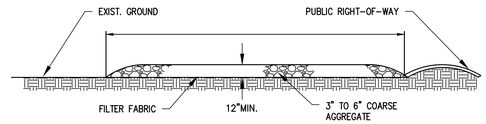
LEGEND

- 1 – STABILIZED CONSTRUCTION ENTRANCE
- 2 – STRAW WATTLE SEDIMENT TRAP/FILTER
- 3 – DROP INLET SEDIMENT FILTER
- 4 – SILT FENCE
- 5 – EXISTING CURB INLET FILTER

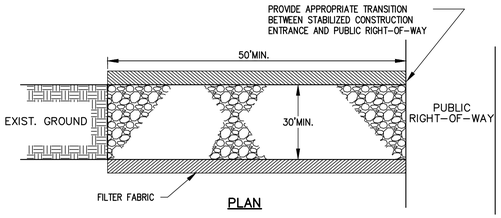
NORTH

0 30 60 120 180

Scale 1" = 60'



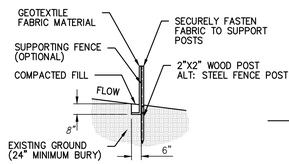
PROFILE



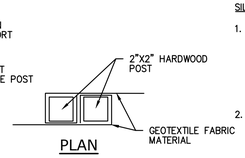
PLAN

STABILIZED CONSTRUCTION ENTRANCE 1

NOT TO SCALE



SECTION B-B

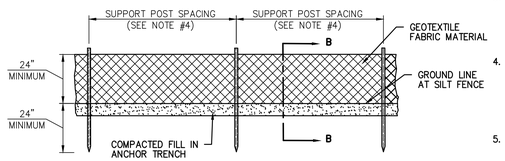


PLAN

JOINT DETAIL

SILT FENCE NOTES:

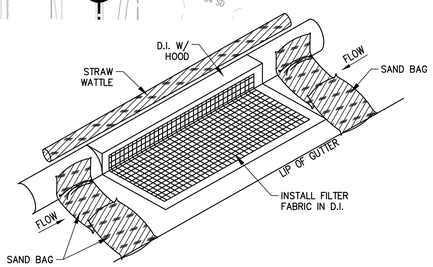
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION
2. FABRIC SHALL BE WOVEN OR NON-WOVEN GEOTEXTILE MEETING THE SPECIFIED MINIMUM REQUIREMENTS ACCORDING TO LOCAL JURISDICTIONS STORM WATER QUALITY MANUAL OR STATE TRANSPORTATION DEPARTMENT GUIDELINES. IF NEITHER PROVIDE GUIDANCE, SEE ASTM D 6462-03(2008), STANDARD PRACTICE FOR SILT FENCE INSTALLATION.
3. SUPPORT POSTS SHALL BE 2"X2" HARDWOOD POSTS. STEEL FENCE POSTS' WITH PROJECTIONS FOR FASTENING FABRIC. MAY BE SUBSTITUTED FOR HARDWOOD POSTS.
4. SUPPORT POSTS SHALL BE SPACED AT 10' MAXIMUM IF FENCE IS SUPPORTED BY WIRE MESH FENCING. SUPPORT POSTS SHALL BE SPACED AT 4' MAXIMUM IF EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING IS USED.
5. THE TERMINAL ENDS IT SILT FENCE SHALL BE TURNED UPSLOPE TO PREVENT BYPASS FLOW.



TYPICAL ELEVATION

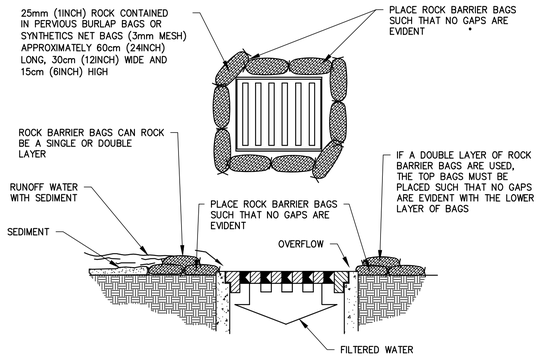
SILT FENCE 4

NOT TO SCALE



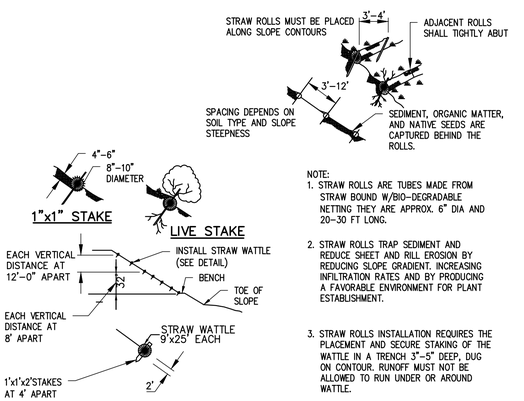
EXISTING CURB INLET FILTER DETAIL 5

NOT TO SCALE



DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS 3

NOT TO SCALE



NOTE:
1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/BIO-DEGRADABLE NETTING THEY ARE APPROX. 6" DIA AND 20-30 FT LONG.
2. STRAW ROLLS TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT. INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW ROLLS INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

STRAW WATTLE 2

NOT TO SCALE

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER — PAUL N. BOUMAN — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY EROSION CONTROL PLAN OF VESTING TENTATIVE MAP FOR FAIRVIEW AT NORTHGATE

APN: 0081-490-010

VALLEJO, CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C7.0
OF	18 SHEETS

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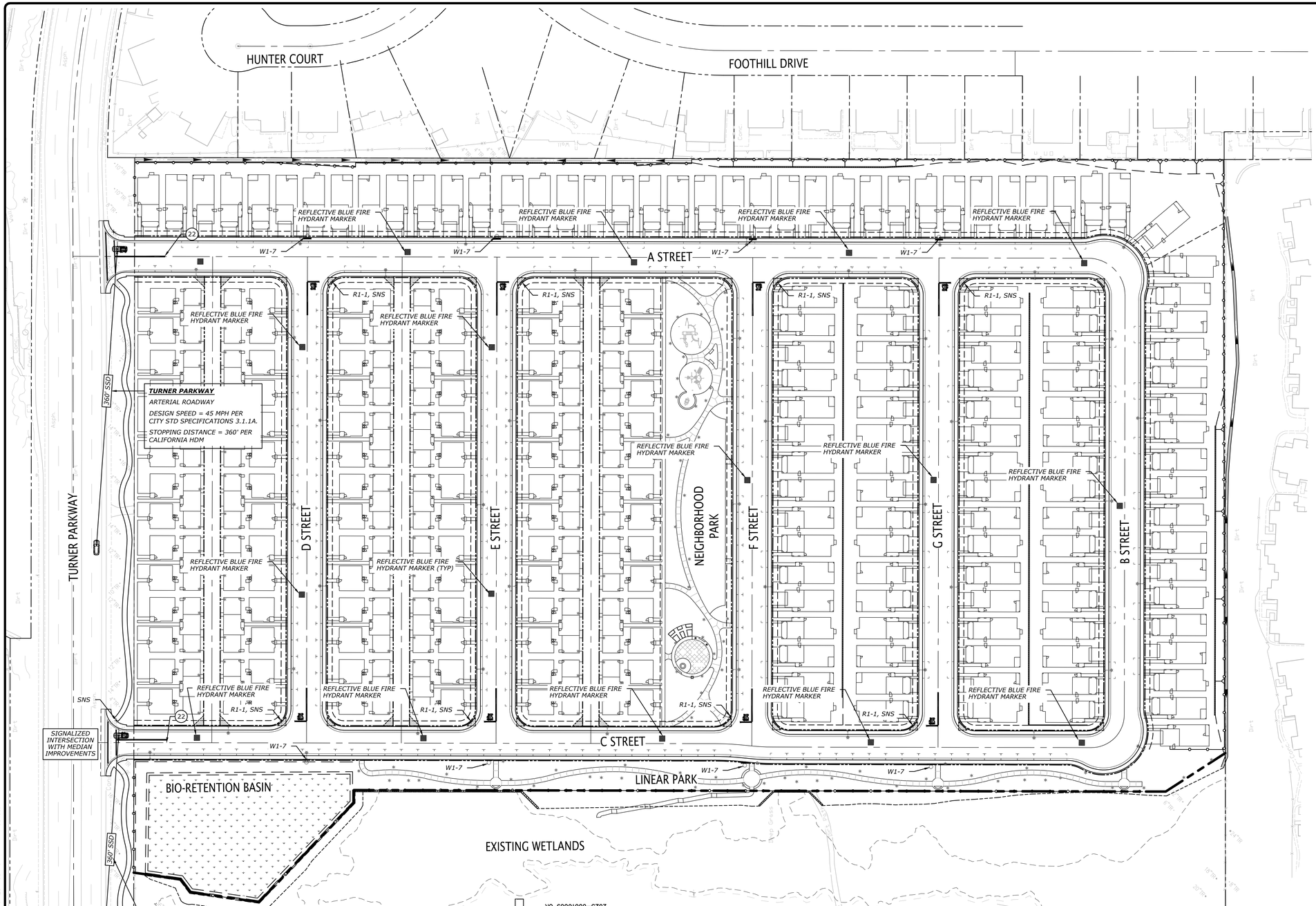

PAVEMENT MARKING DETAILS

22 — DETAIL 22 (2-4" YELLOW LINE WITH TWO WAY YELLOW RETRO REFLECTIVE MARKERS) - TWO DIRECTION NO PASSING PER CA-MUTCD 2014 EDITION

LEGEND

- SIGN
- STREET SIGN NAME
- REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO THE HYDRANT 6" OFF THE CENTERLINE OR MEDIAN WHICHEVER IS CLOSER AS SHOWN
- FIRE HYDRANT
- "STOP" MARKER AND LIMIT LINE PER CA-MUTCD 2014 EDITION
- 10' X 10' SIGHT DISTANCE TRIANGLE - STREET INTERSECTIONS
- 12' X 12' SIGHT DISTANCE TRIANGLE - DRIVEWAYS AND ALLEYS
- PARALLEL PARKING STALL STRIPING

ABBREVIATIONS

R1-1	STOP SIGN
W1-7	WARNING SIGN
SNS	STREET NAME SIGN
SSD	SIGHT STOPPING DISTANCE

NORTH

0 30 60 120 180

Scale 1" = 60'

NO.	REVISION	BY

LICENSED PROFESSIONAL ENGINEER — PAUL N. BOUMAN — No. C 60981 — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

SIGNING & STRIPING PLAN
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	DECEMBER, 2025
SCALE	AS SHOWN
DESIGNER	PNB
DRAWN BY	KH
JOB NO.	A18575-9
SHEET	C8.0
OF	18 SHEETS

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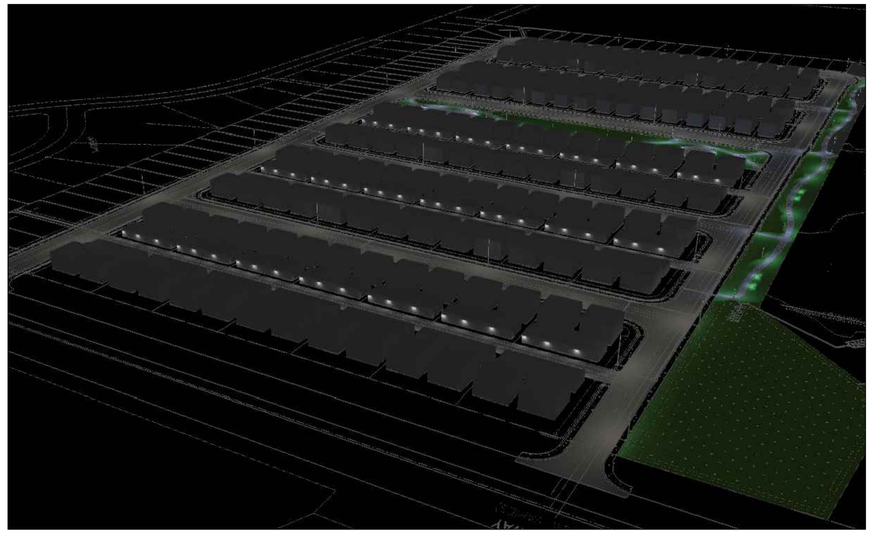
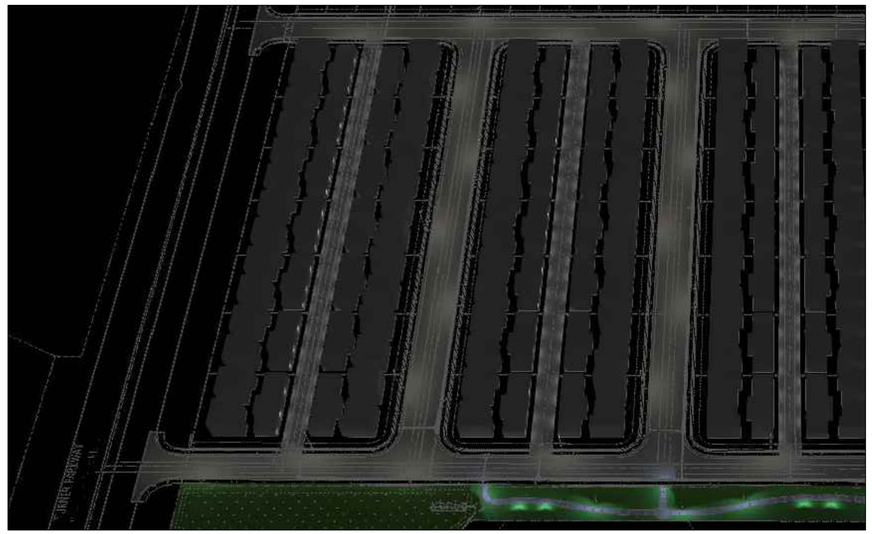
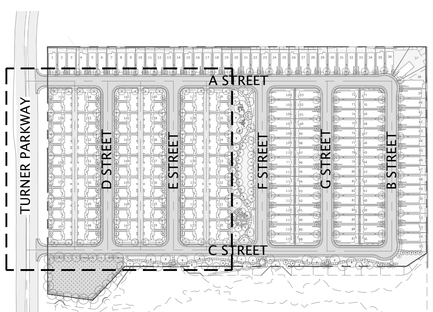
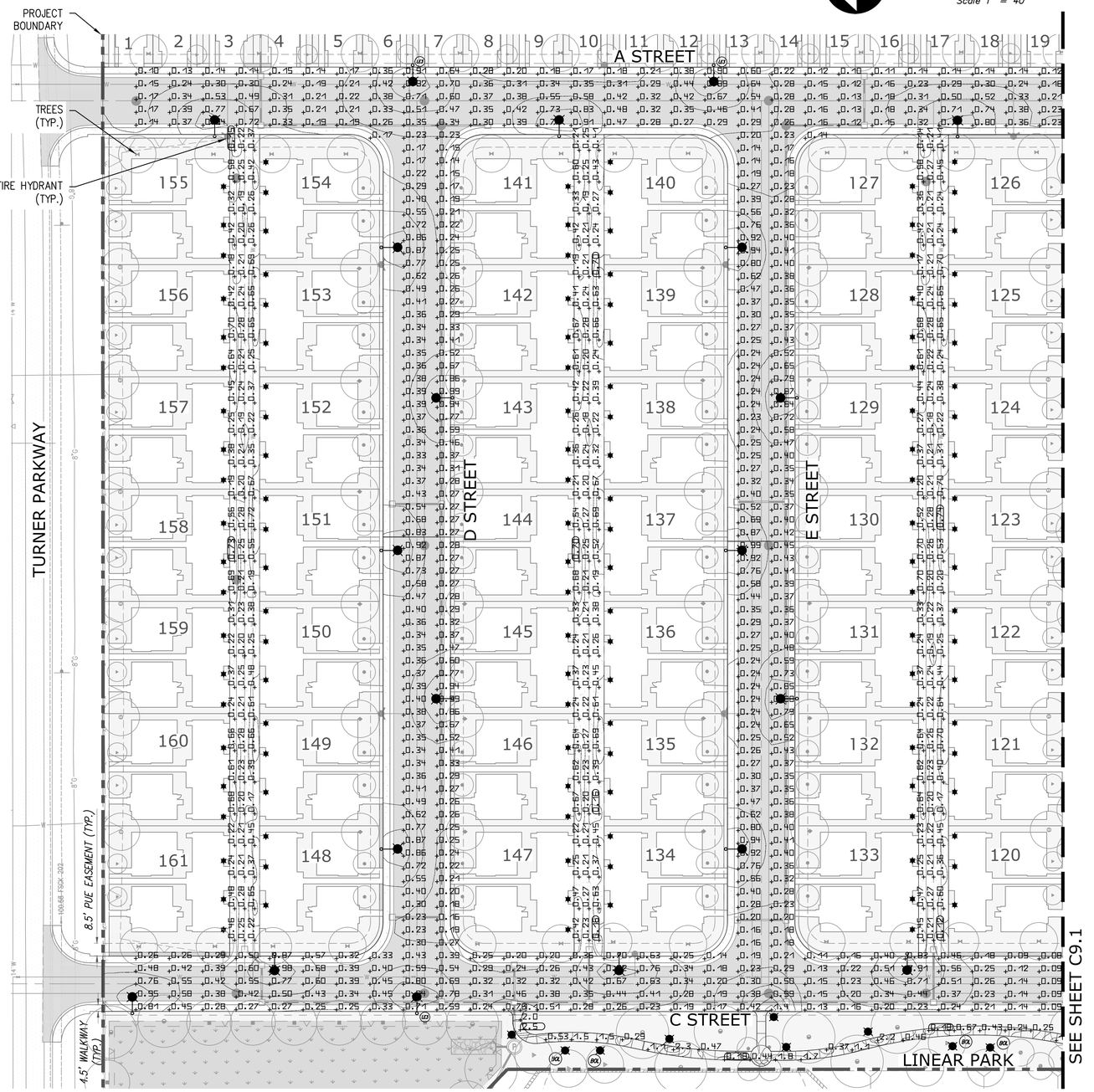




2 ISOMETRIC RENDERING
Scale: NTS



3 KEY PLAN
Scale: 1" = 250'



1 PHOTOMETRIC PLAN
Scale: 1" = 40'

LUMINAIRE SCHEDULE LED

SYMBOL	ARRANGEMENT	DESCRIPTION
	NEW STREET LIGHT	17-24.4W PHILIPS COBRA HEAD SVS-25W16LED4K-G2-LE2 AT 8' MAST ARM MOUNTED AT 28' HEIGHT
(LE3)	NEW STREET LIGHT	3-24.4W PHILIPS COBRA HEAD SVS-25W16LED4K-G2-LE3 AT 8' MAST ARM MOUNTED AT 28' HEIGHT
	WALL LANTERN AT GARAGE	126-10W LED WALL LANTERN ASSUMED TO BE MOUNTED AT 6' HEIGHT (TO BE FIELD VERIFIED)
	NEW PEDESTRIAN LIGHT	5-22.5W FORM+SURFACES TRIO PEDESTRIAN LPTRO-LED WITH 1XL22.5T8 LINEAR LED
(BX)	NEW BOLLARD LIGHT	4-10.6W FORM+SURFACES TRIO BOLLARD 105305626CRT-001 CONFIG 1 LBTRO LED

CALCULATION SUMMARY

LOCATION	E_{AVG}	E_{MIN}	E_{MAX}	E_{AVG}/E_{MIN}
A TO G STREET	0.40fc	0.070fc	1.46fc	5.73
NEIGHBORHOOD PARK	1.0fc	0.18fc	2.38fc	5.48
LINEAR PARK	1.0fc	0.18fc	2.50fc	5.69

fc = ILLUMINANCE IN FOOT-CANDLES
CITY STANDARD:
STREET: E_{AVG} = 0.40fc; E_{AVG}/E_{MIN} = UP TO 6:1
PARKS: MINIMUM E_{AVG} = 0.5fc - 1.0fc

NO.	REVISION	BY
1	FIRST SUBMITTAL 05/03/24	AT

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3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PHOTOMETRIC PLAN (1/2)
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	MAY, 2024
SCALE	AS SHOWN
DESIGNER	PS
DRAWN BY	AT
JOB NO.	A18575
SHEET	C9.0
OF	18 SHEETS

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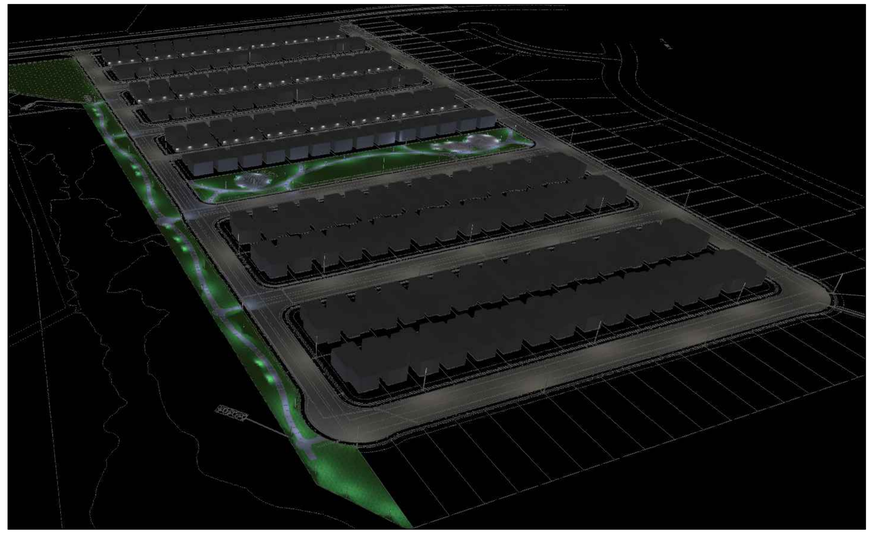
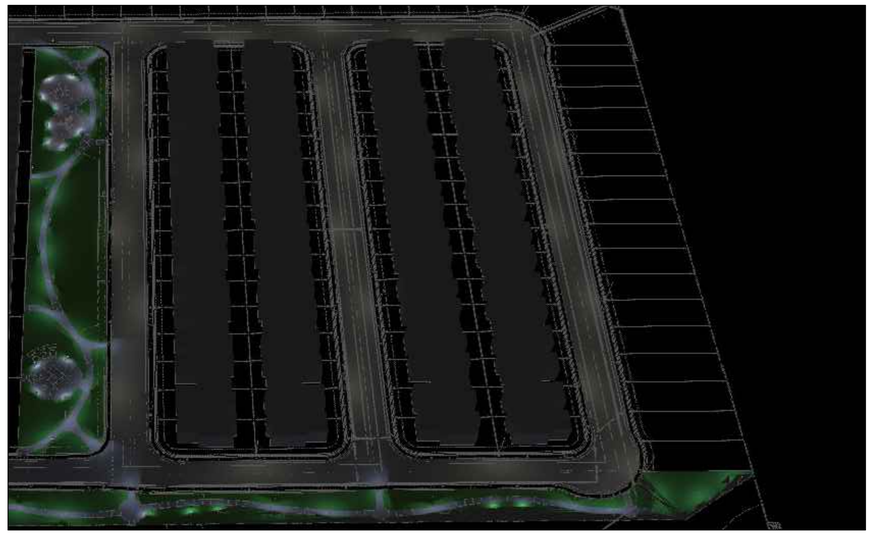
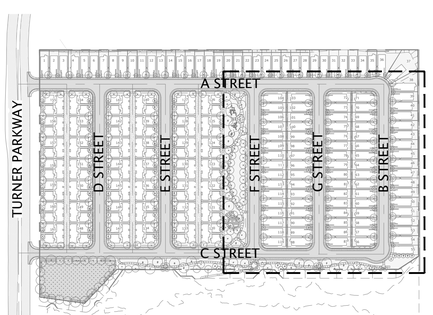




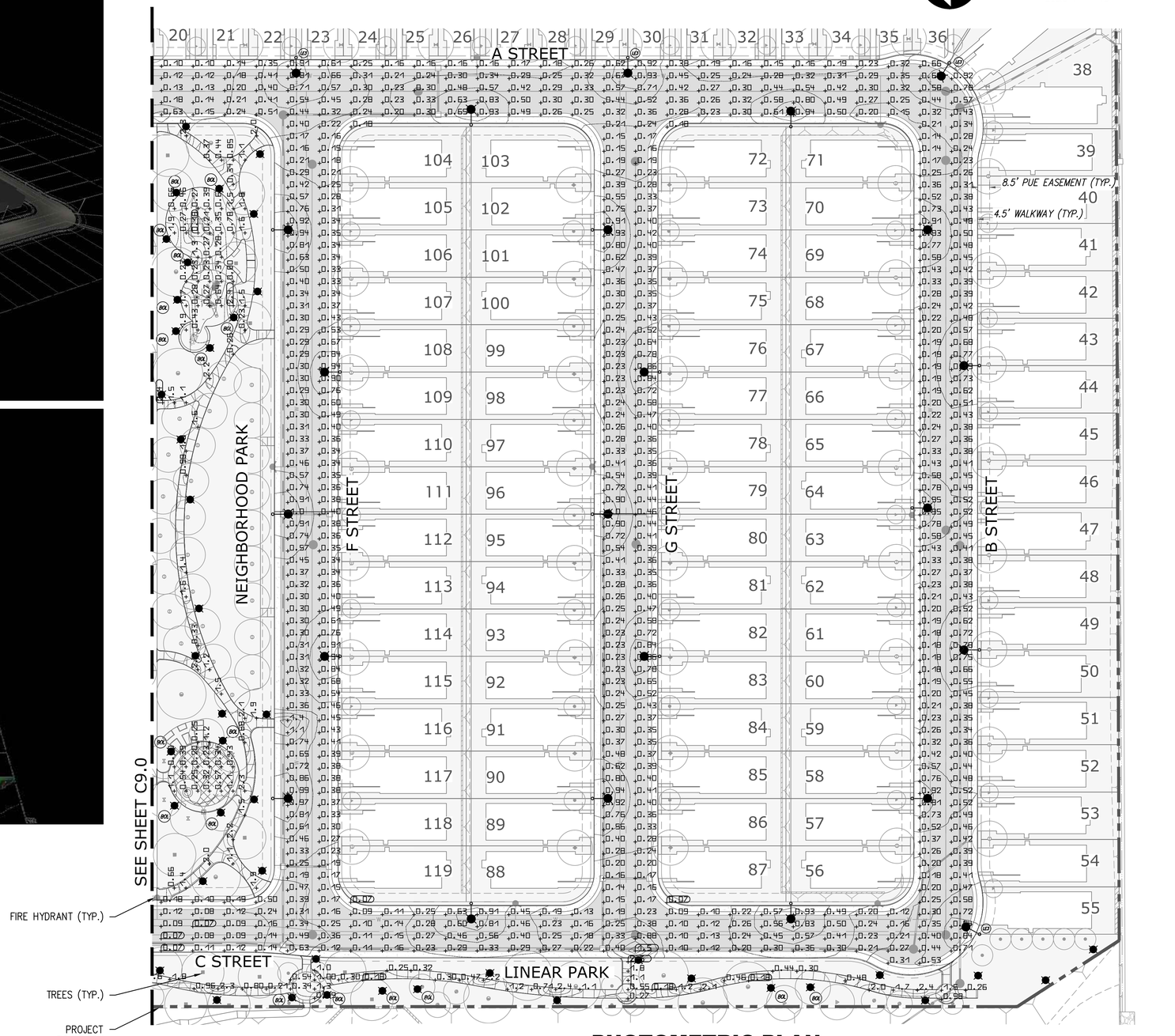
2 ISOMETRIC RENDERING

Scale: NTS



3 KEY PLAN

Scale: 1" = 250'



1 PHOTOMETRIC PLAN

Scale: 1" = 40'

LUMINAIRE SCHEDULE LED

SYMBOL	ARRANGEMENT	DESCRIPTION
	NEW STREET LIGHT	19-24.4W PHILIPS COBRA HEAD SVS-25W16LED4K-G2-LE2 AT 8' MAST ARM MOUNTED AT 28' HEIGHT
LE3	NEW STREET LIGHT	4-24.4W PHILIPS COBRA HEAD SVS-25W16LED4K-G2-LE3 AT 8' MAST ARM MOUNTED AT 28' HEIGHT
	NEW PEDESTRIAN LIGHT	12-22.5W FORM+SURFACES TRIO PEDESTRIAN LPTRO-LED WITH 1XL22.5T8 LINEAR LED
BX	NEW BOLLARD LIGHT	18-10.6W FORM+SURFACES TRIO BOLLARD 105305626CRT-001 CONFIG 1 LBTRO LED

CALCULATION SUMMARY

LOCATION	E_{AVG}	E_{MIN}	E_{MAX}	E_{AVG}/E_{MIN}
A TO G STREET	0.40fc	0.070fc	1.46fc	5.73
NEIGHBORHOOD PARK	1.0fc	0.18fc	2.38fc	5.48
LINEAR PARK	1.0fc	0.18fc	2.50fc	5.69

fc = ILLUMINANCE IN FOOT-CANDLES
CITY STANDARD:
STREET: E_{AVG} = 0.40fc; E_{AVG}/E_{MIN} = UP TO 6:1
PARKS: MINIMUM E_{AVG} = 0.5fc - 1.0fc

NO.	REVISION	BY
1	FIRST SUBMITTAL 05/03/24	AT

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3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PHOTOMETRIC PLAN (2/2)
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	MAY, 2024
SCALE	AS SHOWN
DESIGNER	PS
DRAWN BY	AT
JOB NO.	A18575
SHEET	C9.1
OF	18 SHEETS

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TRIO™ PEDESTRIAN

PRODUCT DATA

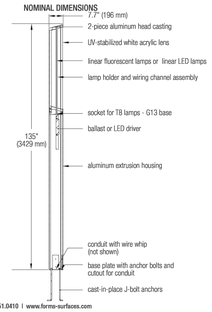
The **Trio Pedestrian** is designed to blend seamlessly with our Trio family of products including the Trio Bench, Bike Rack, Bollard, and Table Ensemble. Inspired by design elements that span the entire Trio product line, the Trio Pedestrian draws upon the open-angled shape, swept detail, and exaggerated void seen in the Trio Bench. Contemporary in design, Trio's minimalist linear form allows it to be integrated into a myriad of settings while showcasing design in its purist form.

MATERIAL & CONSTRUCTION DETAILS

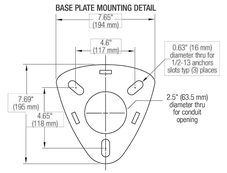
INSTALLATION & MAINTENANCE

COLUMN	FINISH	LAMP & BALLAST	INSTALLATION
• Column is made from a formed aluminum extrusion.	• Standard powdercoat colors are Aluminum Texture and Slate Texture. Optional colors from the F+S color chart and custom RAL colors are available for an upcharge. • Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	• Linear fluorescent lamps are offered in 32W or 48W. See lamp information on page 2. • Electronic, thermally protected (universal input voltage) 120/277V for two F32T8, F48T8HO and equivalent T8 lamps with less than 10% THD & 0 °F starting temp.	• Standard 1/4" (6 mm) thick stainless steel mounting plate bolted to main body of extrusion in three places with 1/4-20 recessed security socket caps screws. 1/2-13 anchor bolts and template included.
TOP CAP	**WEIGHT**	**LED LAMP ENGINE & DRIVER**	**MAINTENANCE**
• Cast aluminum cap is attached with recessed security socket cap screws.	• 73 lbs (33 kg)	• Linear LED lamps are available in 22.5W. See lamp information on pages 2 and 3. • Electronic, thermally protected (universal input voltage) 120/277V for three linear LED T8 lamps with less than 10% THD & 0 °F starting temp.	• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



BASE PLATE MOUNTING DETAIL



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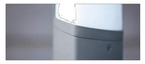


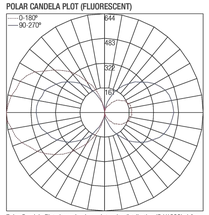
TRIO™ PEDESTRIAN

PRODUCT DATA

LAMP DESCRIPTIONS *USE CUSTOMIZED PEDESTRIAN LIGHT WITH 1XL22.5T8*

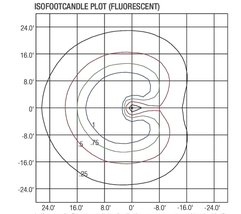
TYPE	LAMP	DESCRIPTION	BASE	INITIAL LUMENS	COLOR TEMPERATURE
Fluorescent	(2) F32T8	32W T8 linear fluorescent	Medium bi-pin	2 x 2,900	4,100
Fluorescent	(2) F48T8/HO	48W T8/HO linear fluorescent	Recessed double	2 x 4,000	4,100
LED	(3) L22.5T8	22.5W T8 linear LED	Medium bi-pin	3 x 2,500	4,000

POLAR CANDELA PLOT (FLUORESCENT)



Polar Candela Plot shows luminous intensity distribution (Cd/1000lm) for vertical plane through specified horizontal angles (above) with (2) 32W T8 linear fluorescent medium bi-pin base lamps. IES files for standard lamps are available on our website.

ISOFOOTCANDLE PLOT (FLUORESCENT)



Isofootcandle Plot shows light distribution pattern at ground level with (2) 32W T8 linear fluorescent medium bi-pin base lamps. Readings have been taken assuming the photometric center of the luminaire to be 9.40 feet above ground level. IES files for standard lamps are available on our website.

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TRIO™ BOLLARD

PRODUCT DATA

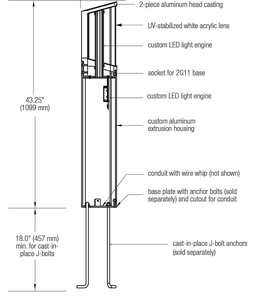
Trio Bollards blend seamlessly with our Trio family of products, a line that also includes pedestrian lighting, benches, bike racks and table ensembles. Echoing design themes that span the entire line, Trio Bollards carry the family's open-angled shape, swept detail, and exaggerated triangular profile into a minimalist linear form that integrates beautifully into a wide range of settings.

MATERIAL & CONSTRUCTION DETAILS

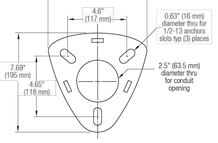
INSTALLATION & MAINTENANCE

COLUMN	FINISH	LED LAMP & DRIVER	INSTALLATION
• Column is made from a formed aluminum extrusion.	• See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. • Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	• Cree® LEDs in 3000K warm white and 4000K neutral white color temperatures. • 15W LED driver is IP64-rated. • LED driver input power is 120-277 VAC. • Driver has forward phase, reverse phase, and 0-10V dimming capabilities.	• Bollards must be surface mounted using three tamper-resistant bolts. • Installation of a surge protector as part of each unit's wiring is recommended. • Stainless steel mounting hardware sold separately. Templates available upon request.
TOP CAP	**WEIGHT**		**MAINTENANCE**
• Cast aluminum cap is attached with recessed security socket cap screws.	• 35 lbs (15 kg)		• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



BASE PLATE MOUNTING DETAIL



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TRIO™ BOLLARD

PRODUCT DATA

LIGHT ENGINE DESCRIPTION

LAMP	DESCRIPTION	LUMINAIRE LUMENS*	B.U.G. RATINGS
3000K LED	15W custom LED light engine	929	B0-U3-G1
4000K LED	15W custom LED light engine	929	B0-U3-G1

*Luminaire lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Trio Bollard product page on our website

CERTIFICATION

- LBTRO-LED is UL and C-UL listed for wet locations.

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Trio Bollard Environmental Data Sheet for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable; Trio Bollard has 75% recycled content.
- Powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance; easy to disassemble.

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBTRO-LED	Trio Bollard, LED

PRODUCT OPTIONS

The following options are available for an upcharge

Add stainless steel mounting hardware
Custom RAL powdercoat color

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, powdercoat color, lamp, and voltage. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

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NO.	REVISION	BY

NO.	REVISION	BY	NO.
1	FIRST SUBMITTAL 05/03/24	AT	

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3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-5665
www.kierwright.com

SPECIFICATION SHEET
OF
VESTING TENTATIVE MAP
FOR
FAIRVIEW AT NORTHGATE
APN: 0081-490-010
VALLEJO, CALIFORNIA

DATE	MAY, 2024
SCALE	AS SHOWN
DESIGNER	PS
DRAWN BY	AT
JOB NO.	A18575
SHEET	C9.2
OF	18 SHEETS

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SVS MiniView LED (small)

LED Roadway luminaire

Specifications

Housing

Made of low copper die cast A360 Aluminum alloy 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 5 1/4" (133mm) minimum long tenon. Comes with a zinc plated clamp fixed by 2 zinc plated hexagonal bolts 3/8-16 UNC for easier installation. Provides an easy step adjustment of +/- 5° tilt in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, hinged, removable polymeric door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 8" (203mm) at the rear is required in order to open the door. Complete with a bird guard protecting against birds and similar intruders and an ANSI C136.15 (2015) label to identify wattage and source (both included in box). Consult factory for other labeling requirements.

Light Engine

Composed of 4 main components:
LED Module / Optical System / Heat Sink / Driver.

IP Rating

Electrical components are RoHS compliant, IP66 sealed light engine.

LED Board and Array

LEDs tested by ISO 17025–2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of 16 high-performance white LEDs. Color temperature as per ANSI bin 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System

Composed of high-performance optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

LE2 TYPE II Asymmetrical Distribution
LE3 TYPE III Asymmetrical Distribution

Heat Sink

Built-in the housing, the innovative high efficacy heat sink chimney design ensures superior cooling by natural convection air flow pattern always close to LEDs and driver optimizing their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F.

Driver

For 25W and 35W: High power factor of >95%. Electronic driver, operating range 50/60 Hz. Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class II, THD of 12% max.

For 54W and 64W: High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class II, THD of 20% max.

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protection of 2.5kV (min).

Vibration Resistance

The SVS meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles by an independent lab).

Integrated Features

RCD: (standard): Receptacle with 5 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock node or photoelectric cell or a shorting cap.

DMG: Dimmable driver 0-10V.

SPI: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveform for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED roadway luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Note these integrated features always come with MiniView luminaire.

Luminaire Options

RCD?: (optional): Receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock node or photoelectric cell or a shorting cap.

API: Factory Installed NEMA label, ANSI C136.15 (2015) compliant

HS: House side shield

PH8*: Photoelectric cell

PH3L*: Photoelectric cell, extended life

PH9*: Shorting cap

* Luminaire option RCD or RCD? is required with this accessory.

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT thermal testing in accordance with LL1598 and UL8750, System Reliability Tool, Advance data and LM–80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 40°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours, and corrosion.

Wiring

The connection of the luminaire is done using a terminal block connector 600V, 85A for use with #2-14 AWG. wires from the primary circuit, located inside the housing.

Hardware

All exposed screws shall be zinc with Ceramic primer-seal base coat to reduce seizing of the parts. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Color to be medium grey (GY3) and in accordance with the AAMA 2603 standard. Application of a polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM-D2244 standard, as well as luster retention in keeping with the ASTM-D523 standard and humidity proof in accordance with the ASTM-D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM-B117 standard.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Certifications and Compliance

cULus Listed for Canada and USA. Luminaire complies with DOE MSSLC Model Specification for LED Roadway Luminaires. MiniView is on the DesignLights Consortium (DLC) Qualified Products List (QPL).

Limited Warranty

See **signify.com/warranties** for details and restrictions. 10-year limited warranty.

Brackets/Arms

For brackets / arms available with this luminaire, see Lumec 3D for details.

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LUMEC by Signify

Roadway
MiniView
SVS LED Luminaire (small)



Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

Lumec MiniView LED roadway luminaire is the perfect solution when projects require a luminaire that meets specifications without sacrificing performance, all while maximizing operations and maintenance savings. This roadway luminaire features a single IP66-rated LED module, designed to provide crisp, brilliant white light that surpasses existing HID luminaire performance. Optimized for applications such as local roads and residential streets, its overall size, weight, and tool-free feature ensure ease of installation. MiniView makes upgrading to reliable, long-lasting, low-maintenance LED lighting a simple cost-effective decision for cities, municipalities, and utilities.

Ordering guide

example: SVS-54W16LED4K-G2-LE2-UNV-DMG-PH8-RCD-GY3

Series	LED Module	Board Generation	Optical System	Ballast	Driver Options	Luminaire Options	Finish
SVS -	-	G2 -	-	UNV -	DMG -	-	GY3
SVS MiniView LED roadway luminaire	5000K 25W16LED3K 35W16LED3K 54W16LED3K 64W20LED3K 4000K 25W16LED4K 35W16LED4K 54W16LED4K 64W20LED4K	G2 Gen2	LE2 Type II (ASYM) LE3 Type III (ASYM)	UNV 120-277VAC	DMG[1] Dimmable driver 0-10V	None (leave blank) API Factory installed NEMA label, ANSI C136.15 compliant HS House side shield PH8[2] Photoelectric cell PH3L[2] Photoelectric cell, extended life PH9[3] Shorting cap RCD[1,3] Receptacle for twist-lock photocell or shorting cap, 5-pin (standard) RCD?[1] Receptacle for twist-lock photocell or shorting cap, 7-pin (optional)	GY3 Grey finish

1. Please note these integrated features come standard with MiniView luminaire.
2. Luminaire option RCD or RCD? is required with these options.
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.

1 **LUMINAIRE SPECIFICATION**
Scale: NTS

SVS MiniView LED (small)

LED Roadway luminaire

MiniView LED Cobra Head (SVS) Gen2 LED Wattage and Lumen Values with No Lens

Ordering Code	LED QTY	System Current (mA)	Color Temp. (K)	Avg. System Wattage (W)	LE2 Lumen Output	LE2 BUG Rating	LE2 Efficacy (LPW)	LE3 Lumen Output	LE3 BUG Rating	LE3 Efficacy (LPW)
SVS-25W16LED3K	16	440	3000	24	3042	B1-U0-G1	126	3076	B1-U0-G1	126
SVS-35W16LED3K	16	700	3000	37	4514	B1-U0-G1	123	4564	B1-U0-G1	125
SVS-54W16LED3K	16	1050	3000	57	6318	B2-U0-G1	111	6388	B2-U0-G1	113
SVS-64W20LED3K	20	960	3000	63	7658	B2-U0-G2	122	7661	B2-U0-G2	122
SVS-25W16LED4K	16	440	4000	24	3225	B1-U0-G1	132	3261	B1-U0-G1	134
SVS-35W16LED4K	16	700	4000	37	4785	B1-U0-G1	131	4838	B1-U0-G1	132
SVS-54W16LED4K	16	1050	4000	57	6697	B2-U0-G1	118	6771	B2-U0-G1	119
SVS-64W20LED4K	20	960	4000	63	8117	B2-U0-G2	129	8121	B2-U0-G2	129

MiniView LED Cobra Head (SVS) Gen2 LED Wattage and Lumen Values with House-side Shield

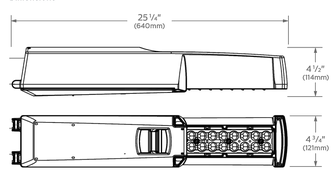
Ordering Code	LED QTY	System Current (mA)	Color Temp. (K)	Avg. System Wattage (W)	LE2 Lumen Output	LE2 BUG Rating	LE2 Efficacy (LPW)	LE3 Lumen Output	LE3 BUG Rating	LE3 Efficacy (LPW)
SVS-25W16LED3K	16	440	3000	24	2322	B0-U0-G1	95	2411	B1-U0-G1	99
SVS-35W16LED3K	16	700	3000	54	3446	B1-U0-G1	64	3578	B1-U0-G1	66
SVS-54W16LED3K	16	1050	3000	57	4823	B1-U0-G1	85	5007	B1-U0-G1	88
SVS-64W20LED3K	20	960	3000	63	6013	B1-U0-G1	96	6020	B1-U0-G1	96
SVS-25W16LED4K	16	440	4000	24	2461	B1-U0-G1	101	2556	B1-U0-G1	105
SVS-35W16LED4K	16	700	4000	54	3653	B1-U0-G1	68	3793	B1-U0-G1	70
SVS-54W16LED4K	16	1050	4000	57	5112	B1-U0-G1	90	5307	B1-U0-G1	94
SVS-64W20LED4K	20	960	4000	63	6374	B1-U0-G1	101	6381	B1-U0-G1	101

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ambient Temperature	Driver mA	Calculated Lqc Hours	Lqc per TM-21	Lumen Maintenance % at 60,000 hrs
Up to 40°C	up to 1050 mA	>100,000 hours	>60,000 hours	>96%

Dimensions



EPA: 0.85 sq. ft.
Weight: 25/35W: 7.5 lbs. (3.4 kg)
54W: 8.1 lbs. (3.7 kg)

FAIRVIEW AT NORTHGATE

Bungalows

VALLEJO, CA

Lewis Group Of Companies

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PLAN 3A PLAN 1A PLAN 2A

ELEVATION - A

PLAN 3B PLAN 1B PLAN 2B

ELEVATION - B

PLAN 3C PLAN 1C PLAN 2C

ELEVATION - C

STREET "A"

STREET SCENE

0 2 4 8 12

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PLAN 3 PLAN 1 PLAN 2

ELEVATION - A

CONCEPTUAL CLUSTER ELEVATION A

0 2 4 8 12

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PLAN 3 PLAN 1 PLAN 2

ELEVATION - B

CONCEPTUAL CLUSTER ELEVATION B

0 2 4 8 12

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PLAN 3 PLAN 1 PLAN 2

ELEVATION - C

CONCEPTUAL CLUSTER ELEVATION C

0 2 4 8 12

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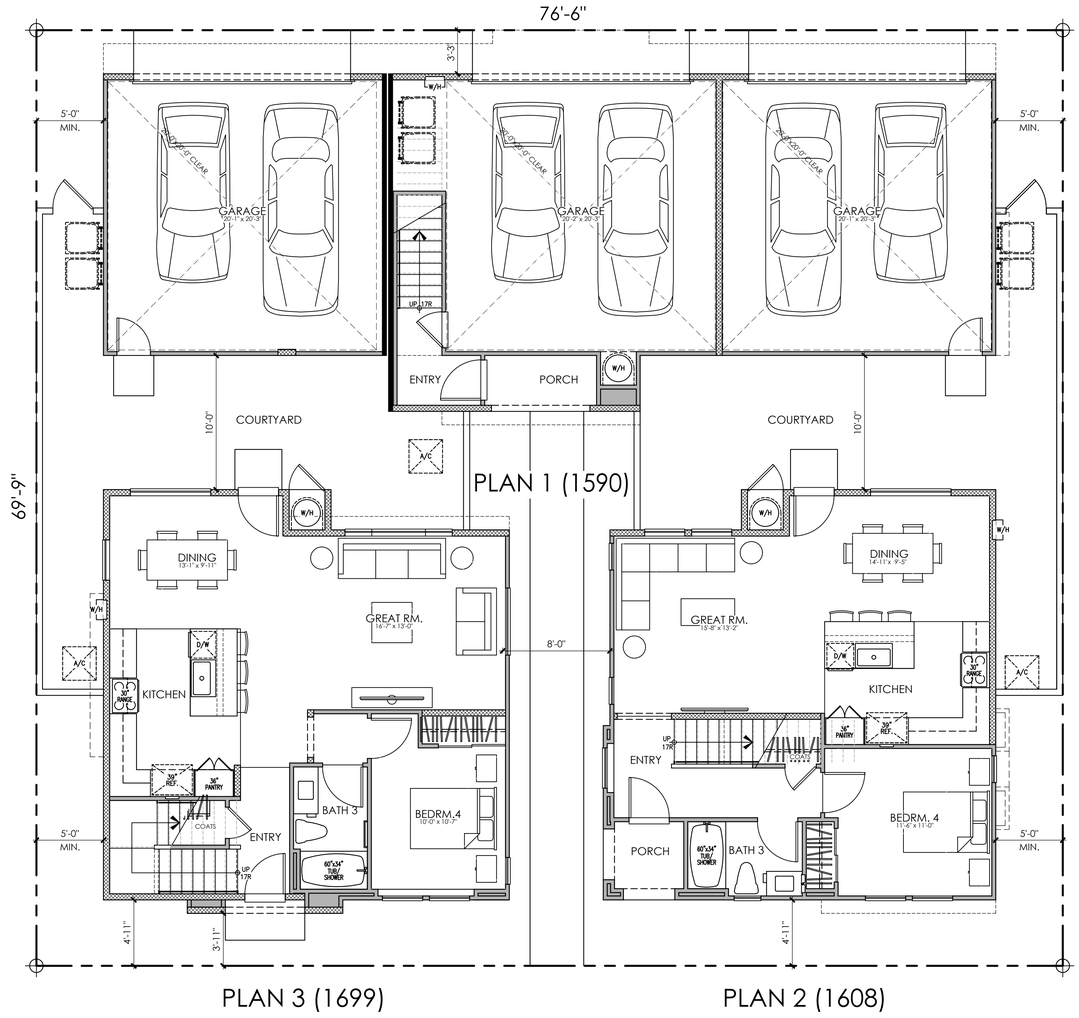

FIRST FLOOR PLAN

CLUSTER PLAN

1590 - 1699 S.F.

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A-6

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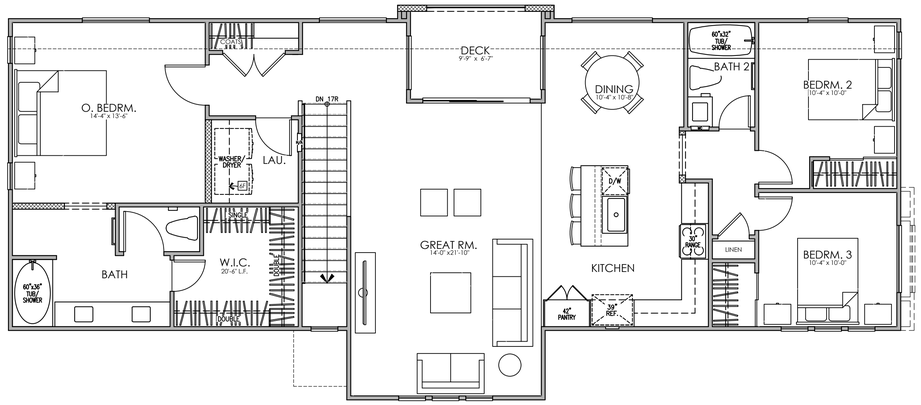
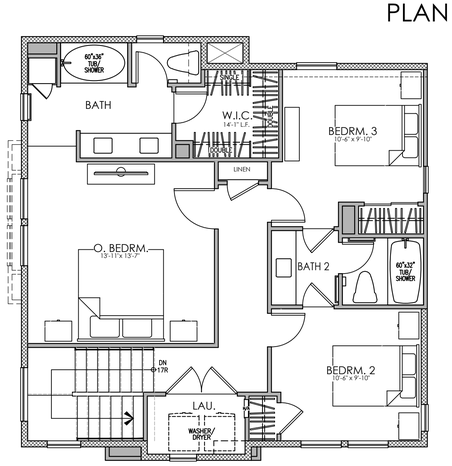
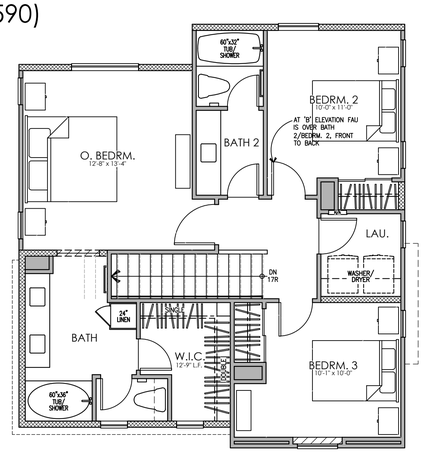


PLAN 1 (1590)



PLAN 3 (1699)



PLAN 2 (1608)

SECOND FLOOR PLAN

CLUSTER PLAN

1590 - 1699 S.F.



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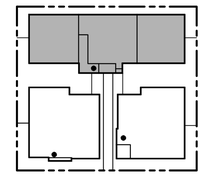
ELEVATION A



KEYMAP



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ELEVATION B



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ELEVATION C

PLAN 1 (1590)

FRONT ELEVATIONS

0 2 4 8 12

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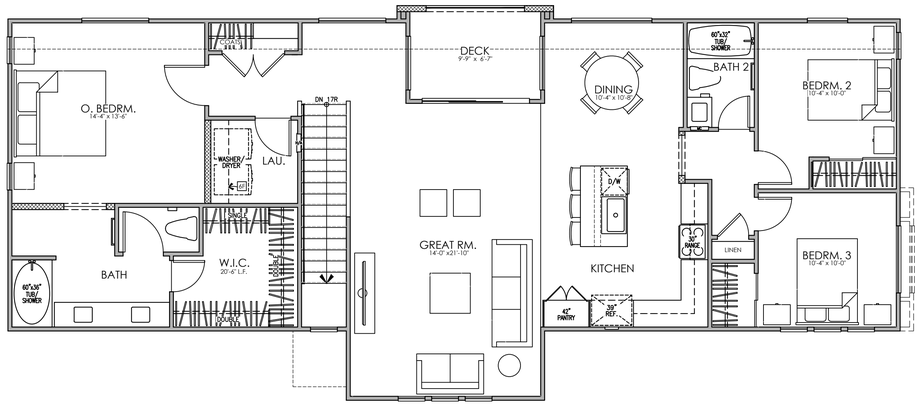
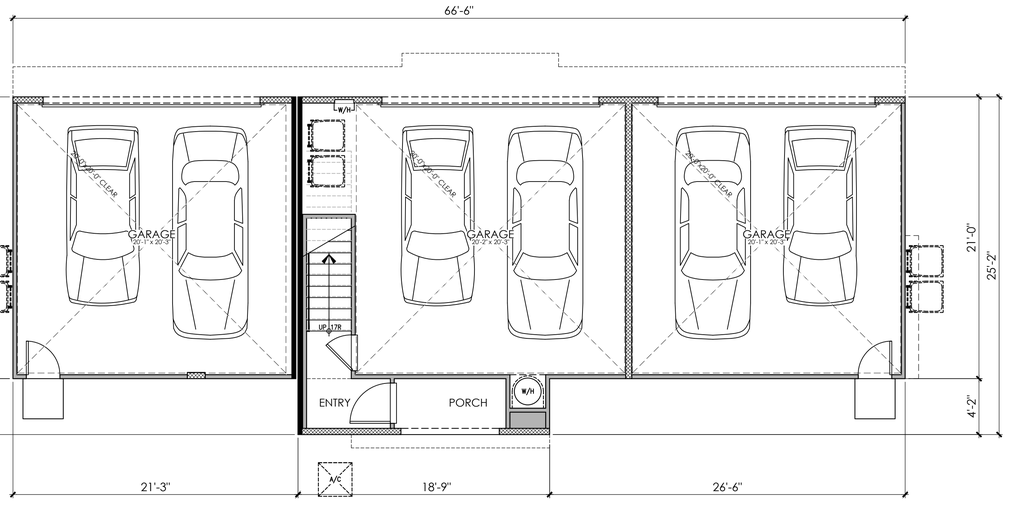
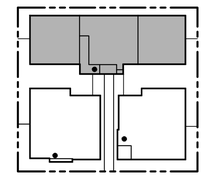


SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 1A (1590)

3 BEDROOM, 2 BATH FLOOR PLAN

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	83 SQ. FT.
SECOND FLOOR AREA	1,507 SQ. FT.
TOTAL DWELLING	1,590 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	483 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "B"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
DECK	70 SQ. FT.

NOTE: GROSS S.F. IS 2,178

0 2 4 8 12

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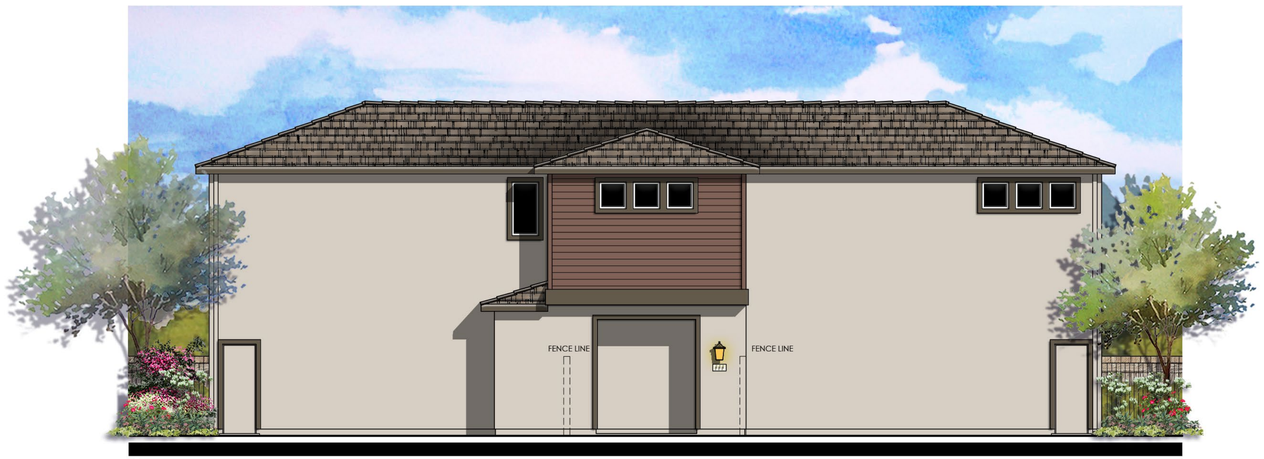

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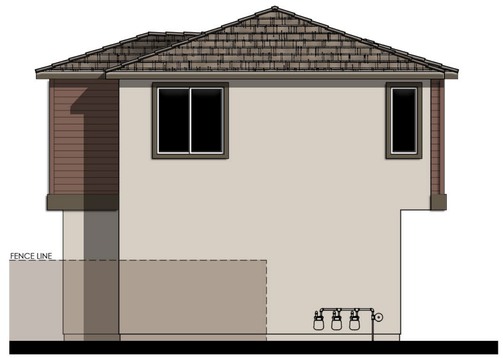
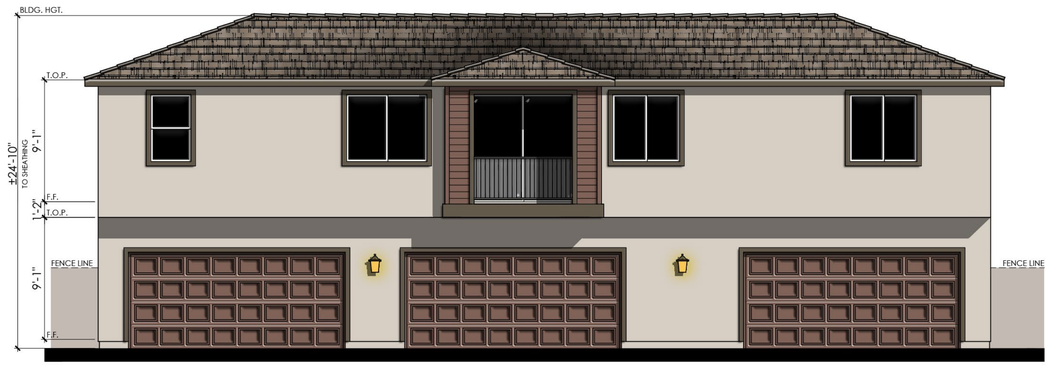
FRONT



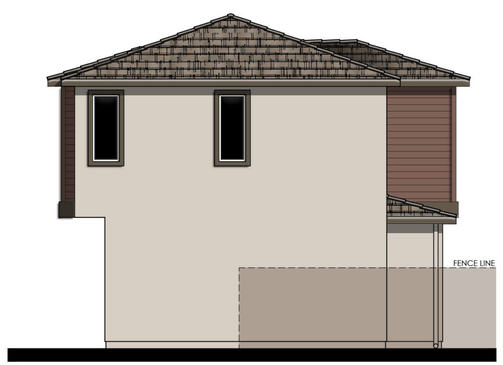
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

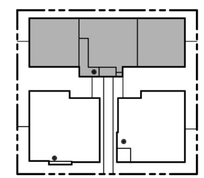
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 1

PLAN 1A (1590)

0 2 4 8 12

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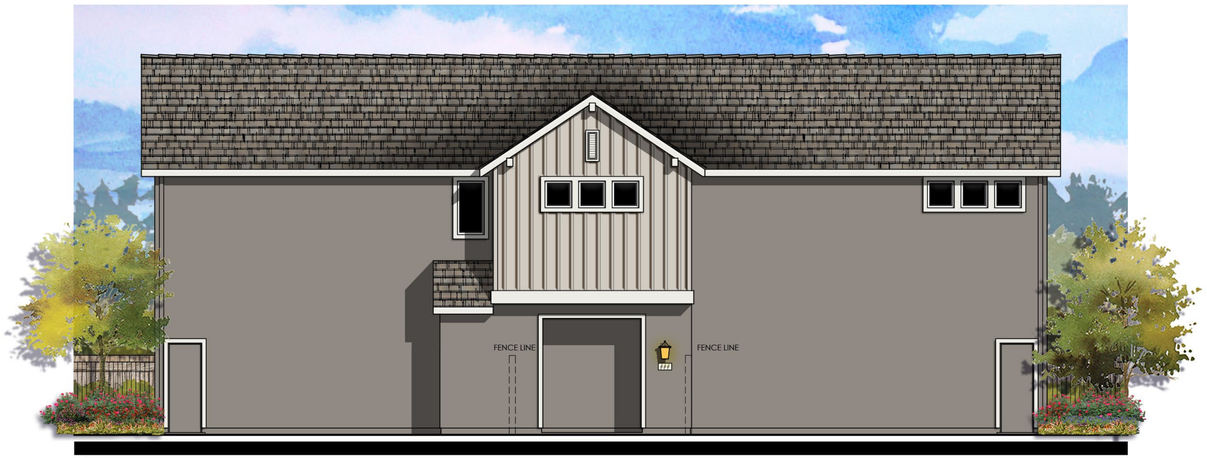

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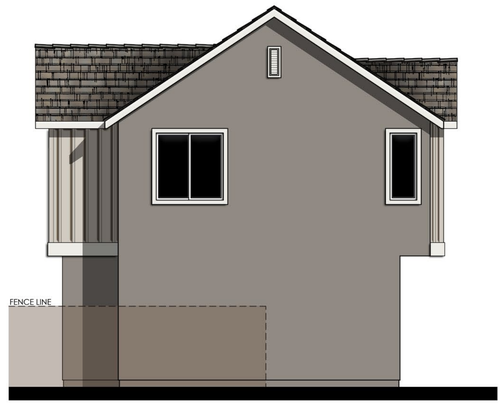
Refer to landscape drawings for wall, tree, and shrub locations

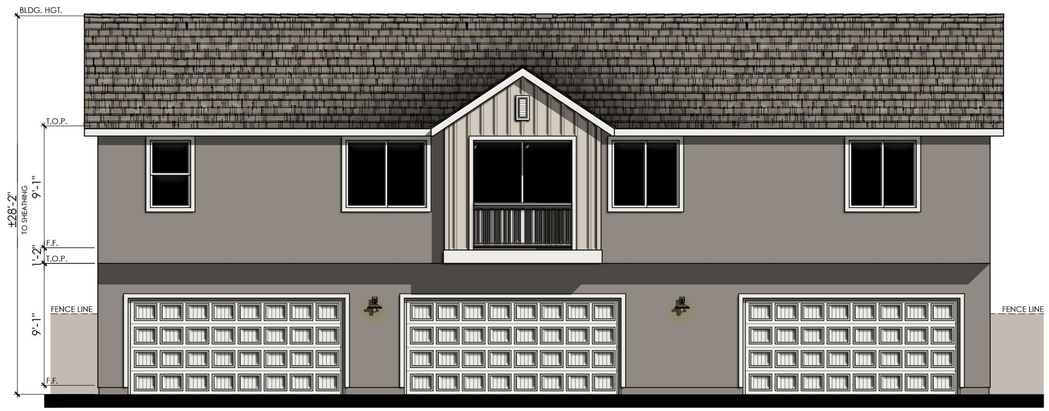
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



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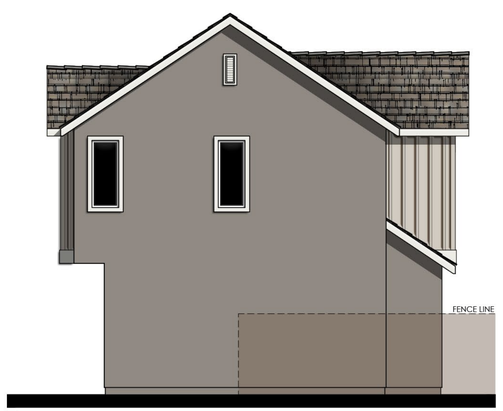

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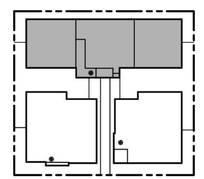

KEYMAP

COLOR SCHEME 4

PLAN 1B (1590)

0 2 4 8 12

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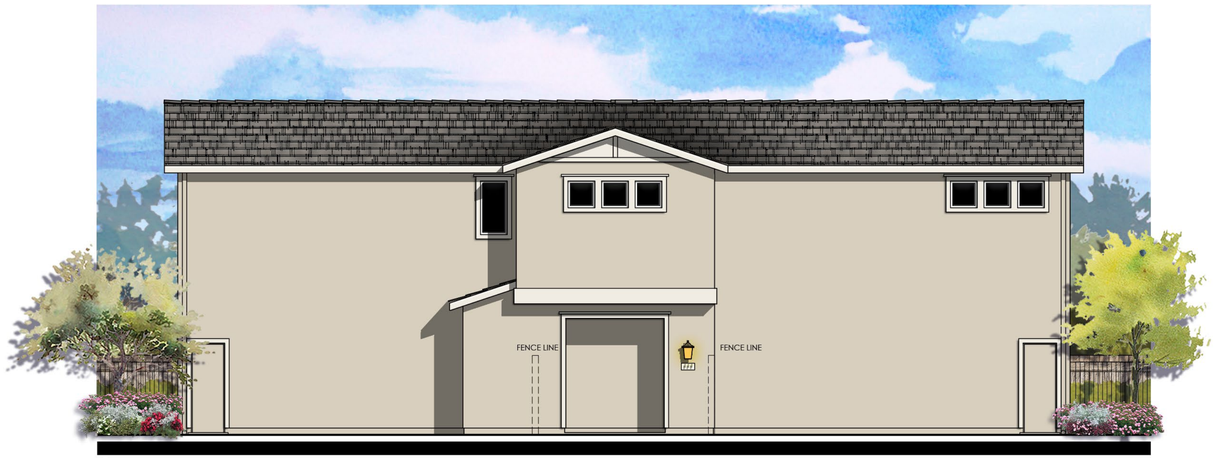

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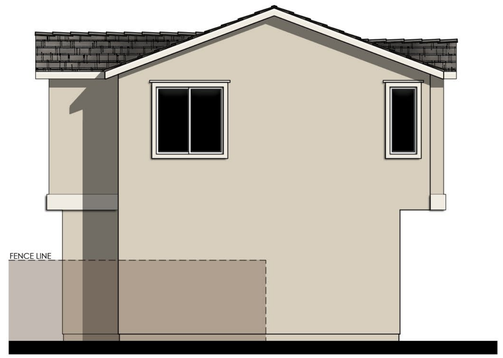
Refer to landscape drawings for wall, tree, and shrub locations

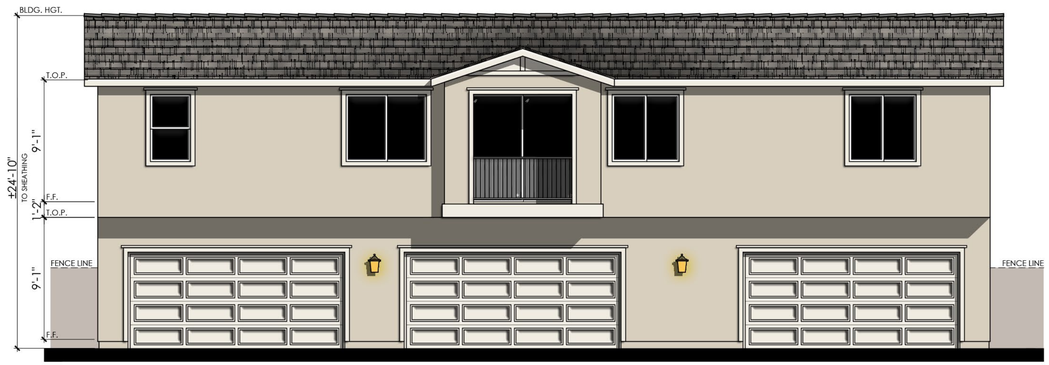
FRONT



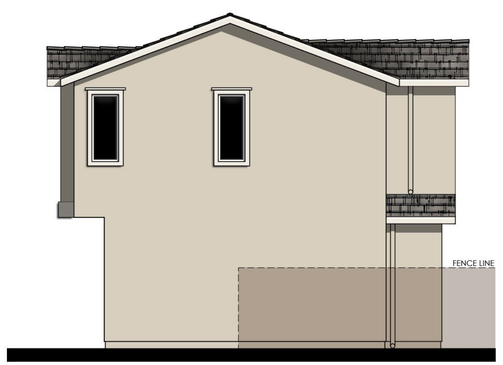
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

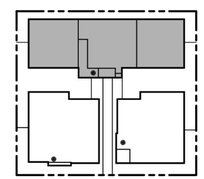
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 7

PLAN 1C (1590)

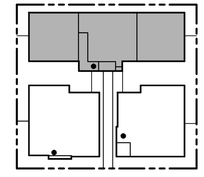
0 2 4 8 12

Lewis Group Of Companies

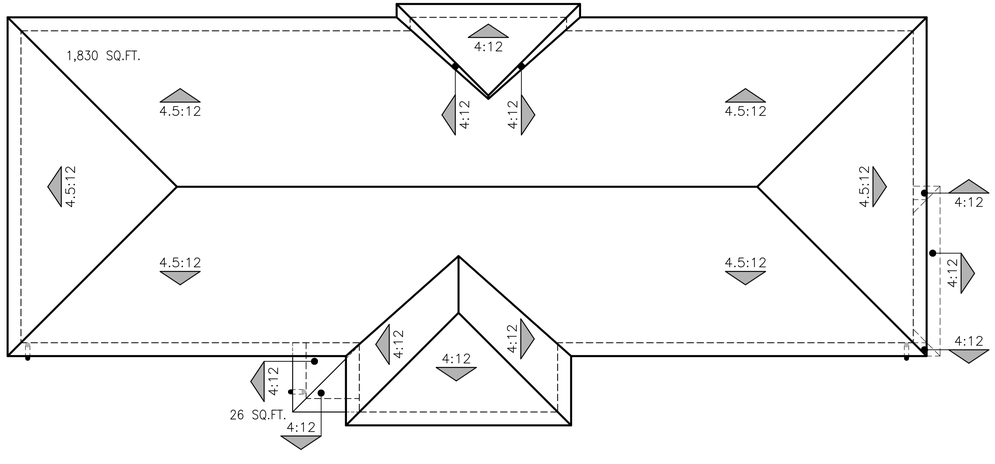
FAIRVIEW AT NORTHGATE - *Bungalows*
VALLEJO, CA

05/02/2024
A-12

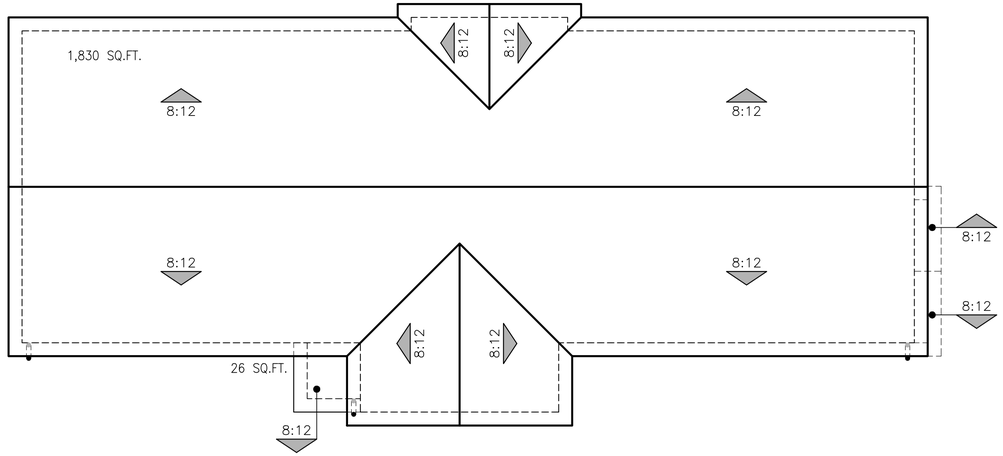
Kevin L. Crook **Architect** Inc #23100
PLANNING + ARCHITECTURE



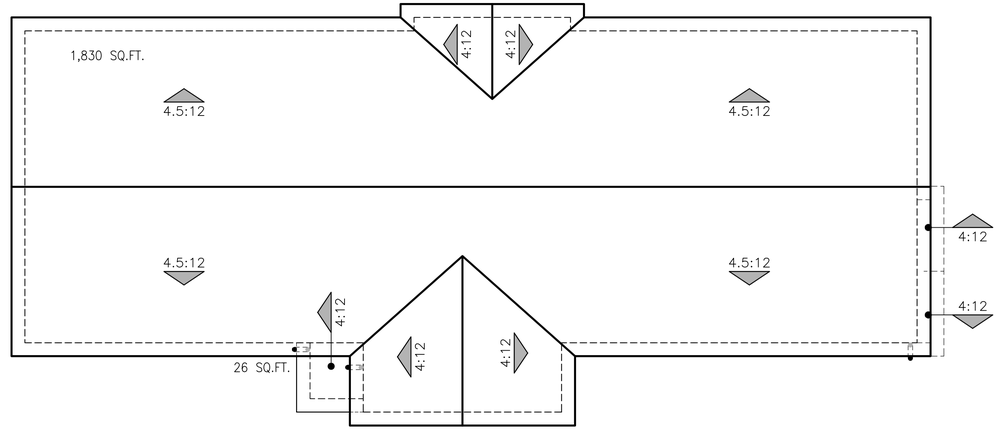
KEYMAP



ELEVATION - A



ELEVATION - B

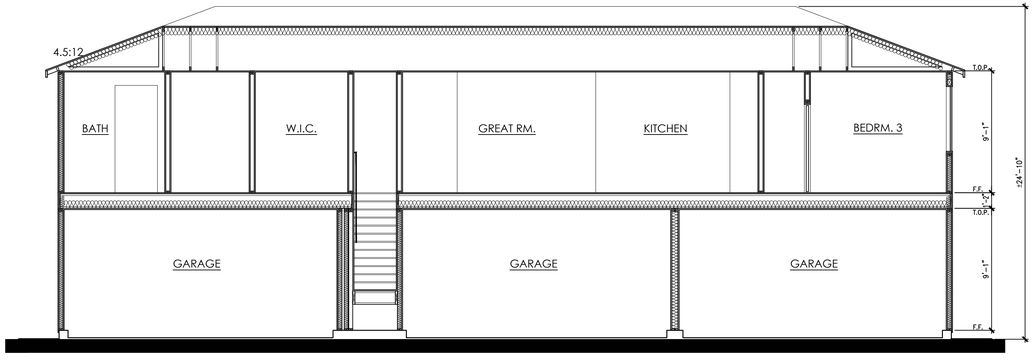


ELEVATION - C

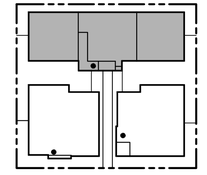
PLAN 1 (1590)

ROOF PLANS

0 2 4 8 12



SECTION



KEYMAP

PLAN 1A (1590)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

05/02/2024

A-14

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION A



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

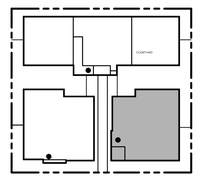
ELEVATION B



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION C



KEYMAP

PLAN 2 (1608)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*

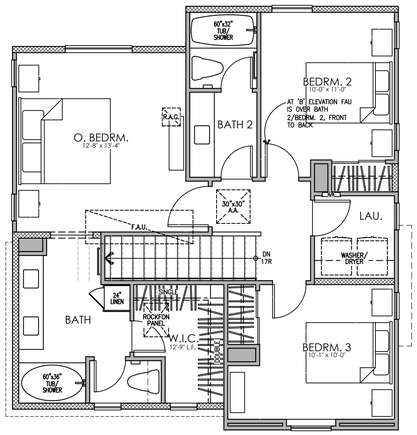
VALLEJO, CA

05/02/2024

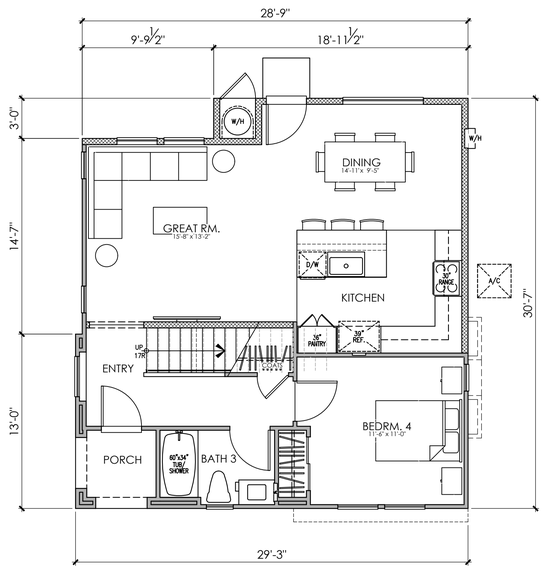
A-15

Kevin L. Crook **Architect** Inc #23100

PLANNING + ARCHITECTURE



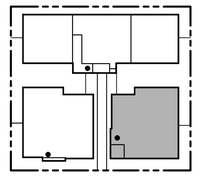
SECOND FLOOR



FIRST FLOOR

PLAN 2A (1608)

4 BEDROOM, 3 BATH FLOOR PLAN



KEYMAP

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	808 SQ. FT.
SECOND FLOOR AREA	800 SQ. FT.
TOTAL DWELLING	1,608 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "B"	35 SQ. FT.
PORCH "C"	115 SQ. FT.
W/H CLOSET	9 SQ. FT.

NOTE: GROSS S.F. IS 2,091

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

05/02/2024

A-16

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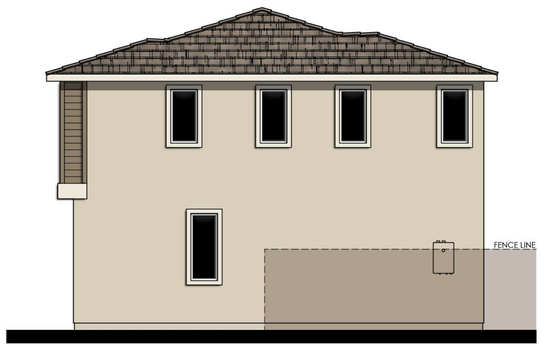
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



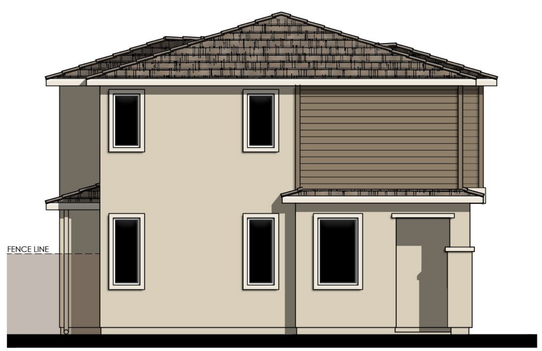
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



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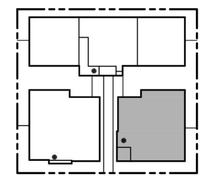

KEYMAP

COLOR SCHEME 2

PLAN 2A (1608)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows
VALLEJO, CA

05/02/2024
A-17

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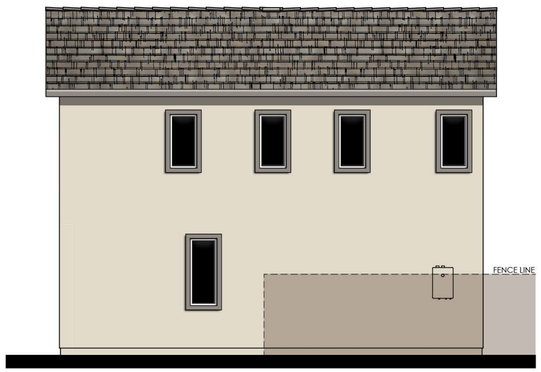
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



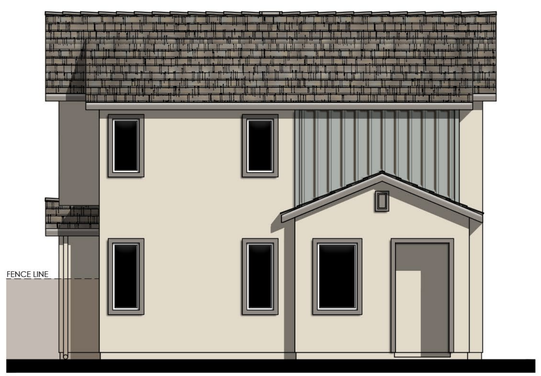
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

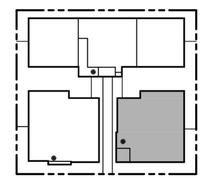
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT



KEYMAP

COLOR SCHEME 5

PLAN 2B (1608)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*
VALLEJO, CA

05/02/2024
A-18

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PLANNING + ARCHITECTURE



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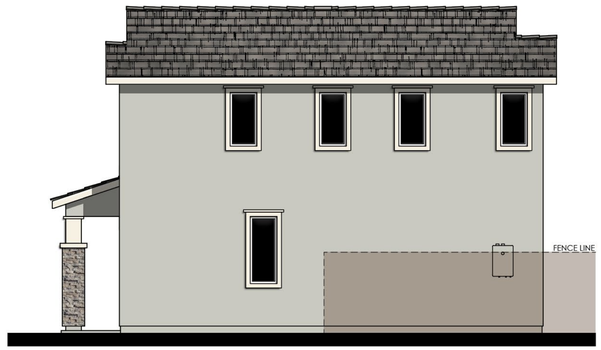
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



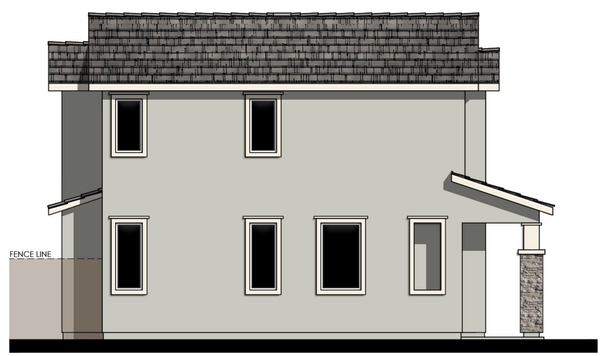
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

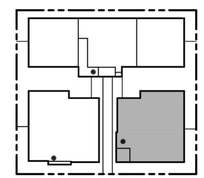
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 8

PLAN 2C (1608)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

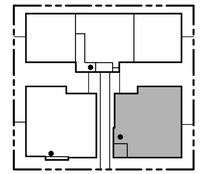
VALLEJO, CA

05/02/2024

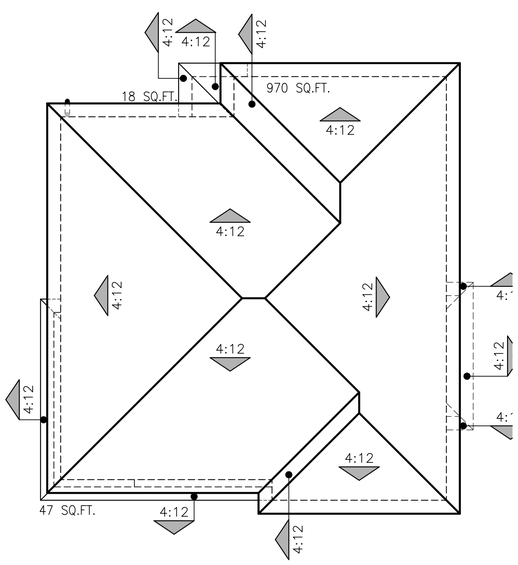
A-19

Kevin L. Crook Architect Inc #23100

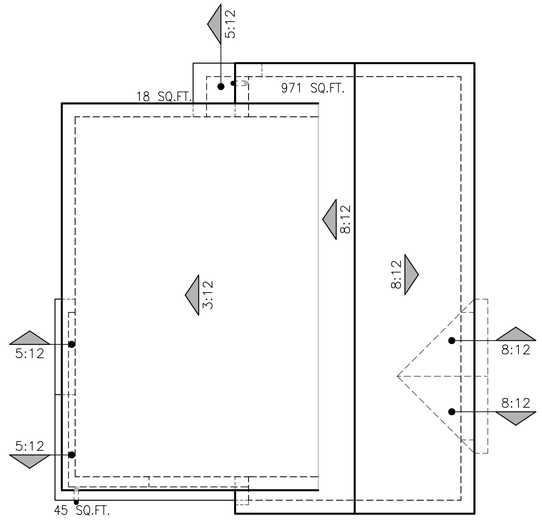
PLANNING + ARCHITECTURE



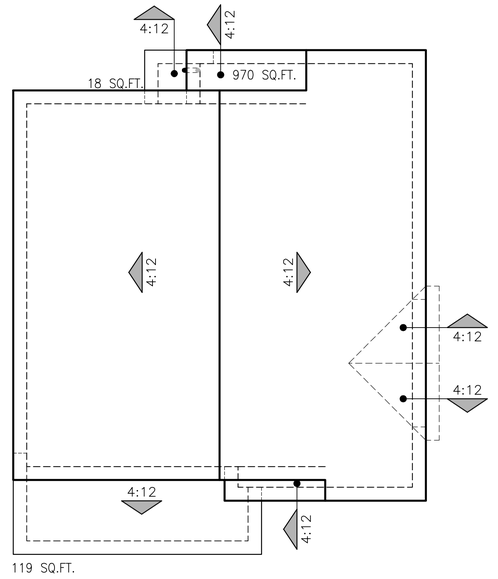
KEYMAP



ELEVATION - A



ELEVATION - B

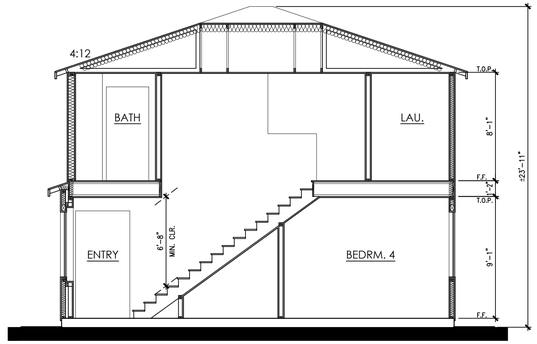


ELEVATION - C

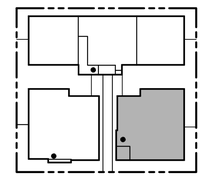
PLAN 2 (1608)

ROOF PLANS

0 2 4 8 12



SECTION



KEYMAP

PLAN 2A (1608)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

05/02/2024

A-21

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION A



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Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION B



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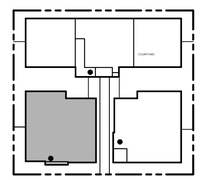
Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION C



KEYMAP

PLAN 3 (1699)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

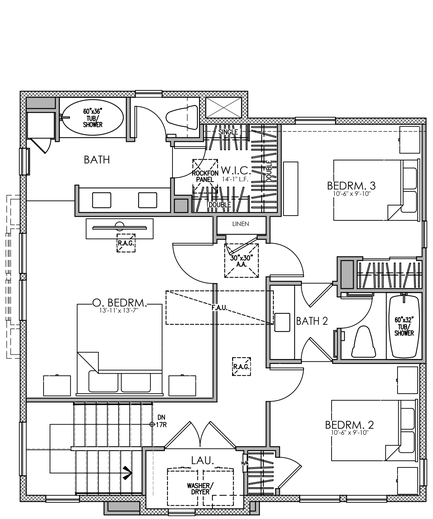
VALLEJO, CA

05/02/2024

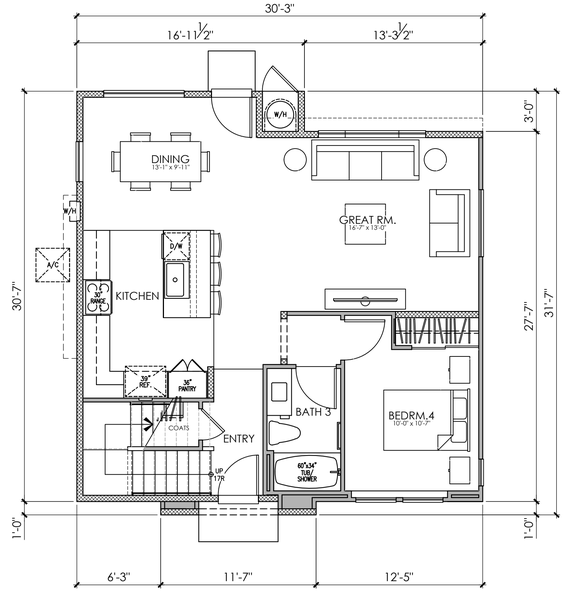
A-22

Kevin L. Crook **Architect** Inc #23100

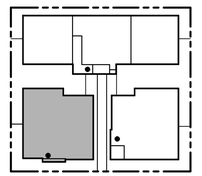
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	868 SQ. FT.
SECOND FLOOR AREA	831 SQ. FT.
TOTAL DWELLING	1,699 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	443 SQ. FT.
W/H CLOSET	9 SQ. FT.

NOTE: GROSS S.F. IS 2,181

PLAN 3A (1699)

4 BEDROOM, 3 BATH FLOOR PLAN

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

05/02/2024

A-23

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PLANNING + ARCHITECTURE



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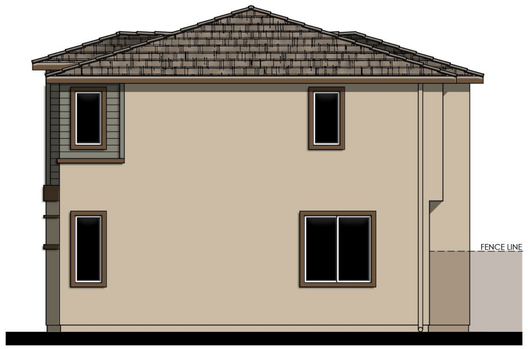
Refer to landscape drawings for wall, tree, and shrub locations

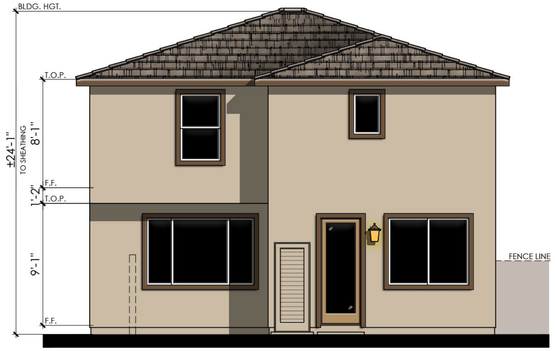
FRONT



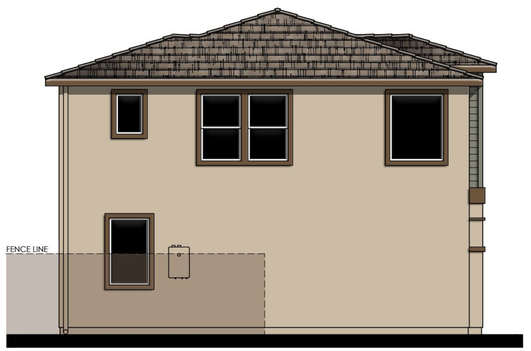
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

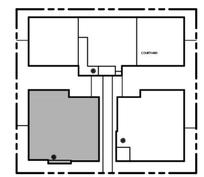
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 3

PLAN 3A (1699)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows
VALLEJO, CA

05/02/2024
A-24

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PLANNING + ARCHITECTURE



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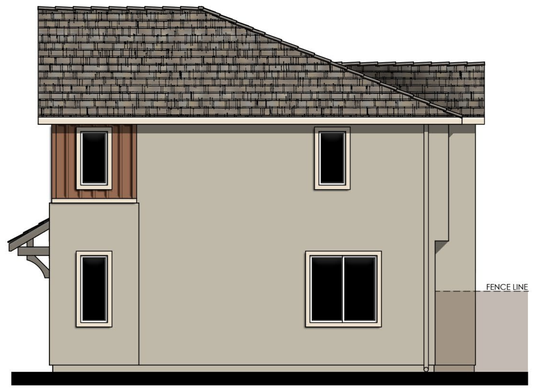
Refer to landscape drawings for wall, tree, and shrub locations

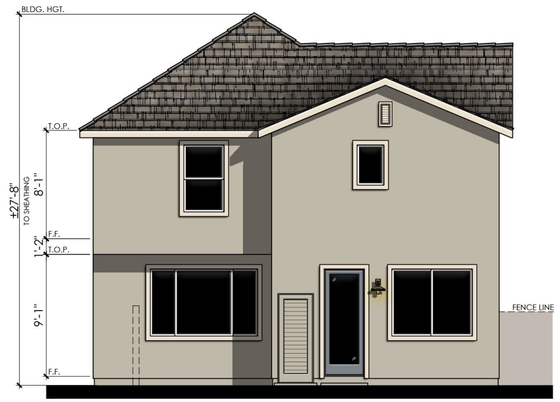
FRONT



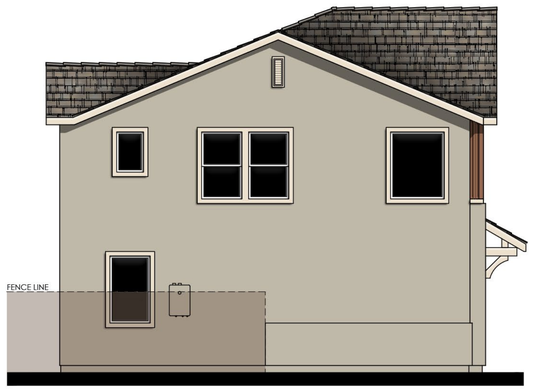
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



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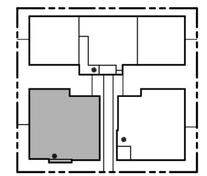

KEYMAP

COLOR SCHEME 6

PLAN 3B (1699)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

05/02/2024

A-25

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



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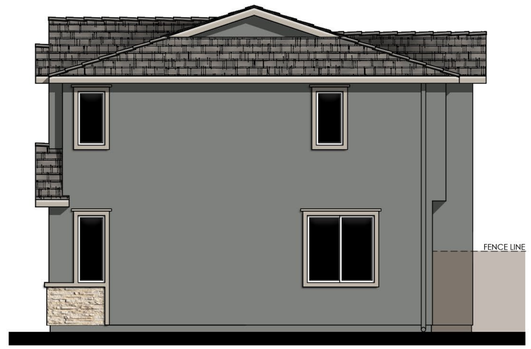
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

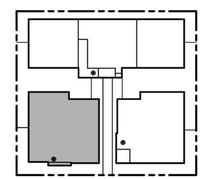
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 9

PLAN 3C (1699)

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

05/02/2024

A-26

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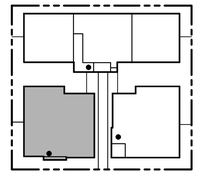
PLANNING + ARCHITECTURE



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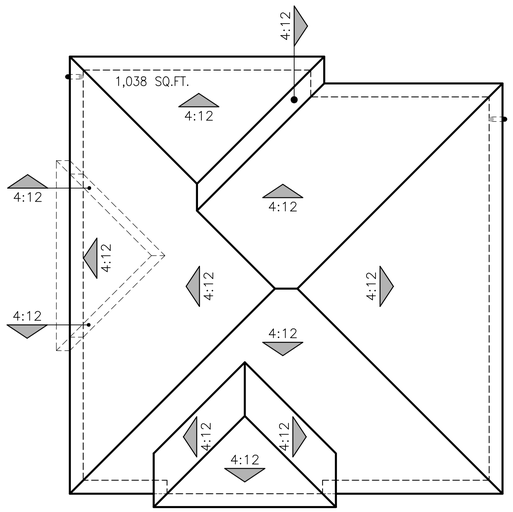
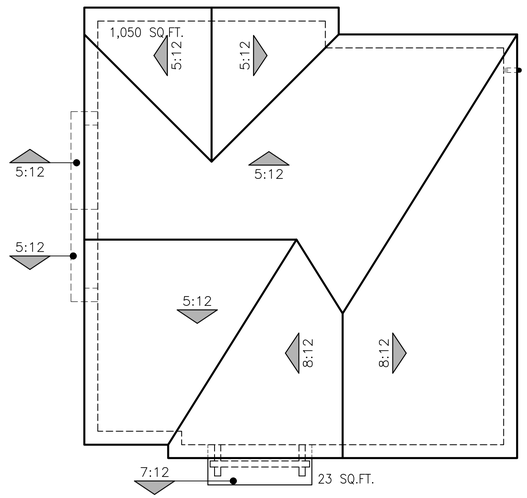
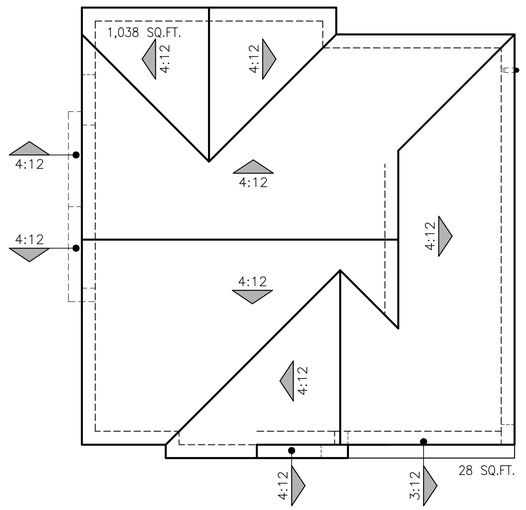


ELEVATION - A



ELEVATION - B



ELEVATION - C

PLAN 3 (1699)

ROOF PLANS

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

05/02/2024

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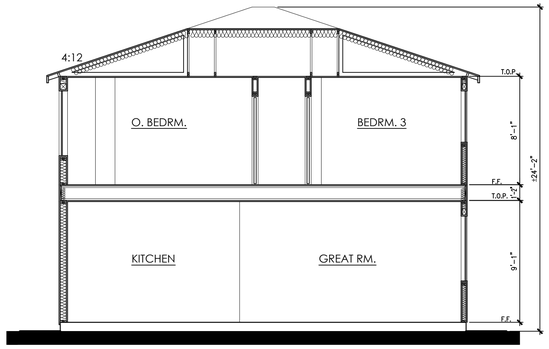
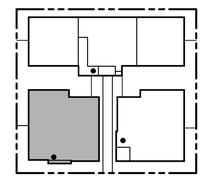


SECTION



KEYMAP

PLAN 3A (1699)

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

05/02/2024

A-28

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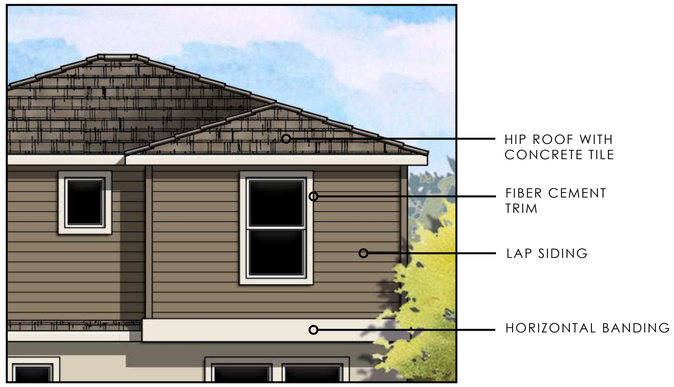
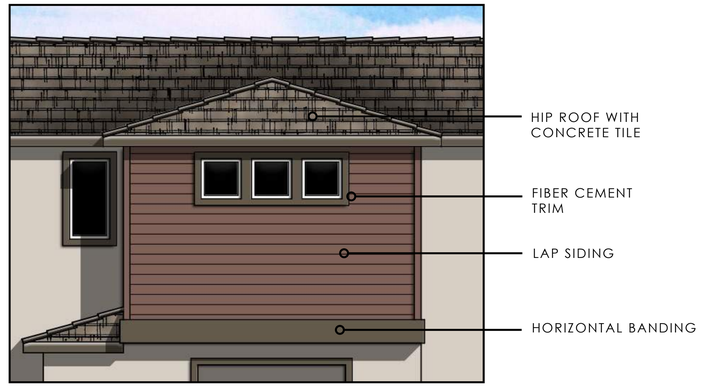
ENTRY PORCH



CANTILEVER PROJECTION



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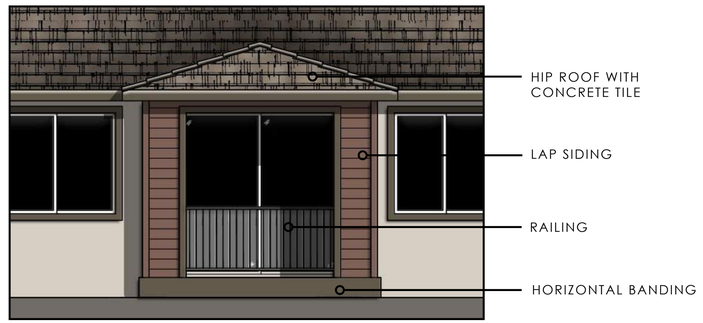
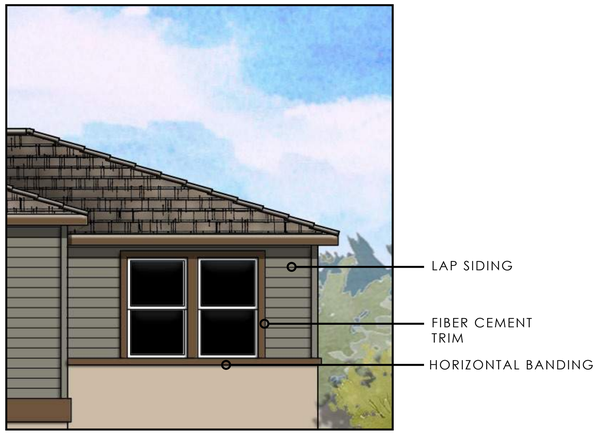


DECK DETAIL



WINDOW DETAILS

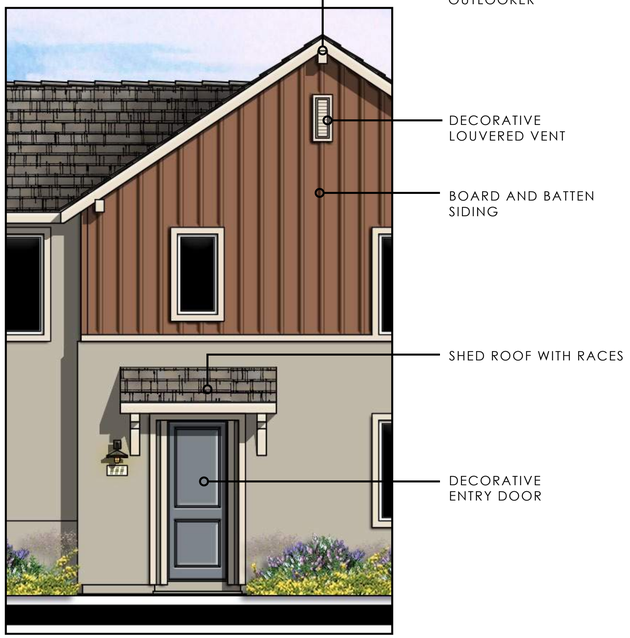


ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

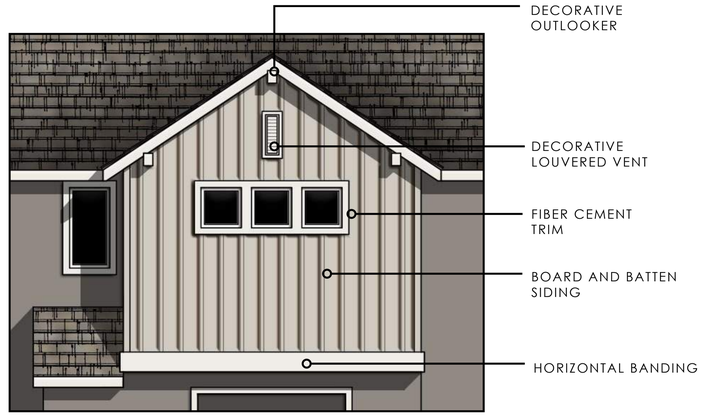
ARCHITECTURAL DETAILS
ELEVATION 'A'



ENTRY PORCH



GABLE DETAIL



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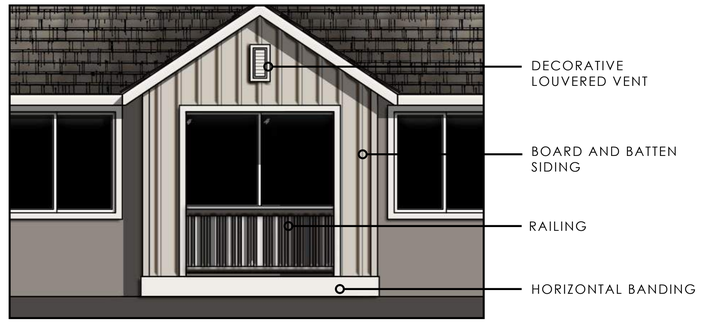

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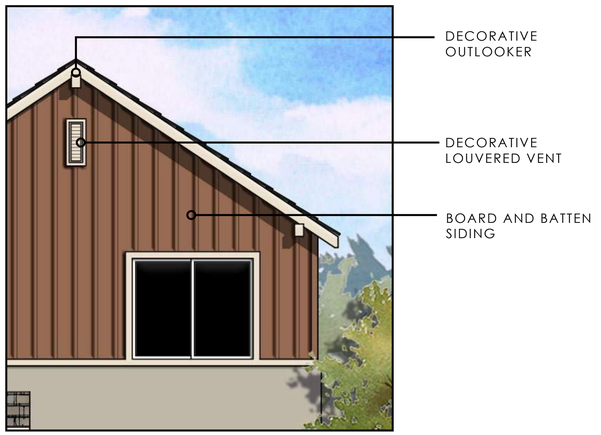
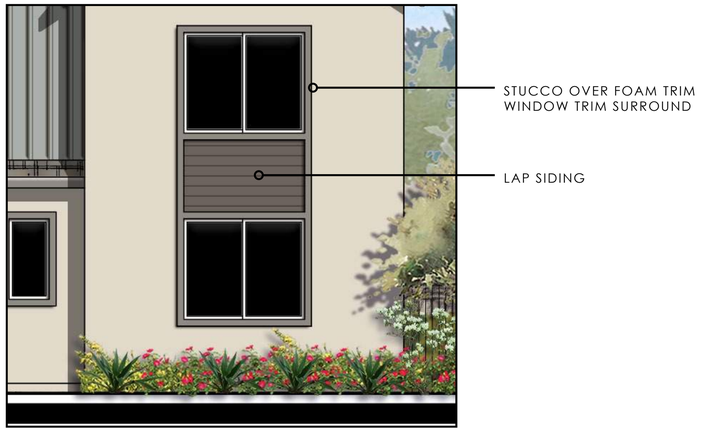
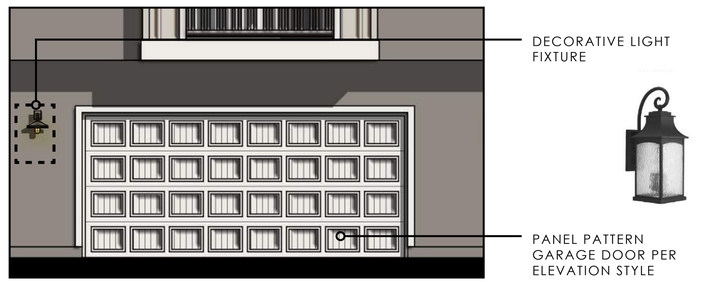


WINDOW DETAILS

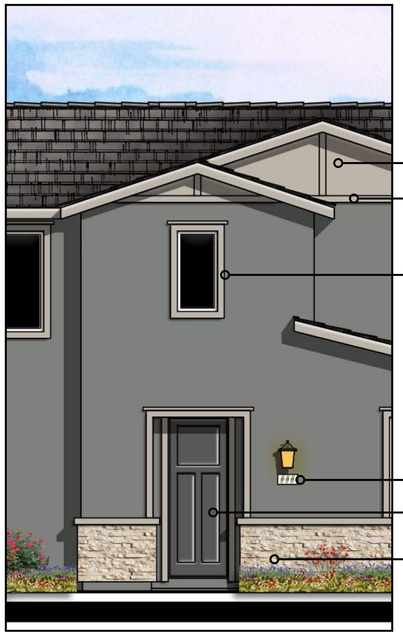


ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

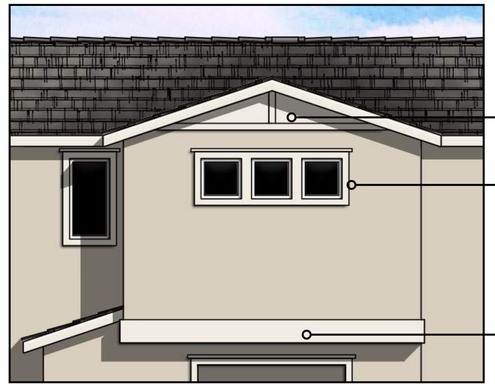
ARCHITECTURAL DETAILS
ELEVATION 'B'



ENTRY PORCH



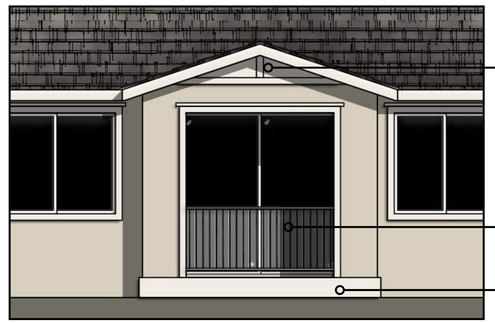
GABLE DETAIL



CANTILEVER PROJECTION



COLUMN DETAILS



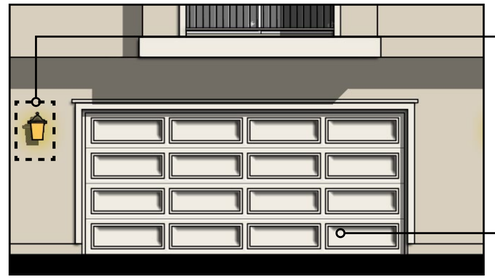
DECK DETAIL



WINDOW DETAILS



ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION 'C'

FAIRVIEW AT NORTHGATE

VALLEJO, CA

JOB # 23100 Bungalows

CREATED 12/13/23

"A" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY	SW7632 MODERN GRAY	SW6148 WOOL SKEIN	SW2822 DOWNING SAND
FASCIA / TRIM	SW7054 SUITABLE BROWN	SW7012 CREAMY	SW6146 UMBER
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6047 HOT COCOA	SW6151 QUIVER TAN	SW7743 MOUNTAIN ROAD
FRONT DOOR / SHUTTERS	SW6992 INKWELL	SW7737 MEADOW TRAIL	SW6123 BAGUETTE
ROOF: FLAT SHAKE PONDEROSA	5808 TOMBSTONE	5808 TOMBSTONE	5808 TOMBSTONE

"B" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SW7018 DOVETAIL	SW7568 NEUTRAL GROUND	SW7638 JOGGING PATH
FASCIA / TRIM / GARAGE DOOR	SW7005 PURE WHITE	SW7018 DOVETAIL	SW7571 CASA BLANCA
BOARD & BATTEN SIDING	SW7029 AGREEABLE GRAY	SW7652 MINERAL DEPOSIT	SW7705 WHEAT PENNY
FRONT DOOR / SHUTTERS	SW6472 COMPOSED	SW7680 LANYARD	SW6256 SERIOUS GRAY
ROOF: FLAT SLATE BEL AIR	SCB 8802 NANTUCKET BLEND	SCB 8802 NANTUCKET BLEND	SCB 8802 NANTUCKET BLEND

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	ELDORADO

"C" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	SW7541 GRECIAN IVORY	SW6197 ALOOF GRAY	SW7067 CITYSCAPE
FASCIA / TRIM / GARAGE DOOR / ACCENT STUCCO	SW7551 GREEK VILLA	SW7562 ROMAN COLUMN	SW7044 AMAZING GRAY
FRONT DOOR / SHUTTERS	SW7630 RAISIN	SW6207 RETREAT	SW7674 PEPPERCORN
ROOF: FLAT SLATE DOUBLE EAGE	4097 SLATE RANGE	4097 SLATE RANGE	4097 SLATE RANGE
STONE: (DRYSTACK) EUROPEAN LEDGE	IRON MILL	COTTONWOOD	LINEN

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

Lewis Group Of Companies

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

“A” ELEVATIONS
SCHEME #1



Lewis Group Of Companies

FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / BUNGALOWS
DEC. 13, 2023

Kevin L. Crook Architect Inc
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“A” ELEVATIONS
SCHEME #2



Lewis Group Of Companies

FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / BUNGALOWS
DEC. 13, 2023

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“A” ELEVATIONS
SCHEME #3



Lewis Group Of Companies

FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / BUNGALOWS
DEC. 13, 2023

Kevin L. Crook Architect Inc
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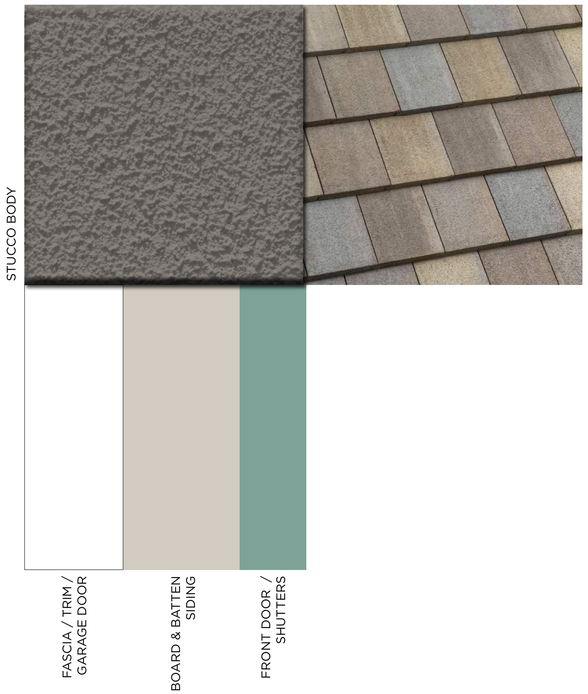
COLOR BOARDS - “A“ ELEVATIONS

“B” ELEVATIONS
SCHEME #4



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #5



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #6



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

COLOR BOARDS - “B“ ELEVATIONS

“C” ELEVATIONS
SCHEME #7



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #8



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #9



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

COLOR BOARDS - “C“ ELEVATIONS

FAIRVIEW AT NORTHGATE

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VALLEJO, CA

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05/02/2024

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ELEVATION - A



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - C

PLAN 1 (2241)

FRONT ELEVATIONS

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Licensed

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05/02/2024

A-37

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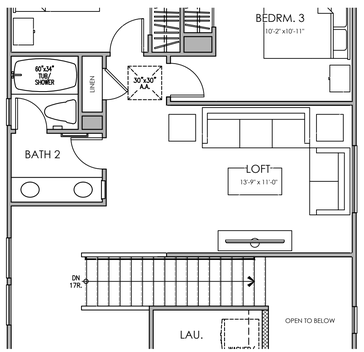
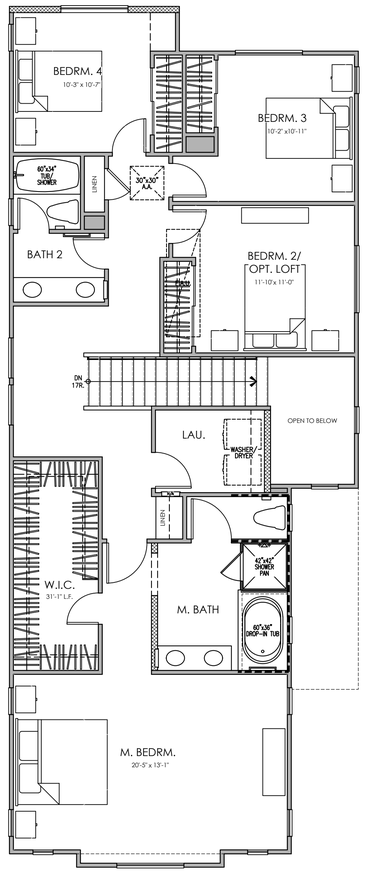
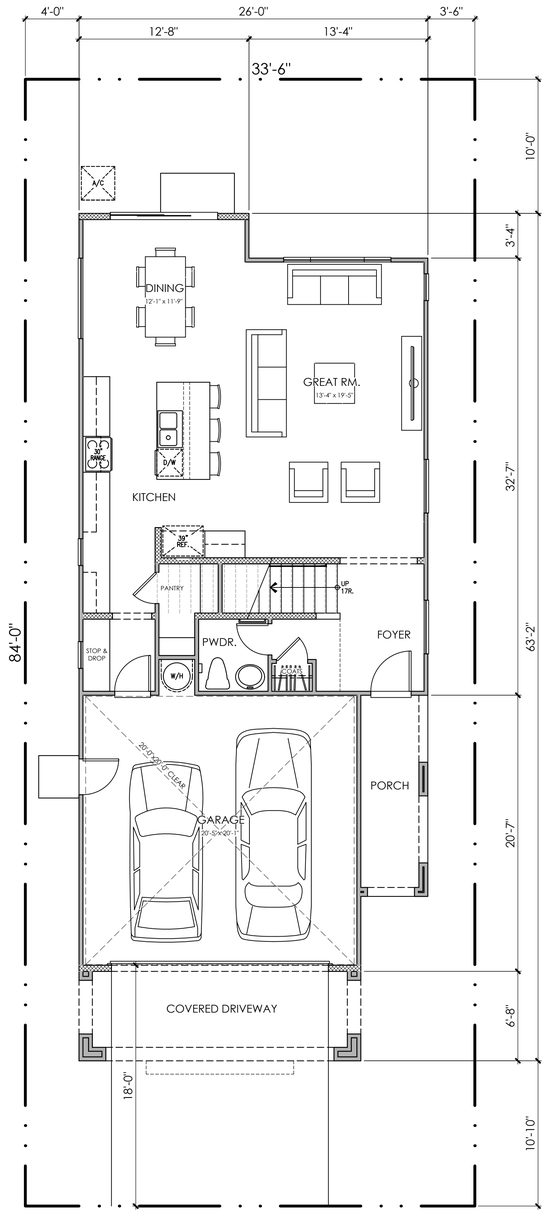


OPT. LOFT



SECOND FLOOR



FIRST FLOOR

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,359 SQ. FT.
TOTAL DWELLING	2,241 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	439 SQ. FT.
PORCH "A"	75 SQ. FT.
PORCH "B"	75 SQ. FT.
PORCH "C"	75 SQ. FT.

NOTE: GROSS S.F. IS 2,756

0 2 4 8 12

PLAN 1A (2241)

4 BEDROOM, 2.5 BATH, OPT. LOFT
FLOOR PLAN

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FAIRVIEW AT NORTHGATE - Licensed

VALLEJO, CA

05/02/2024

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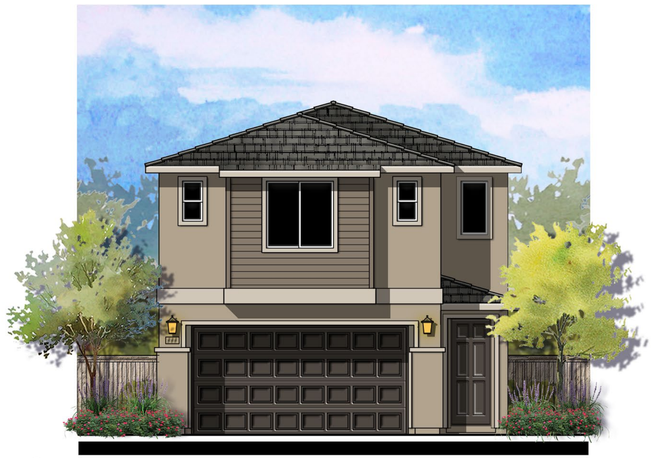


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

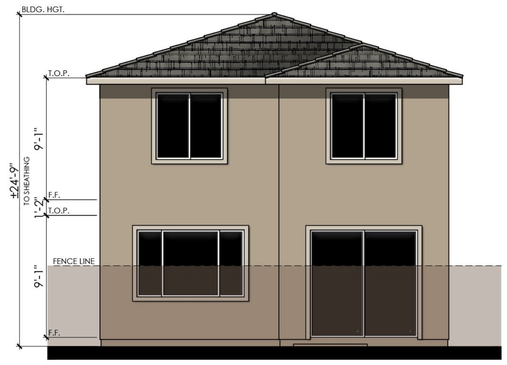
FRONT



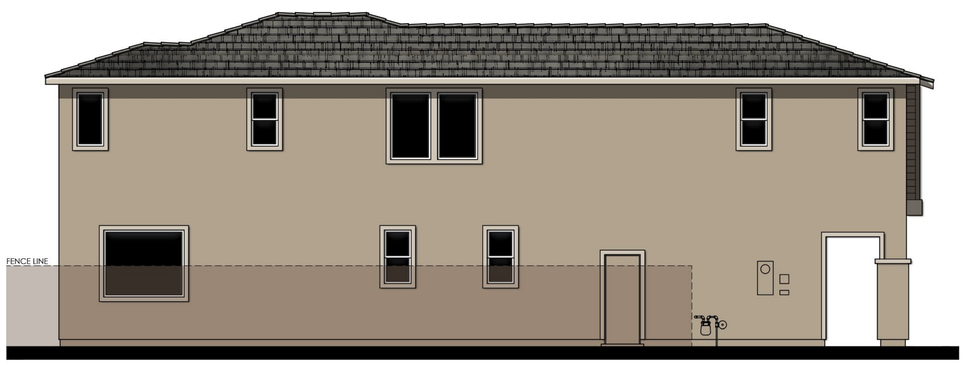
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (2241)

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Licensed
VALLEJO, CA

05/02/2024
A-39

Kevin L. Crook **Architect** Inc #23100
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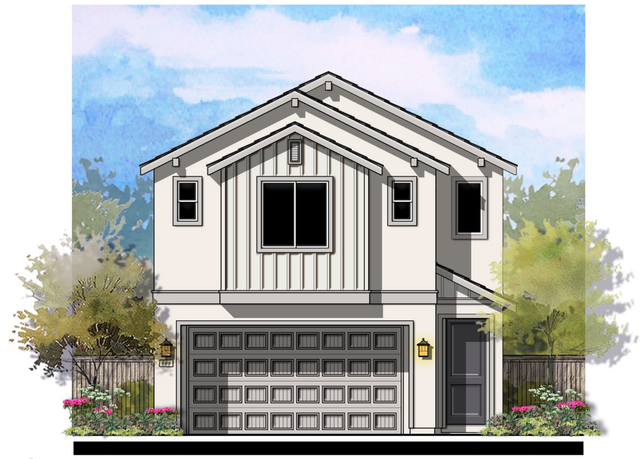

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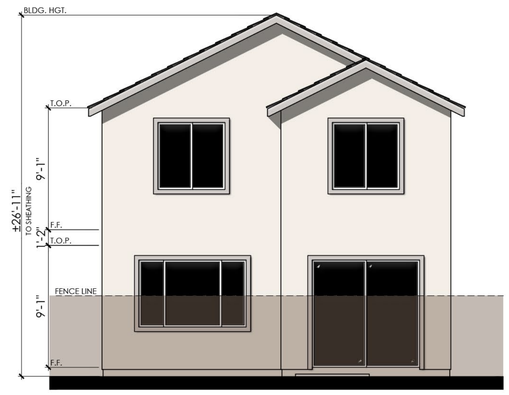
FRONT



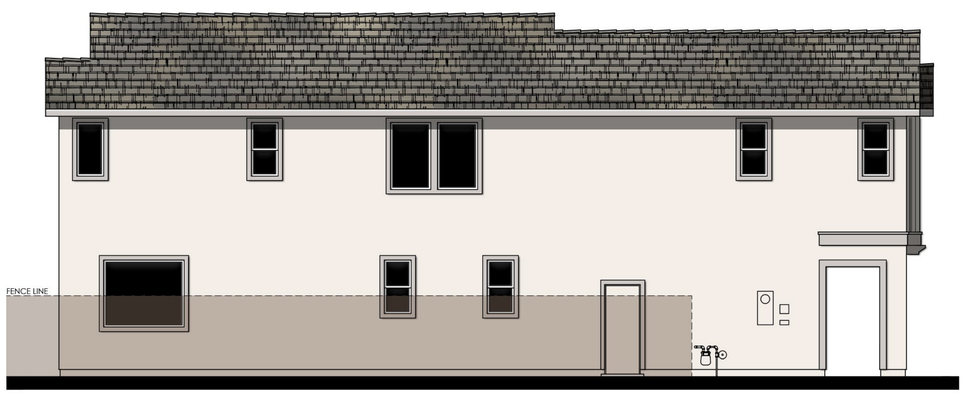
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (2241)

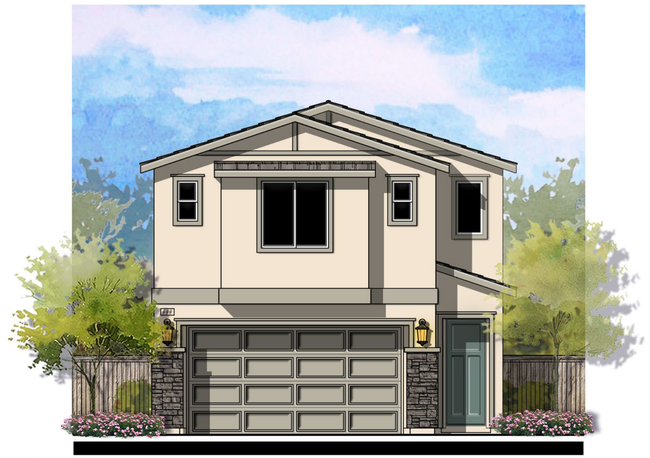
0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Licensed
VALLEJO, CA

05/02/2024
A-40

Kevin L. Crook **Architect** Inc #23100
PLANNING + ARCHITECTURE



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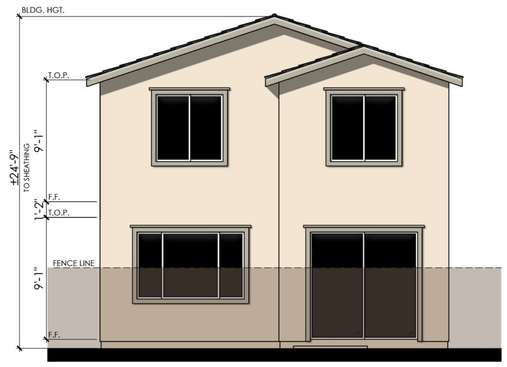
FRONT



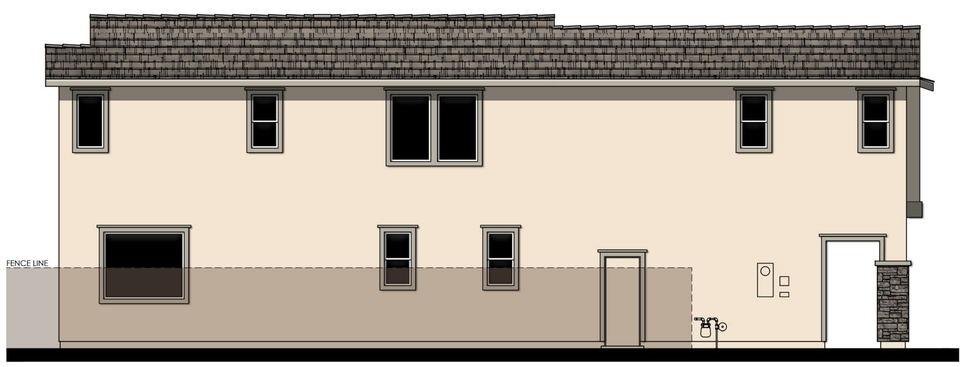
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (2241)

0 2 4 8 12

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VALLEJO, CA

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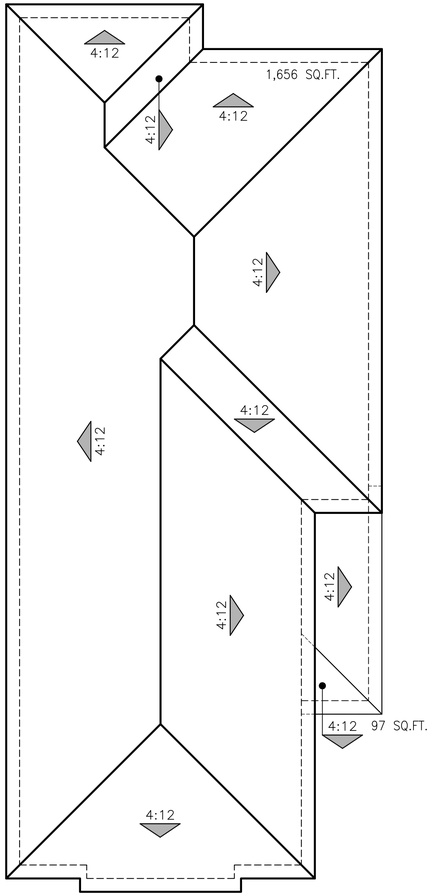
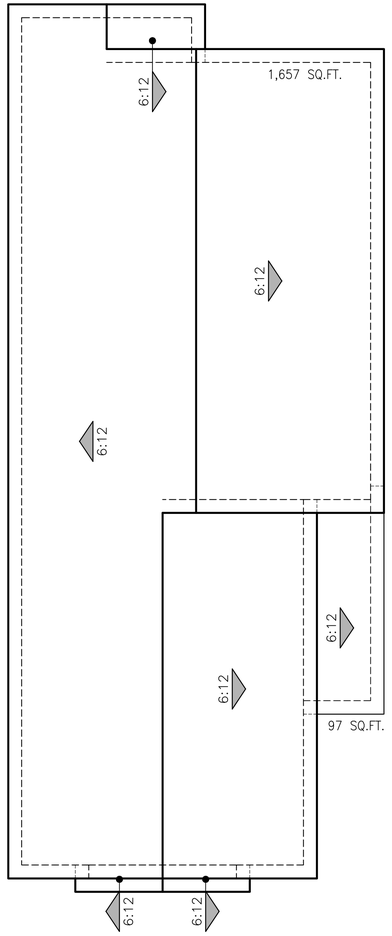
A-41

Kevin L. Crook Architect Inc #23100

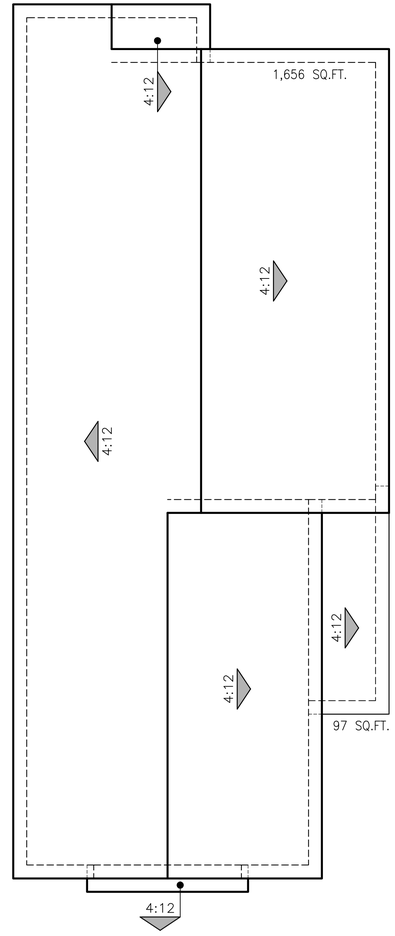
PLANNING + ARCHITECTURE



ELEVATION - A



ELEVATION - B

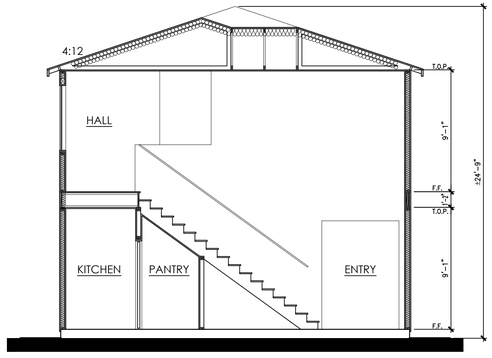


ELEVATION - C

PLAN 1 (2241)

ROOF PLANS

0 2 4 8 12



SECTION

PLAN 1A (2241)

0 2 4 8 12

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ELEVATION - A



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - C

PLAN 2 (2341)

FRONT ELEVATIONS

0 2 4 8 12

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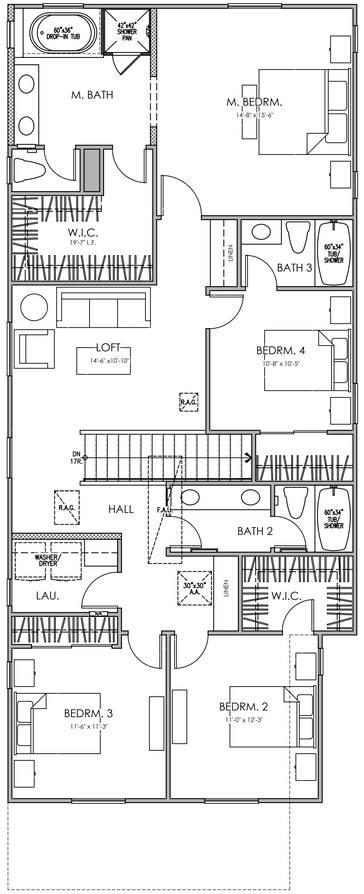
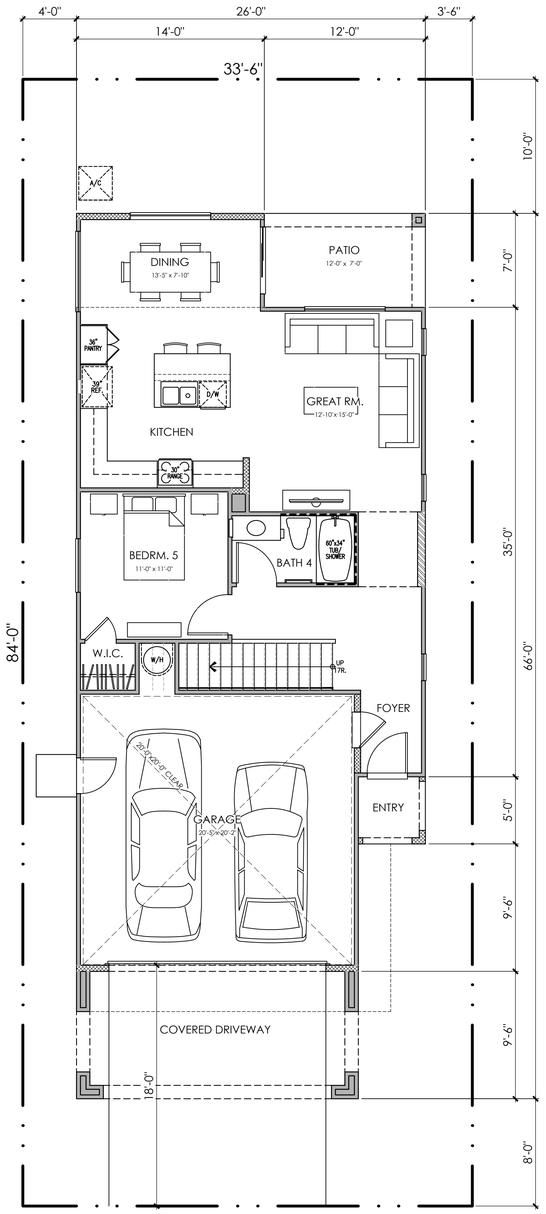
A-44

Kevin L. Crook **Architect** Inc #23100

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 2A (2341)

5 BEDROOM, 4 BATH, LOFT
FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	870 SQ. FT.
SECOND FLOOR AREA	1,471 SQ. FT.
TOTAL DWELLING	2,341 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PATIO	84 SQ. FT.
PORCH "A"	25 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	25 SQ. FT.

NOTE: GROSS S.F. IS 2,892

0 2 4 8 12



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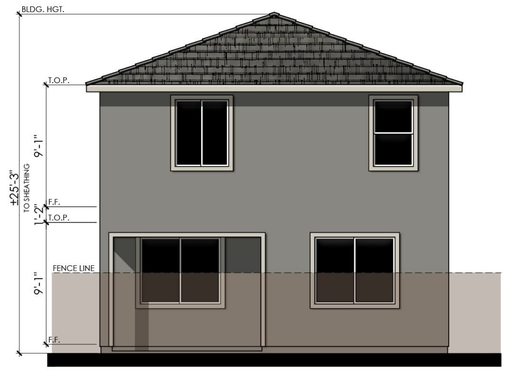
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (2341)

0 2 4 8 12

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A-46

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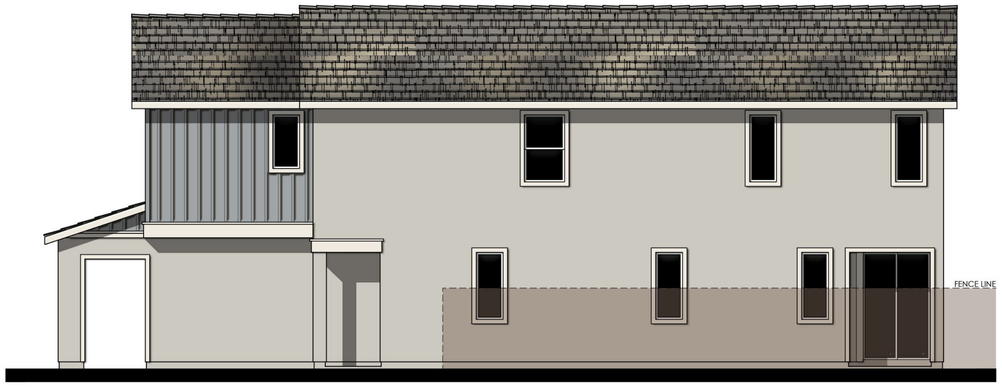
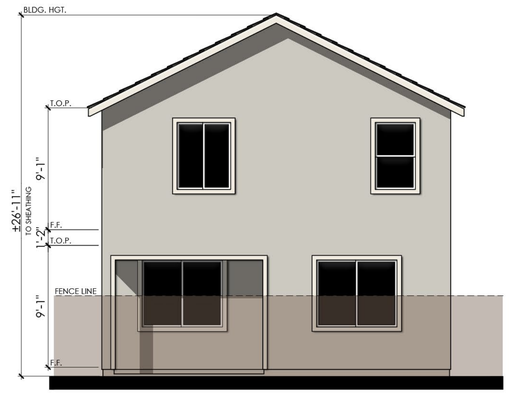
FRONT



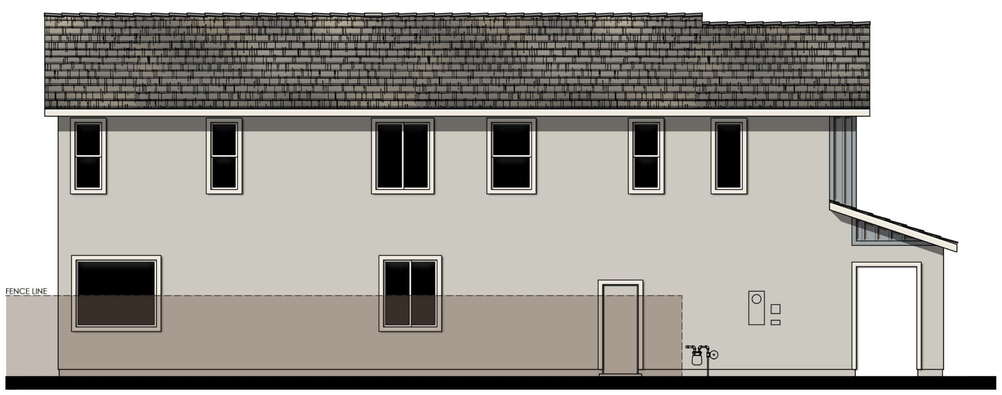
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2341)

0 2 4 8 12

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A-47

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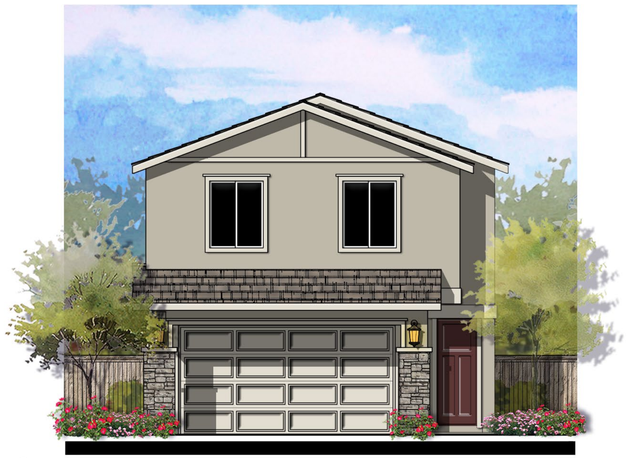

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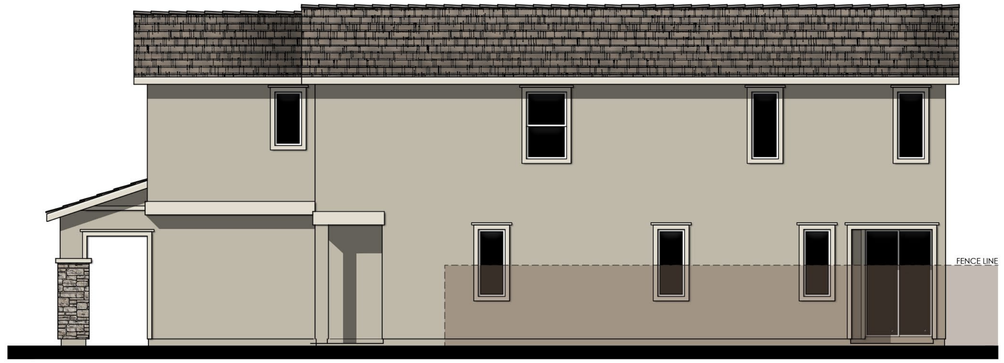
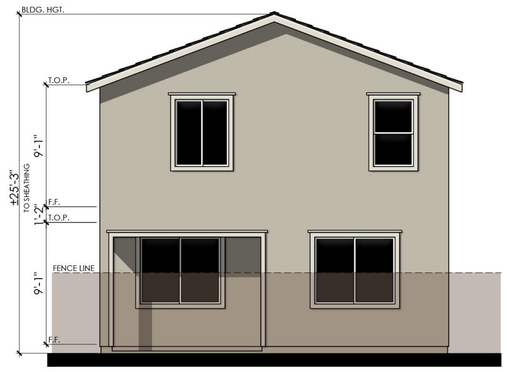
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (2341)

0 2 4 8 12

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05/02/2024
A-48

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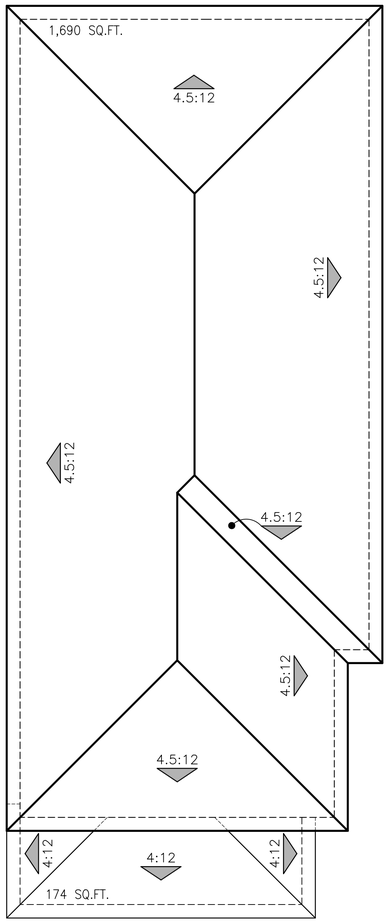
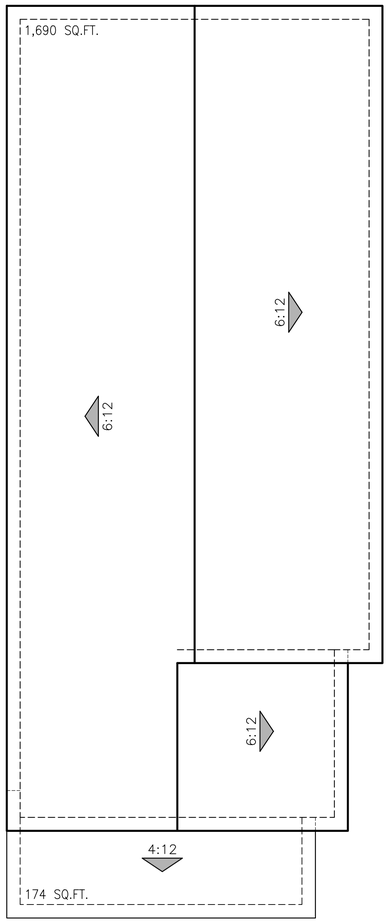
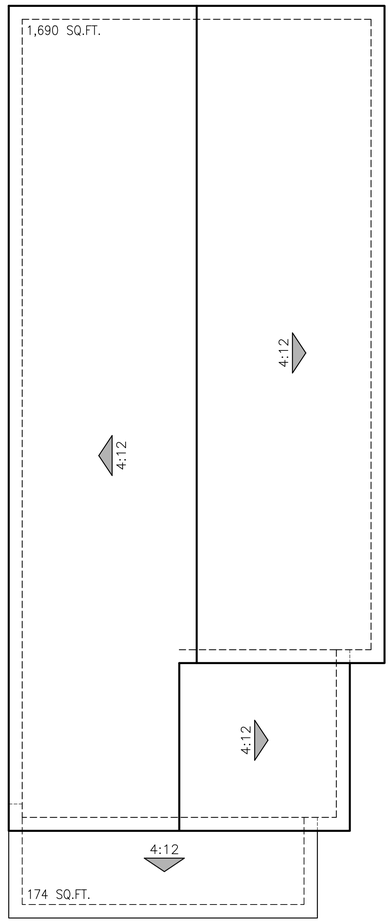
PLANNING + ARCHITECTURE



ELEVATION - A



ELEVATION - B

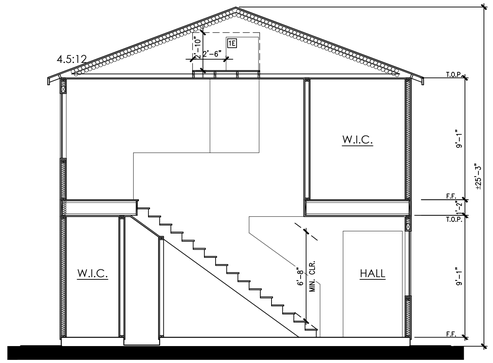


ELEVATION - C

PLAN 2 (2341)

ROOF PLANS

0 2 4 8 12



SECTION

PLAN 2A (2341)

0 2 4 8 12

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A-50

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PLANNING + ARCHITECTURE



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ELEVATION - A



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - C

PLAN 3 (2350)

FRONT ELEVATIONS

0 2 4 8 12

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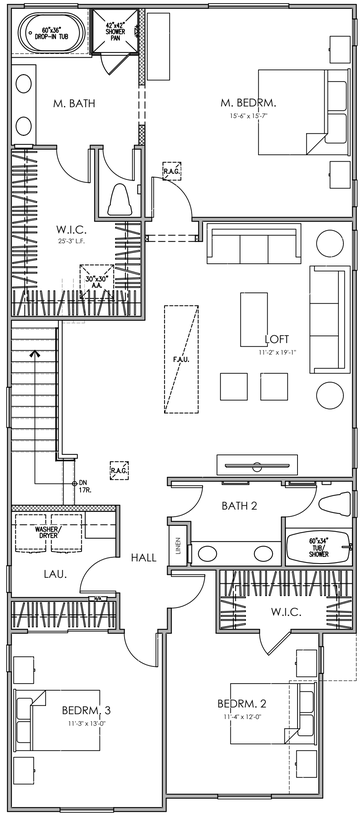
05/02/2024

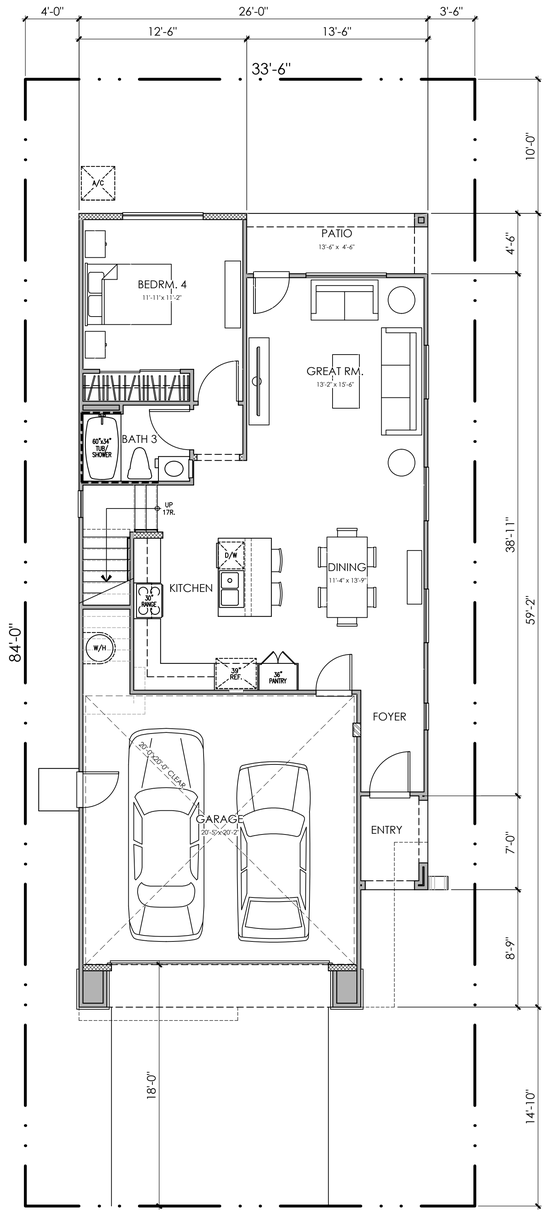
A-51

Kevin L. Crook **Architect** Inc #23100

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 3A (2350)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	887 SQ. FT.
SECOND FLOOR AREA	1,463 SQ. FT.
TOTAL DWELLING	2,350 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.
PATIO	61 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
PORCH "D"	35 SQ. FT.

NOTE: GROSS S.F. IS 2,958

0 2 4 8 12

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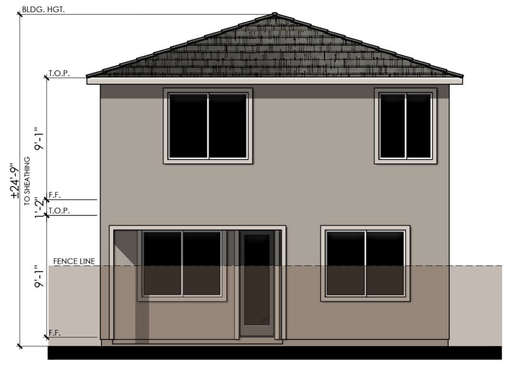
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



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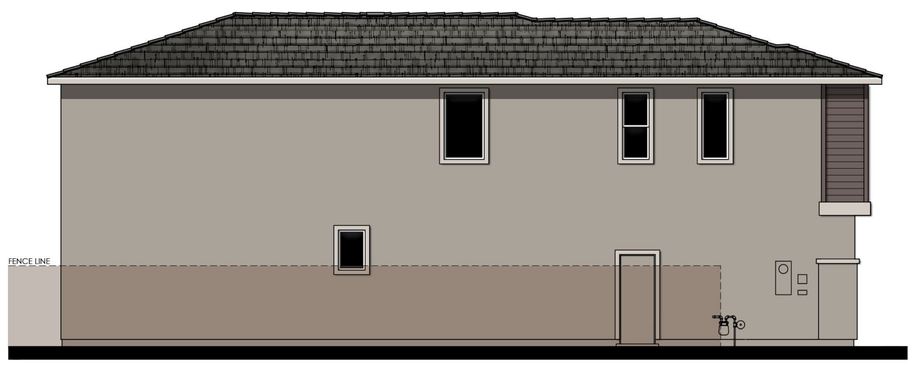

LEFT

COLOR SCHEME 3

PLAN 3A (2350)

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A-53

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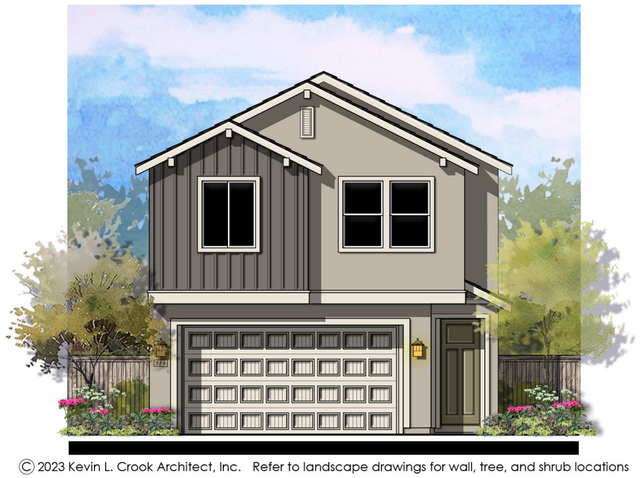


Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

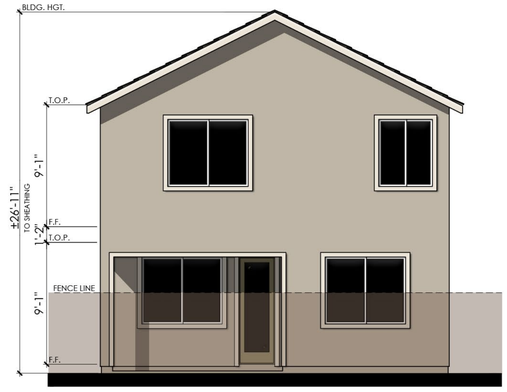
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



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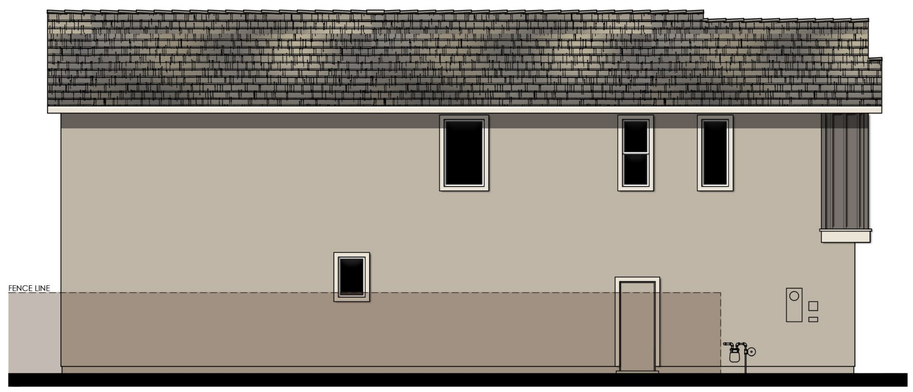

LEFT

COLOR SCHEME 6

PLAN 3B (2350)

0 2 4 8 12

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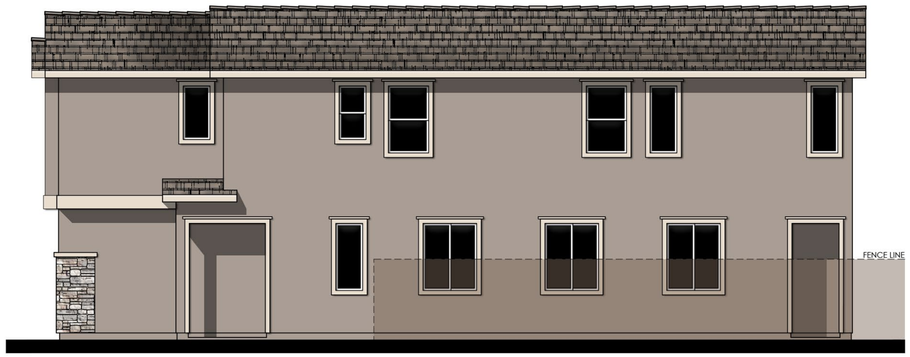
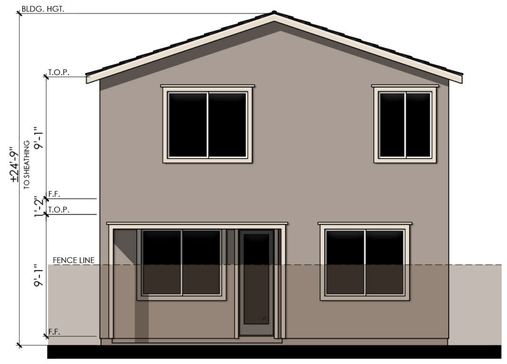
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



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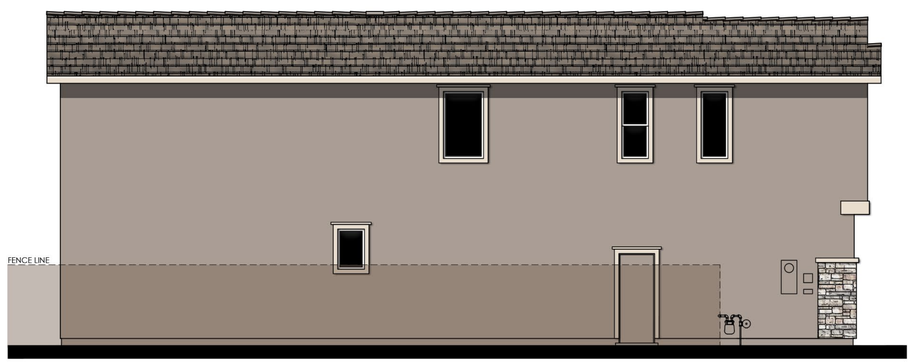

LEFT

COLOR SCHEME 9

PLAN 3C (2350)

0 2 4 8 12

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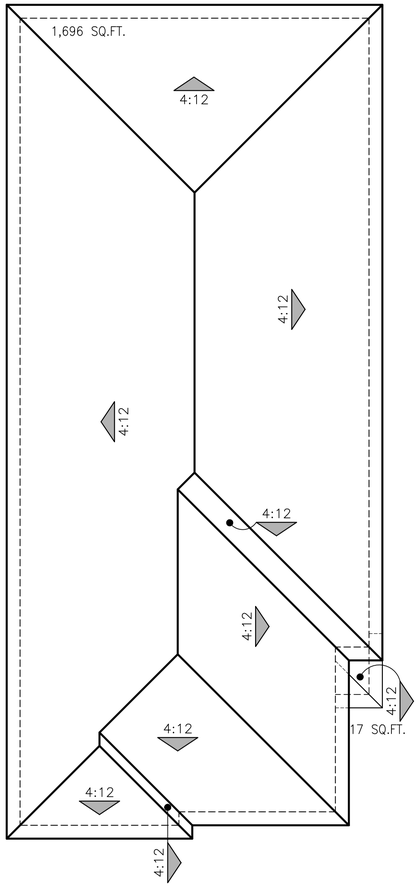
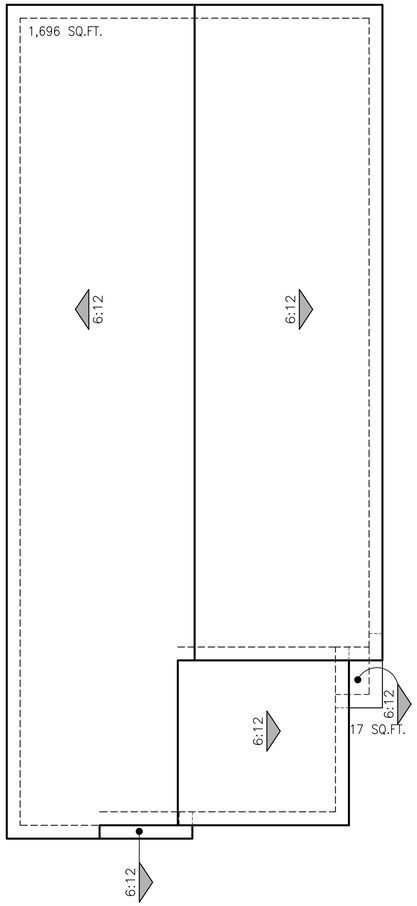
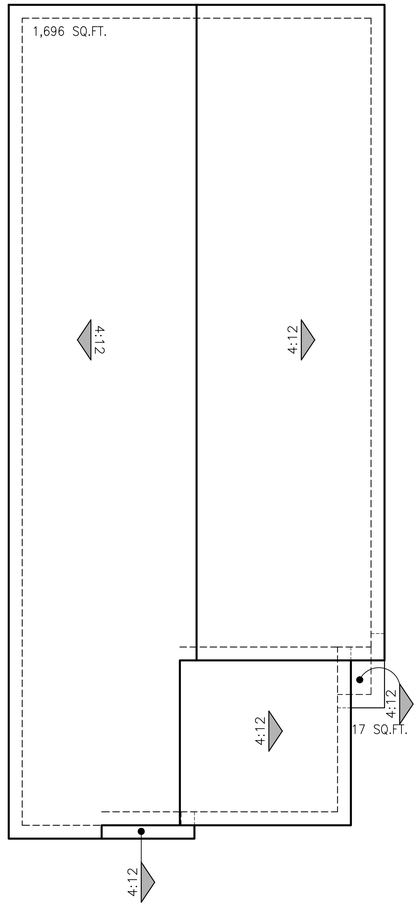


ELEVATION - A



ELEVATION - B

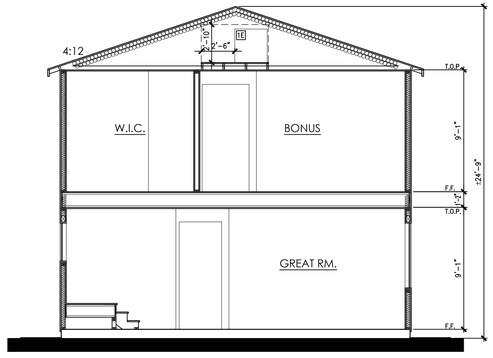


ELEVATION - C

PLAN 3 (2350)

ROOF PLANS

0 2 4 8 12



SECTION

PLAN 3A (2350)

0 2 4 8 12

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A-57

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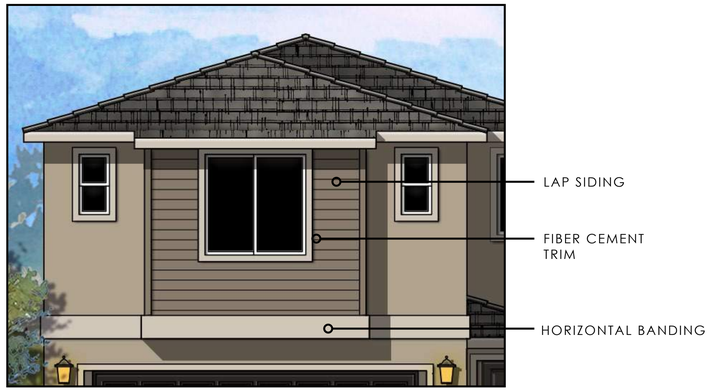
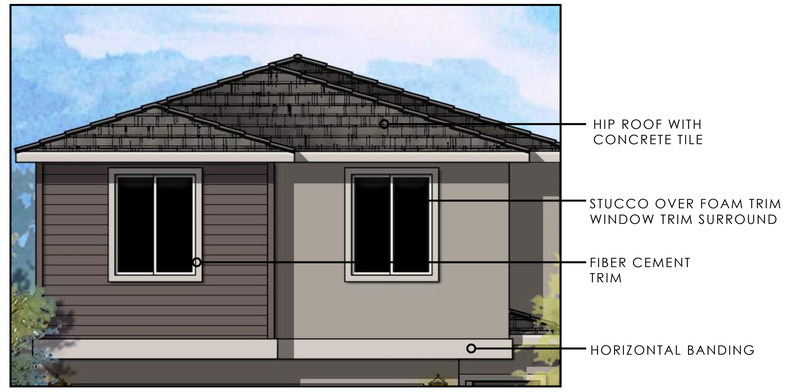


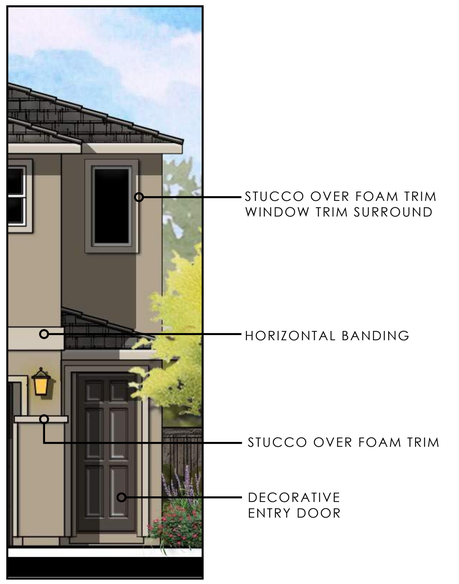
CANTILEVER PROJECTION



SECOND FLOOR DETAIL



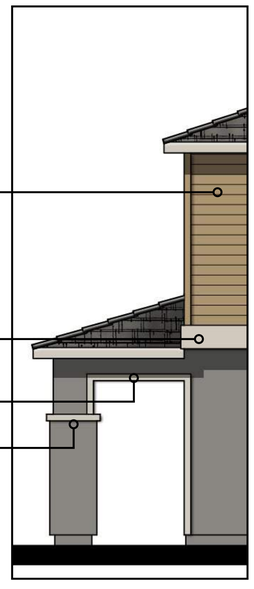
CANTILEVER PROJECTION



ENTRY PORCH



ENTRY PORCH



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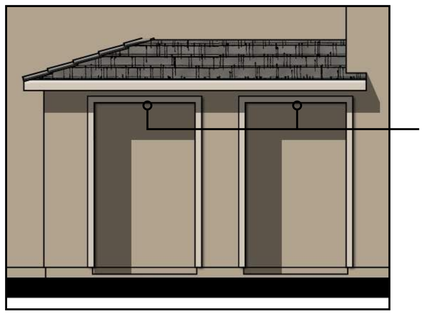
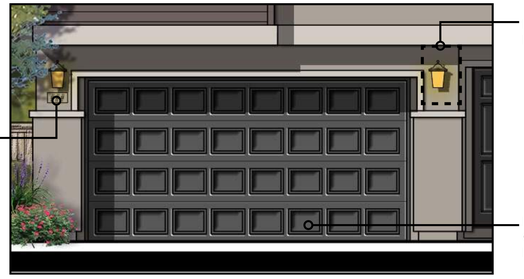


SOFFIT AT PORCH

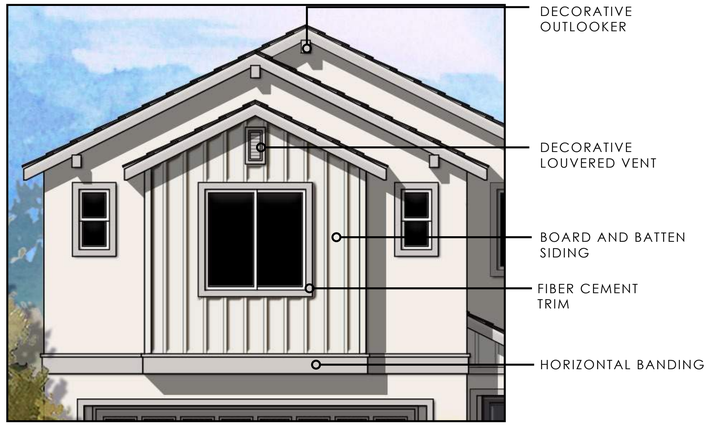


ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION 'A'



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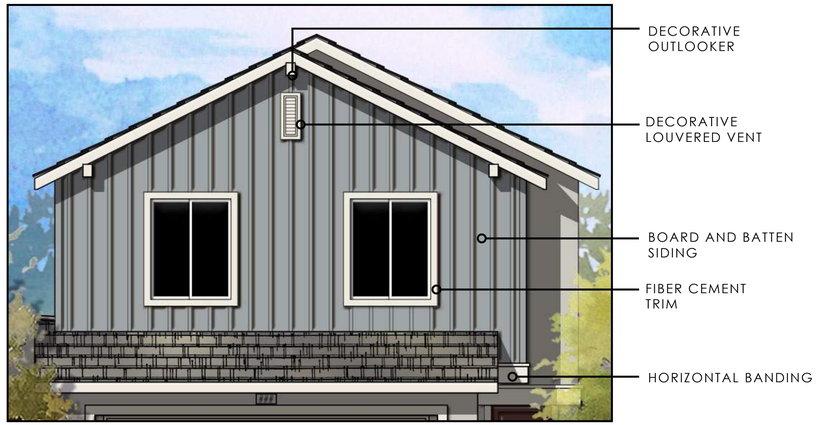
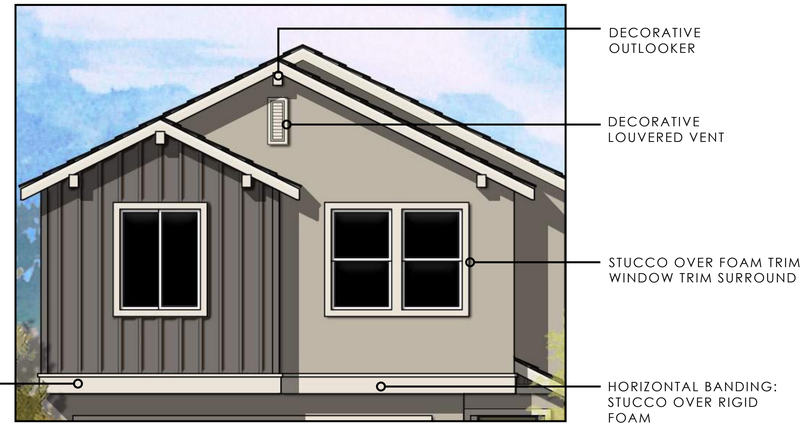


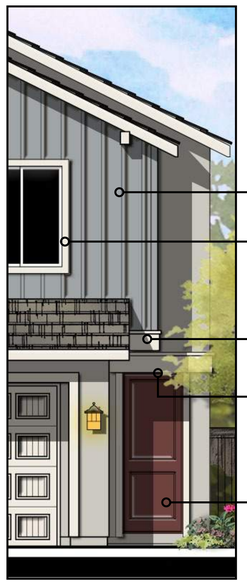
GABLE DETAIL



GABLE DETAIL



ENTRY PORCH



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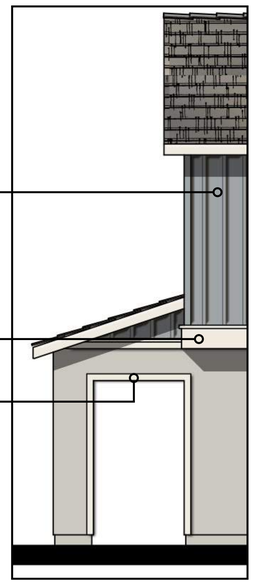

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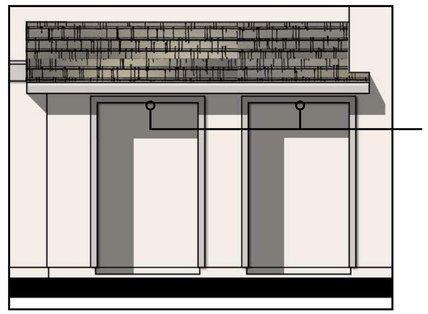
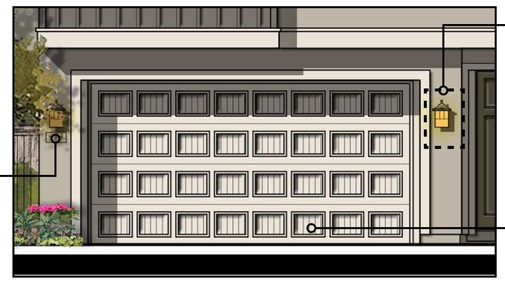


SOFFIT AT PORCH

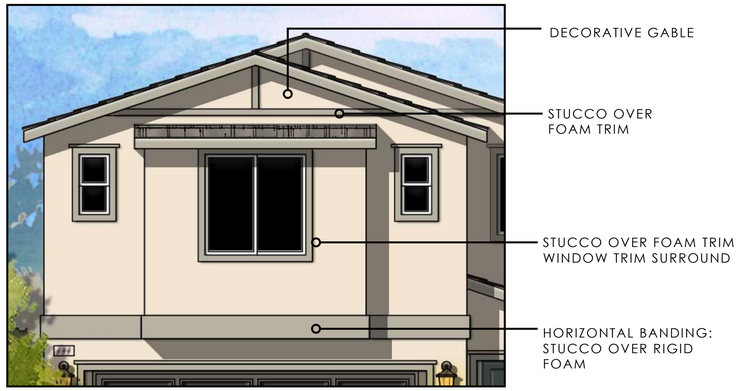


ENTRY PORCH

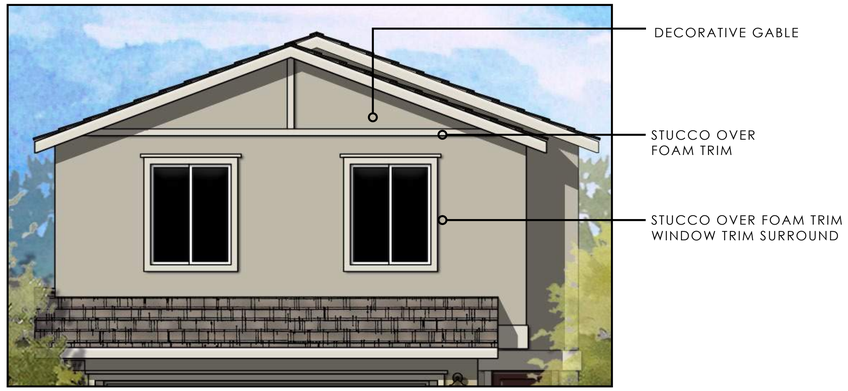


GARAGE DOOR WITH COACH LIGHT

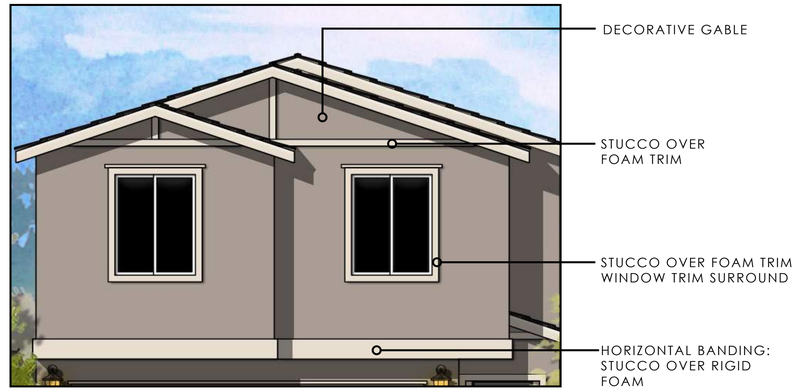
ARCHITECTURAL DETAILS
ELEVATION 'B'



CANTILEVER PROJECTION



GABLE DETAIL



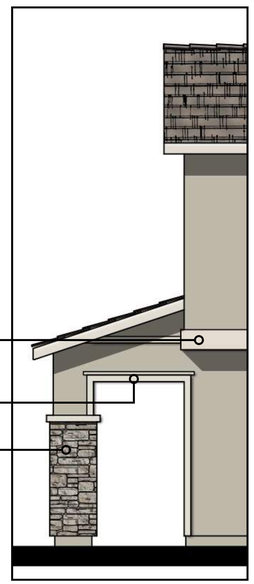
GABLE DETAIL



ENTRY PORCH



ENTRY PORCH



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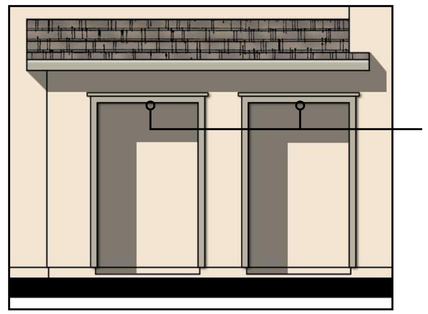

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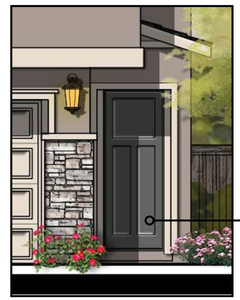
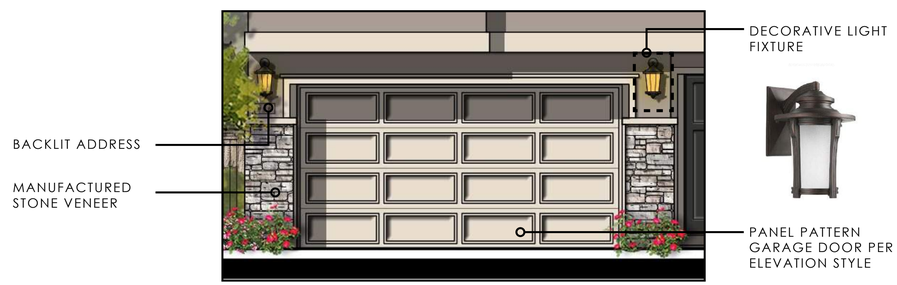


ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION 'C'

FAIRVIEW AT NORTHGATE

VALLEJO, CA

JOB # 23100 SFD

CREATED 12/13/23

"A" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY	SW7546 PRAIRIE GRASS	SW0077 CLASSIC FRENCH	SW7024 FUNCTIONAL GRAY
FASCIA / TRIM	SW7036 ACCESSIBLE BEIGE	SW7050 USEFUL GRAY	SW7634 PEDIMENT
LAP SIDING	SW7032 WARM STONE	SW6137 BURLAP	SW6012 BROWSE BROWN
GARAGE DOOR / FRONT DOOR	SW7020 BLACK FOX	SW6991 BLACK MAGIC	SW7674 PEPPERCORN
ROOF: FLAT SHAKE PONDEROSA	5699 CHARCOAL RANGE	5699 CHARCOAL RANGE	5699 CHARCOAL RANGE

"B" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SW7100 ARCADE WHITE	SW7015 REPOSE GRAY	SW7051 ANALYTICAL GRAY
FASCIA / TRIM / GARAGE DOOR	SW6001 GRAYISH	SW8917 SHELL WHITE	SW7013 IVORY LACE
ALL SIDING	SW7005 PURE WHITE	SW7073 NETWORK GRAY	SW7019 GAUNTLET GRAY
FRONT DOOR	SW6278 CLOAK GRAY	SW7594 CARRIAGE DOOR	SW0014 SHERATON SAGE
ROOF: FLAT SLATE BEL AIR	SCB8827 TACOMA BLEND	SCB8827 TACOMA BLEND	SCB8827 TACOMA BLEND

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	ELDORADO

"C" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	SW0046 WHITE HYACINTH	SW6170 TECHNO GRAY	SW7635 PALISADE
FASCIA / TRIM / GARAGE DOOR	SW0049 SILVER GRAY	SW7637 OYSTER WHITE	SW6140 MODERN WHITE
FRONT DOOR	SW0047 STUDIO BLUE GREEN	SW7595 SOMMELIER	SW7068 GRIZZLE GRAY
ROOF: FLAT SLATE DOUBLE EAGLE	4087 BROWN GRAY RANGE	4087 BROWN GRAY RANGE	4087 BROWN GRAY RANGE
STONE: (DRYSTACK) LEDGECUT 33	SAGE	BIRCH	WHITE CAP

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

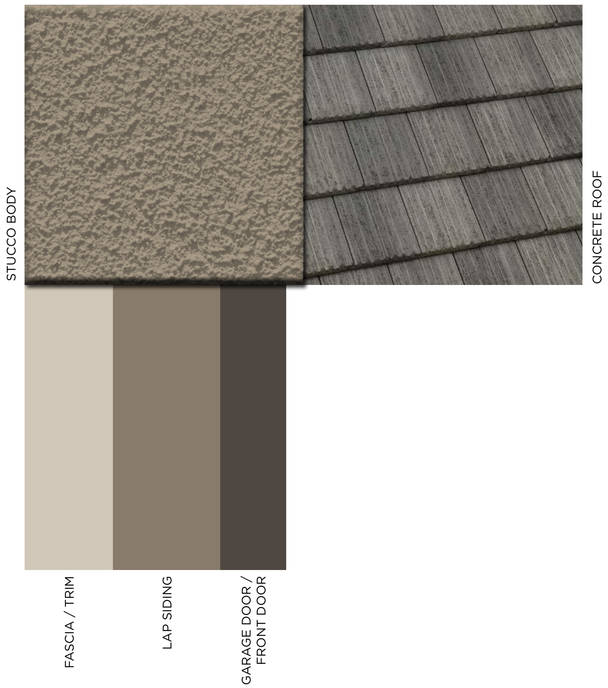
TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

Lewis Group Of Companies

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

“A” ELEVATIONS
SCHEME #1



Lewis Group Of Companies

FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / SFD
DEC. 13, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“A” ELEVATIONS
SCHEME #2



Lewis Group Of Companies

FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / SFD
DEC. 13, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“A” ELEVATIONS
SCHEME #3



Lewis Group Of Companies

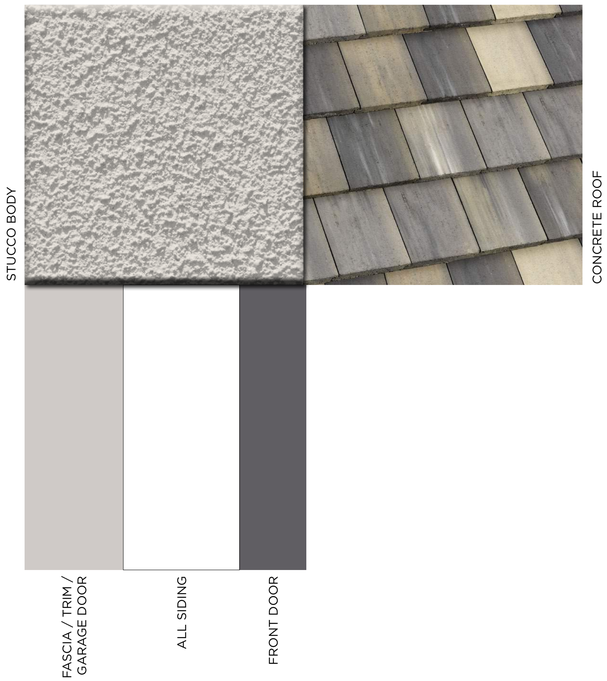
FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / SFD
DEC. 13, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

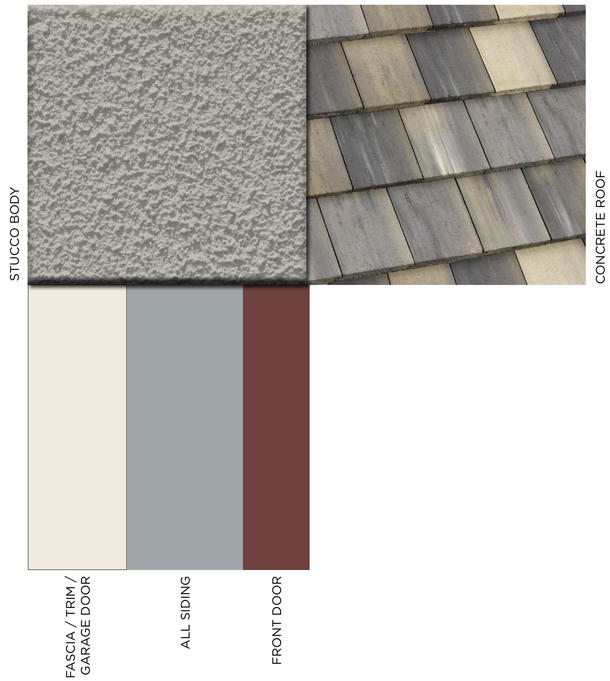
COLOR BOARDS - “A“ ELEVATIONS

“B” ELEVATIONS
SCHEME #4



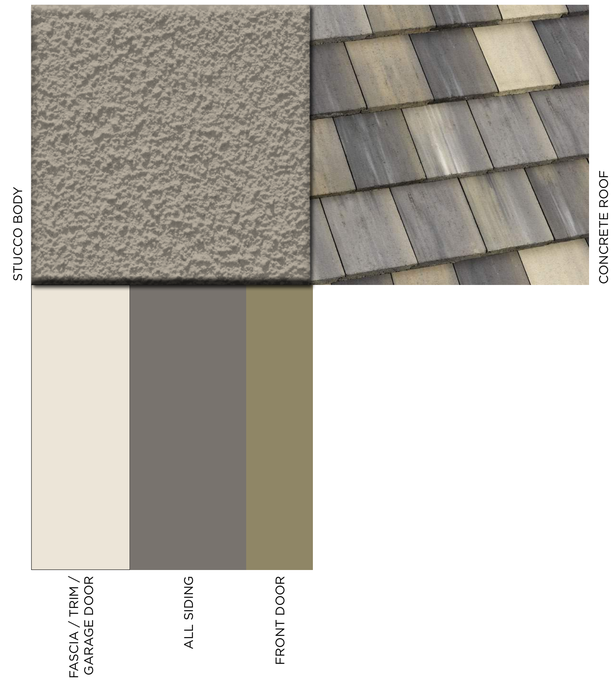
FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #5



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #6



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

COLOR BOARDS - “B“ ELEVATIONS

“C” ELEVATIONS
SCHEME #7



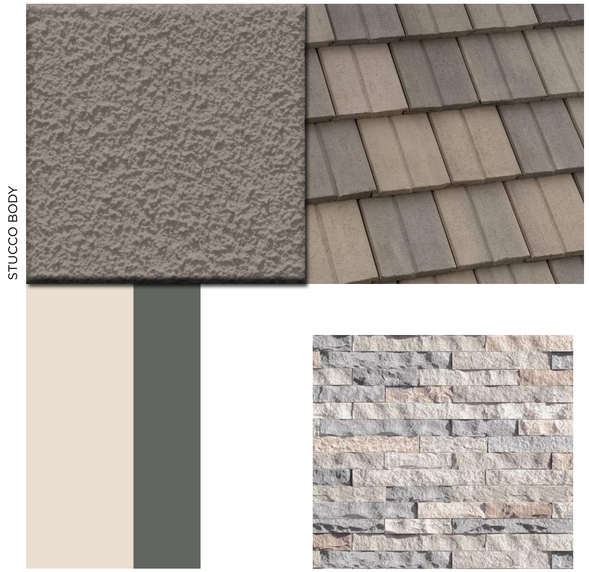
FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #8



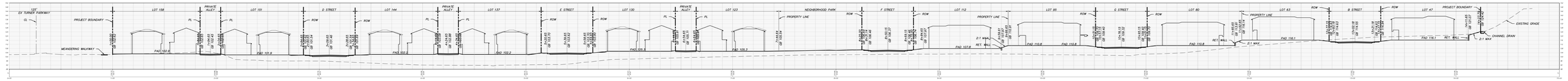
FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #9



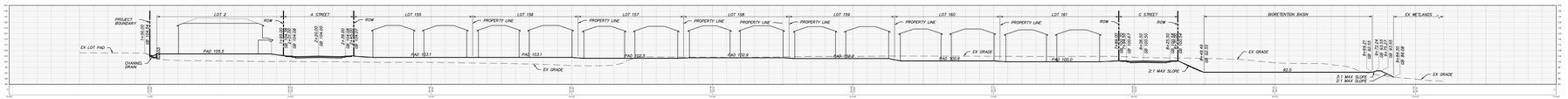
FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

COLOR BOARDS - “C“ ELEVATIONS



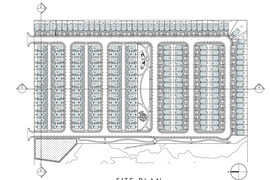
PROFILE
1" = 10' HORIZ.
1" = 10' VERT.

SECTION A

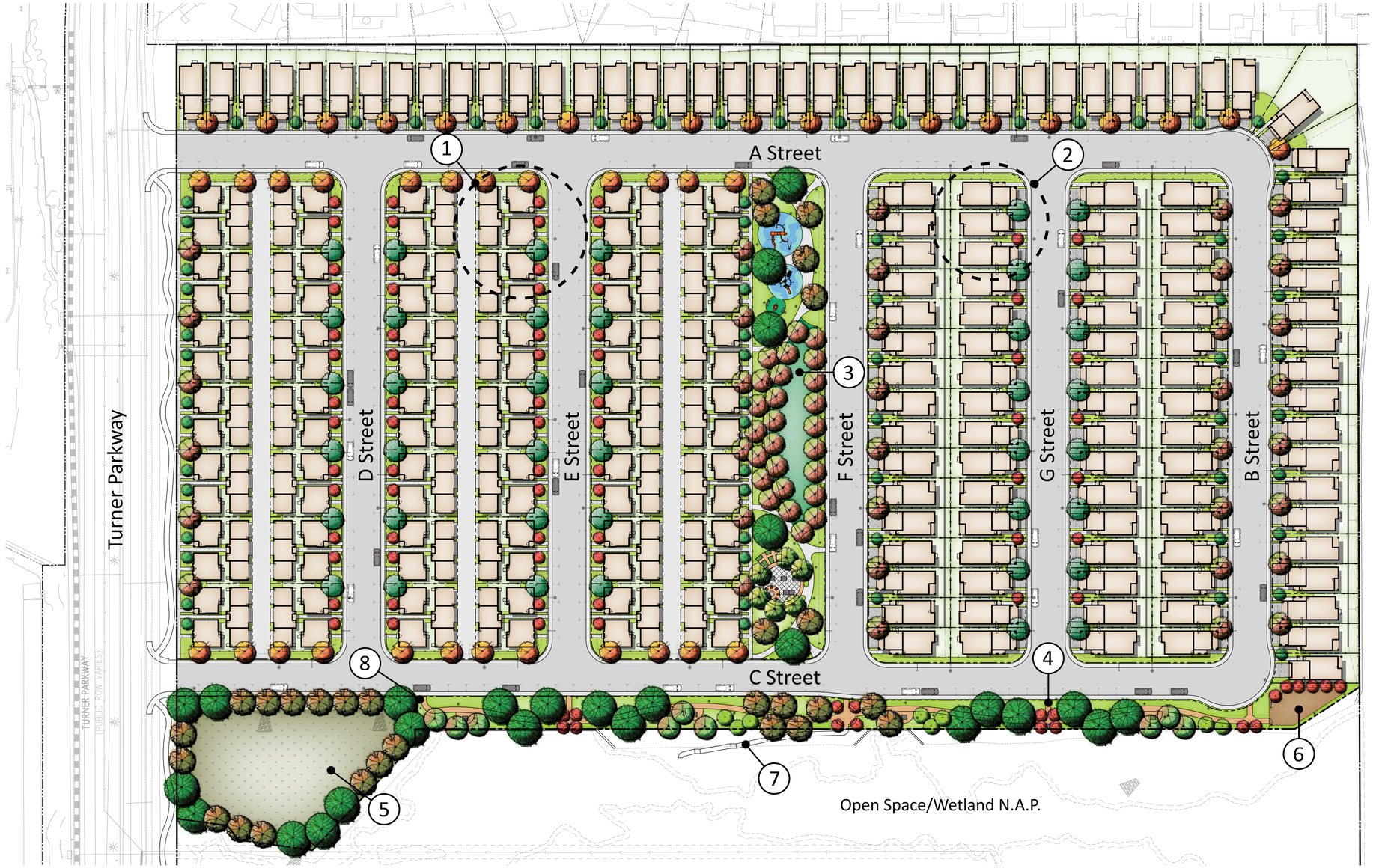


PROFILE
1" = 10' HORIZ.
1" = 10' VERT.

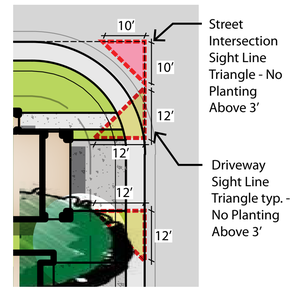
SECTION B



SITE PLAN

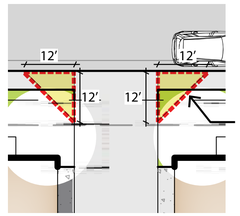


1. Bungalow Homes, typ. See Sheet L2 for typical front yard landscape design
2. Single Family Homes, typ. See Sheet L2 for typical front yard landscape design
3. Neighborhood Park, see Sheets L4-6
4. Linear Park, see Sheet L10
5. Stormwater Treatment Area, see Sheet L11
6. Dog Park, see Sheet L10
7. Access to Retail Development
8. Irrigation Point of Connection



Typical Street Intersection and Single Family Driveway Sight Line

N.T.S.



Typical Bungalow Driveway Sight Line

N.T.S.

PLANT LEGEND

Symbol	Botanical / Common Name	Size	Spacing	WUCOLS (Water Use Classification Of Landscape Species)	Comments
	Trees				
	Acer buergerianum / Trident Maple	24" box	25' o.c.	M	Matched Standards.
	Aesculus californica / California Buckeye	24" box	25' o.c.	L	Matched Standards.
	Cercis occidentalis / Western Redbud	24" box	15' o.c.	L	Matched Standards.
	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	24" box	As Shown	L	Matched Standards.
	Malus pumila 'Anna' / Anna Apple	24" box	25' o.c.	M	Matched Standards.

Symbol	Botanical / Common Name	Size	Spacing	WUCOLS (Water Use Classification Of Landscape Species)	Comments
	Trees				
	Olea europaea 'Monher' / Fruitless Olive	24" box	As Shown	L	Matched Standards.
	Pistacia chinensis 'Keith Davey / Keith Davey Chinese Pistache	24" box	As Shown	L	Matched Standards.
	Sambucus nigra ssp. caerulea / Blue Elderberry	24" box	18' o.c.	L	Matched Standards.
	Quercus agrifolia / Coast Live Oak	24" box	35' o.c.	L	Matched Standards.
	Quercus lobata / Valley Oak	24" box	30' o.c.	L	Matched Standards.

WUCOLS LEGEND:

L Low Water Use
M Moderate Water Use

IRRIGATION SYSTEM STATEMENT:

Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (WELO).

NOTES:

For existing tree information, see sheet C2.1.

For location of all natural features, see sheet C2.1.

For location of all above-ground utilities, see sheet C4.0.

For the Stormwater Plan, see sheet C6.0.

DBA # 2319

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

FAIRVIEW AT NORTHGATE

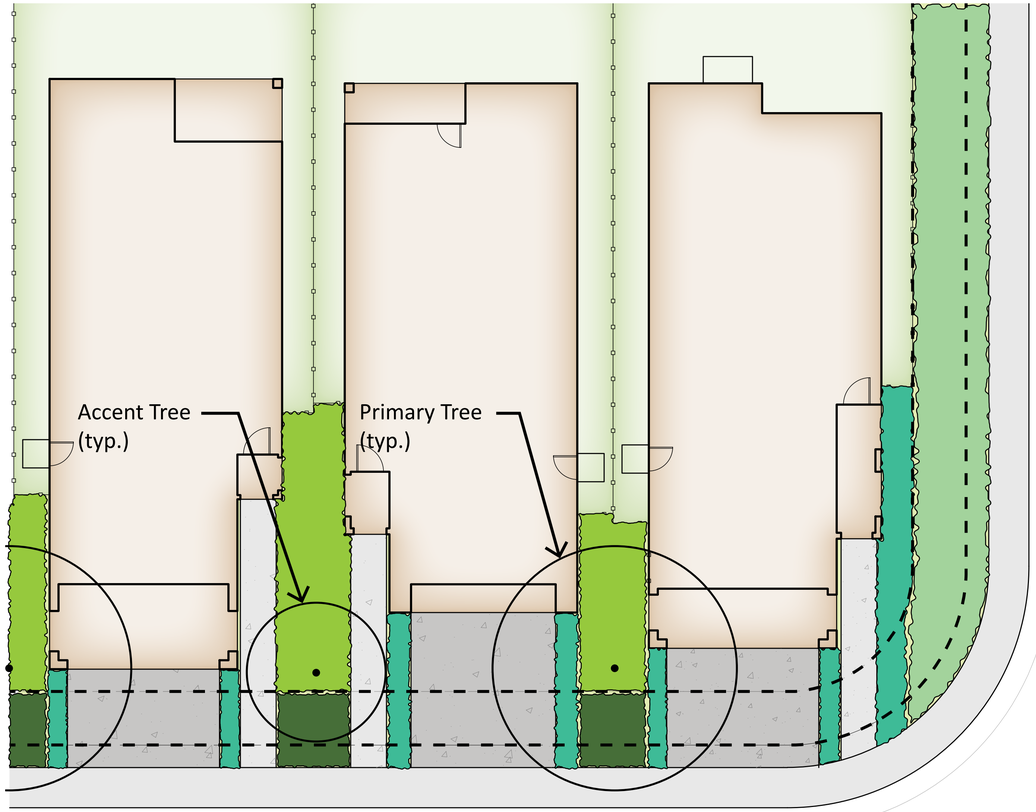
OVERALL LANDSCAPE PLAN

0 30' 60' 120'
SCALE 1"= 60'
DECEMBER 5, 2025

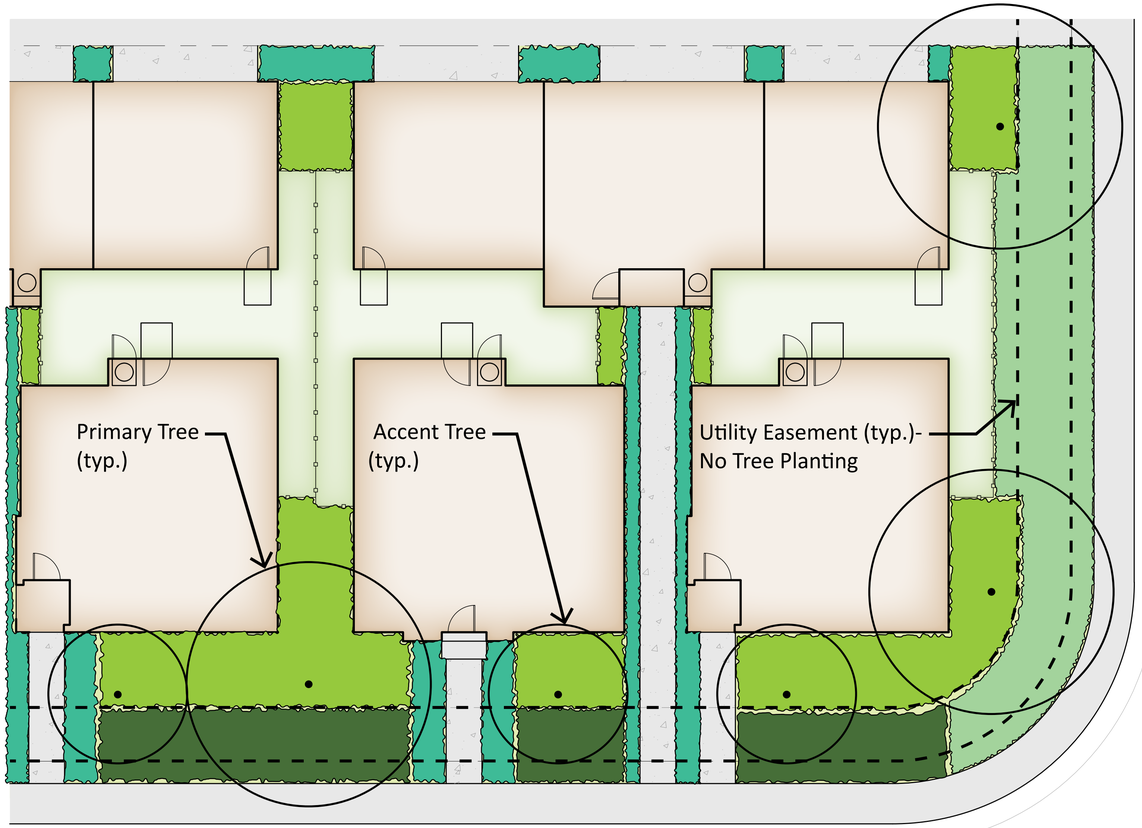
NORTH

SHEET L1 of 12

Single Family Typical Front Yard Landscape



Bungalow Typical Front Yard Landscape



Zone 1

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	Perennial	1 gal	2' H x 2' W	18" o.c.
Dietes grandiflora / Fortnight Lily	Perennial	5 gal	4' H x 3' W	3' o.c.
Dymondia margaretae / Silver Carpet	Groundcover	Flats	6" H x 2' W	6" o.c.
Hesperaloe parviflora / Red Yucca	Perennial	1 gal	3' H x 2' W	18" o.c.
Lantana sellowiana 'Monswee' / Lavender Swirl Trailing Lantana	Groundcover	1 gal	1' H x 5' W	4' o.c.
Lavandula angustifolia 'Hidcote Blue' / Hidecote English Lavender	Shrub	1 gal	2' H x 3' W	2'-6" o.c.
Teucrium chamaedrys / Wall Germander	Groundcover	1 gal	1' H x 2' W	18" o.c.
Teucrium fruticans 'Compactum' / Compact Bush Germander	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Thymus praecox 'Albiflorus' / White Moss Thyme	Groundcover	Flats	1' H x 1' W	6" o.c.
Thymus serpyllum 'Elfin' / Elfin Thyme	Groundcover	Flats	3" H x 1' W	6" o.c.

Zone 2

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	Perennial	1 gal	2' H x 2' W	18" o.c.
Dietes grandiflora / Fortnight Lily	Perennial	5 gal	4' H x 3' W	3' o.c.
Dymondia margaretae / Silver Carpet	Groundcover	Flats	6" H x 2' W	6" o.c.
Festuca glauca 'Elijah Blue' / Blue Fescue	Groundcover	1 gal	1' H x 1' W	12" o.c.
Lavandula angustifolia 'Hidcote Blue' / Hidecote English Lavender	Shrub	1 gal	2' H x 3' W	2'-6" o.c.
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	Perennial	1 gal	3' H x 3' W	3' o.c.
Teucrium chamaedrys / Wall Germander	Groundcover	1 gal	1' H x 2' W	18" o.c.
Teucrium fruticans 'Compactum' / Compact Bush Germander	Perennial	1 gal	3' H x 3' W	2'-6" o.c.

Zone 3

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Acer buergerianum / Trident Maple	Primary Tree	30 gal. tub/24" box	25' H x 25' W	As Shown
Cercis occidentalis / Western Redbud	Accent Tree	30 gal. tub/24" box	15' H x 15' W	As Shown
Epilobium californica / California fuchsia	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	Accent Tree	30 gal. tub/24" box	12' H x 15' W	As Shown
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	Perennial	1 gal	3' H x 3' W	3' o.c.
Loropetalum chinense 'Monraz' / Razzleberri Fringe Flower	Shrub	5 gal	5' H x 4' W	3'-6" o.c.
Olea europaea 'Monher' / Fruitless Olive	Primary Tree	30 gal. tub/24" box	30' H x 25' W	As Shown
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	Primary Tree	30 gal. tub/24" box	30' H x 25' W	As Shown
Pittosporum tenuifolium 'Golf Ball' / Golf Ball Kohuhu	Shrub	5 gal	4' H x 4' W	3'-6" o.c.
Punica granatum 'Nana' / Dwarf Pomegranate	Shrub	5 gal	3' H x 3' W	3' o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Groundcover	1 gal	18" H x 6' W	4'-6" o.c.
Westringia fruticosa 'Smokey' / Coast Rosemary	Shrub	5 gal	4' H x 4' W	4' o.c.

Zone 4

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Epilobium californica / California Fuchsia	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Lantana sellowiana 'Monswee' / Lavender Swirl Trailing Lantana	Groundcover	1 gal	1' H x 5' W	4' o.c.
Leymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye	Grass	1 gal	3' H x 3' W	3' o.c.
Loropetalum chinense 'Monraz' / Razzleberri Fringe Flower	Shrub	5 gal	5' H x 4' W	3'-6" o.c.
Muhlenbergia dubia / Pine Muhly	Grass	1 gal	3' H x 3' W	3' o.c.
Myoporum parvifolium 'Fine Leaf Form' / Fine-leaf Myoporum	Groundcover	1 gal	1' H x 6' W	5' o.c.
Pittosporum tenuifolium 'Golf Ball' / Golf Ball Kohuhu	Shrub	5 gal	4' H x 4' W	3'-6" o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Groundcover	1 gal	18" H x 6' W	4'-6" o.c.
Rosmarinus officinalis 'Tuscan Blue' / Rosmary	Shrub	5 gal	5' H x 4' W	4' o.c.

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FAIRVIEW AT NORTHGATE

TYPICAL FRONT YARD LANDSCAPE

0 4' 8' 16'

SCALE 1/8"= 1'

MAY 3, 2024

NORTH

SHEET L2 of 12

Trees



Acer buergerianum
Trident Maple



Cercis occidentalis
Western Redbud



Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle



Malus pumila 'Anna'
Anna Apple



Olea europaea 'Monher'
Fruitless Olive



Pistacia chinensis
Chinese Pistache



Quercus agrifolia
Coast Live Oak

Shrubs and Perennials



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



Coleonema pulchellum 'Sunset Gold'
Golden Breath of Heaven



Dieties grandiflora
Fortnight Lily



Hesperaloe parviflora
Red Yucca



Loropetalum chinense 'Monraz'
Razzleberri Fringe Flower



Pittosporum tenuifolium 'Golf Ball'
Golf Ball Kohuhu



Punica granatum 'Nana'
Dwarf Pomegranate



Rosmarinus officinalis
Rosemary



Westringia fruticosa 'Smokey'
Coast Rosemary



Epilobium californica
California Fuchsia

Grasses



Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye



Lomandra longifolia 'Breeze'
Mat Rush



Muhlenbergia capillaris
Pink Muhly



Muhlenbergia dubia
Pine Muhly

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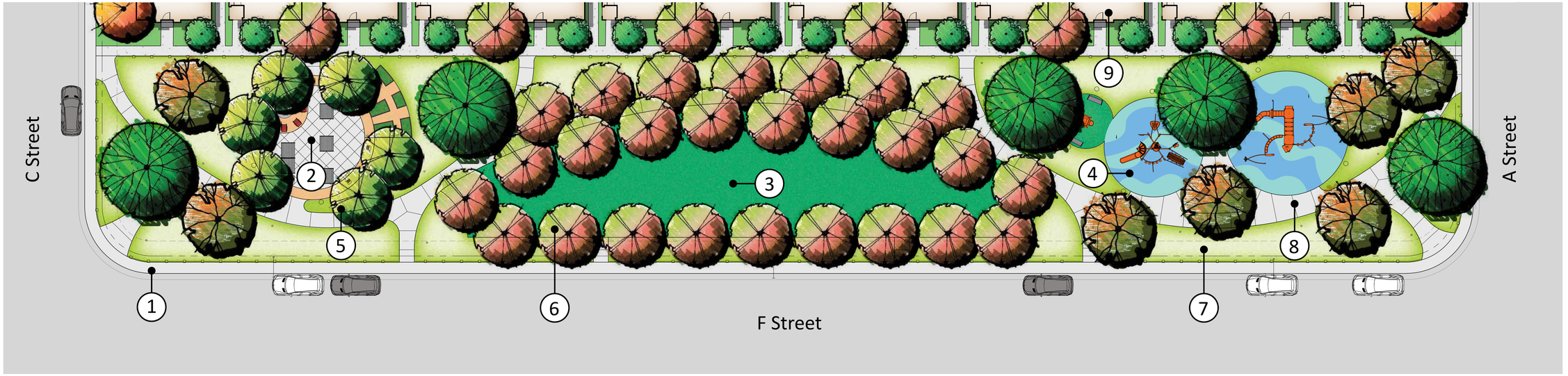
FAIRVIEW AT NORTHGATE

RESIDENTIAL PLANT PALETTE

MAY 3, 2024















1. 4.5’ Concrete Sidewalk
2. Community Area, see Sheet L5
3. Great Lawn
4. Play Area, see Sheet L6
5. Fruit Trees at Community Area
6. Shade Trees Along Great Lawn
7. Shrubs, Perennials, and Groundcover Planting
8. Concrete Pedestrian Walkways
9. Bungalow Homes

Note: See Sheet L1 for Tree Legend

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FAIRVIEW AT NORTHGATE

OVERALL NEIGHBORHOOD PARK PLAN

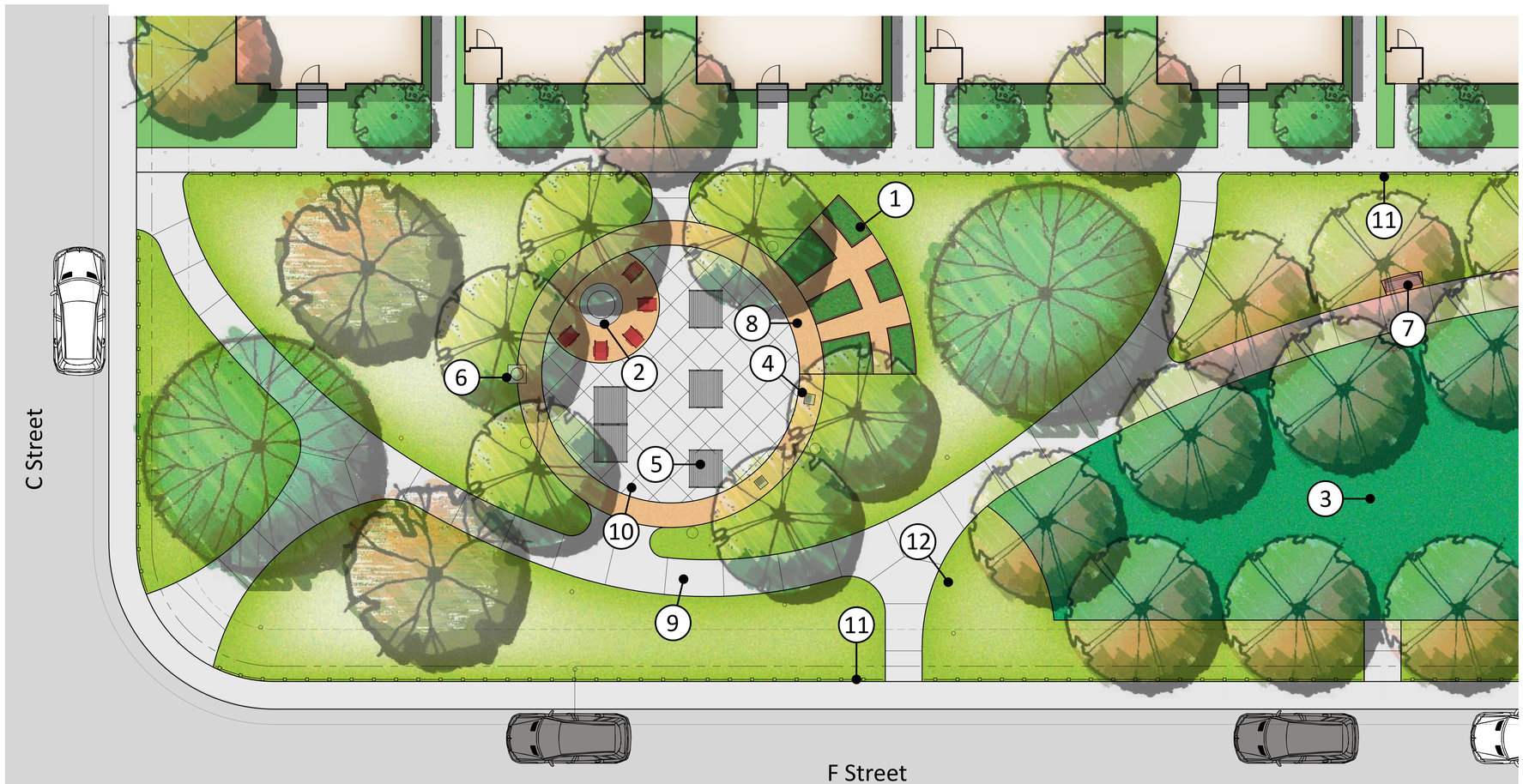
0 10’ 20’ 40’

SCALE 1"= 20’

MAY 3, 2024

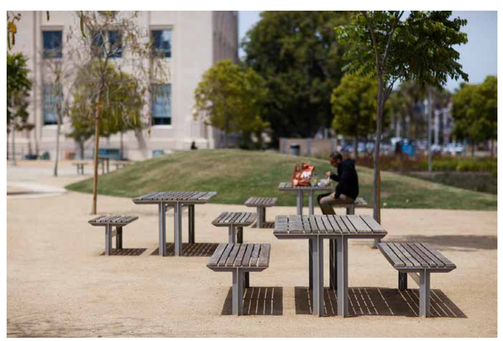
NORTH

SHEET L4 of 12



1. Edible Garden Area with Raised Planter Boxes
2. Firepit Area with Lounge Seating
3. Great Lawn
4. Charcoal Grill, typ.
5. Picnic Table, typ.
6. Sculpture Element
7. Bench, typ.
8. Decomposed Granite Paving
9. Concrete Pedestrian Walkways
10. Decorative Concrete Paving
11. Concrete Split Rail Fence
12. Shrubs, Perennials, and Groundcover Planting

Note: See Sheet L1 for Tree Legend







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FAIRVIEW AT NORTHGATE

NEIGHBORHOOD PARK COMMUNITY AREA

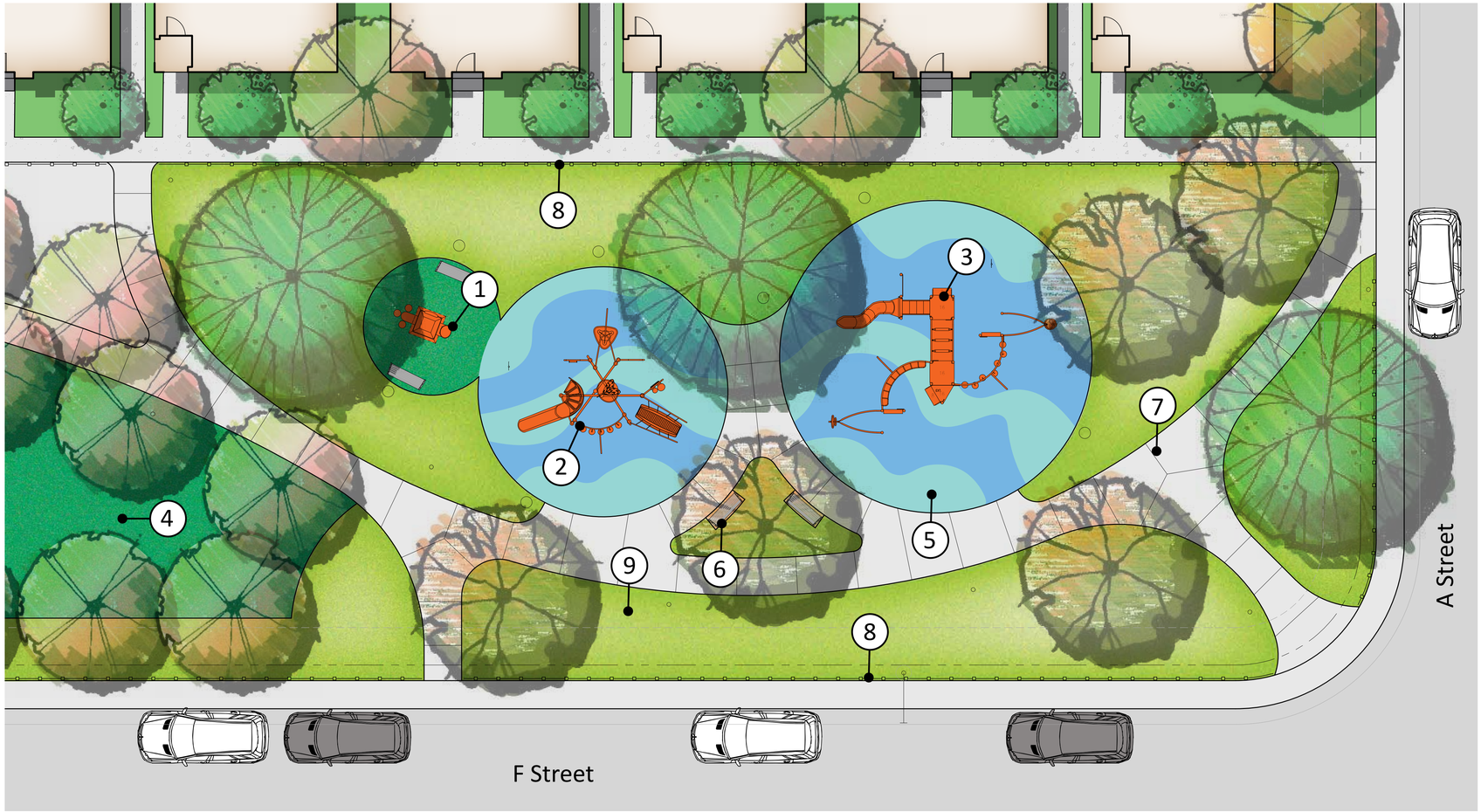
0 5' 10' 20'

SCALE 1"= 10'

MAY 3, 2024

NORTH

SHEET L5 of 12



1. Tot Play Area
2. 2-5 Year Old Play Area
3. 5-12 Year Old Play Area
4. Great Lawn
5. Poured Rubber Playground Surfacing (Multi-Colored)
6. Bench, typ.
7. Concrete Pedestrian Walkways
8. Split Rail Fence
9. Shrubs, Perennials, and Groundcover Planting

Note: See Sheet for Tree Legend







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FAIRVIEW AT NORTHGATE

NEIGHBORHOOD PARK PLAY AREA

0 5' 10' 20'
SCALE 1"= 10'
MAY 3, 2024

NORTH

SHEET L6 of 12

Site Furnishings



Maglin 720 Chair - Metal
(Anchored to Pavement)



Forms+Surfaces Trio Bollard



Forms+Surfaces Trio Pedestrian Light



Forms+Surfaces Trio Table Ensemble - Metal



Forms+Surfaces Trio Bench - Metal



Forms+Surfaces Dispatch Litter
and Recycling Receptacle

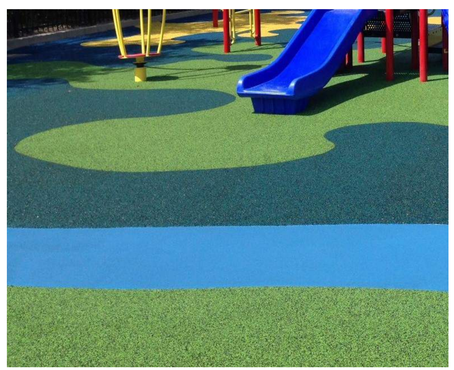


Charcoal Grill

Hardscape Materials



Decomposed Granite Paving



Poured Rubber Playground Surfacing (Multi-Colored)



Decorative Concrete Walkway

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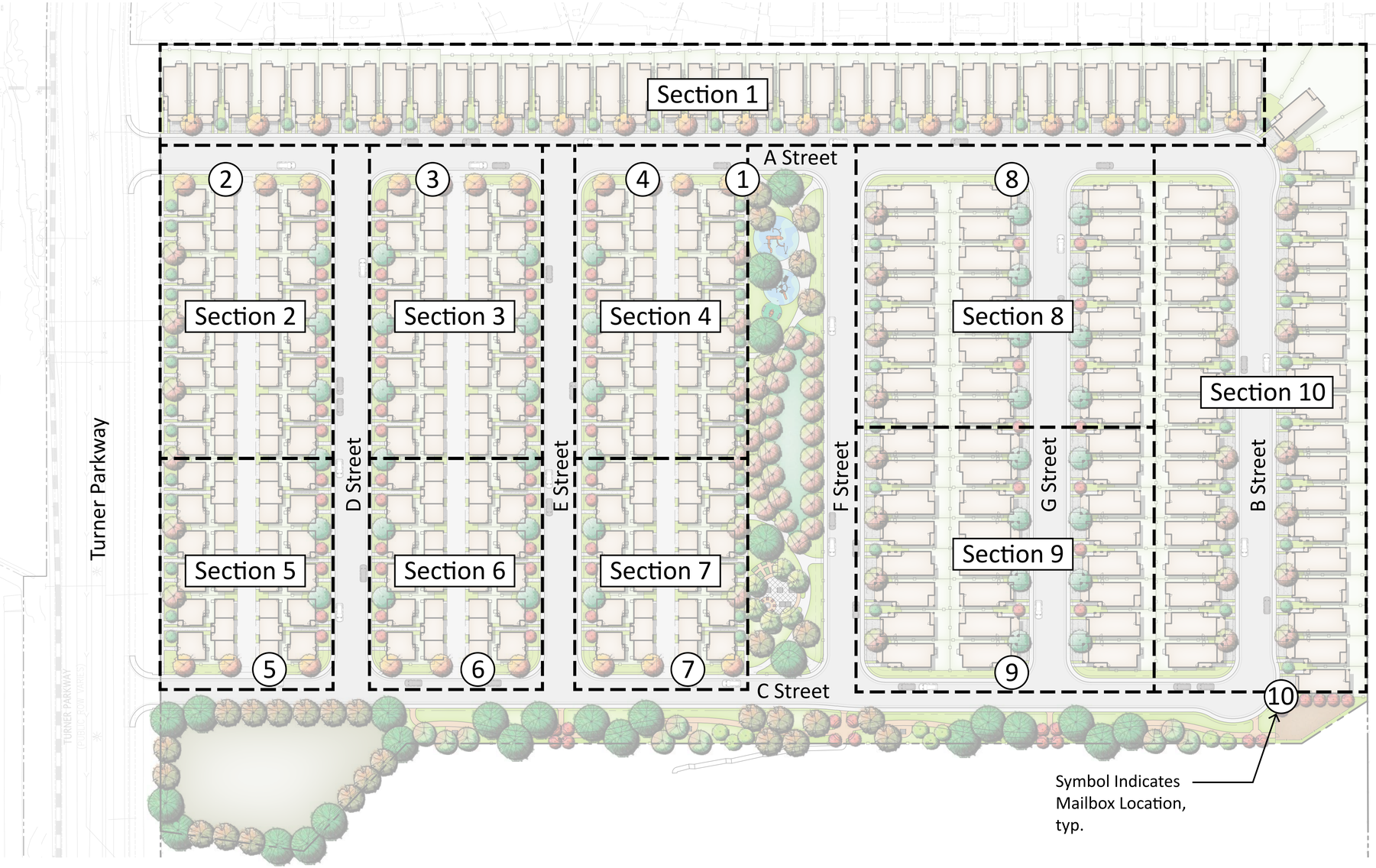
FAIRVIEW AT NORTHGATE

SITE FURNISHINGS & HARDSCAPE MATERIALS

MAY 3, 2024



1. **36 Residences**
   Three 12-door mailbox units
2. **24 Residences**
   Two 12-door mailbox units
3. **24 Residences**
   Two 12-door mailbox units
4. **24 Residences**
   Two 12-door mailbox units
5. **18 Residences**
   One 12-door and one 8-door mailbox unit
6. **18 Residences**
   One 12-door and one 8-door mailbox unit
7. **18 Residences**
   One 12-door and one 8-door mailbox unit
8. **24 Residences**
   Two 12-door mailbox units
9. **24 Residences**
   Two 12-door mailbox units
10. **35 Residences**
    Three 12-door mailbox units



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FAIRVIEW AT NORTHGATE

MAILBOX LOCATION PLAN

0 30' 60' 120'

SCALE 1"= 60'

MAY 3, 2024

NORTH

SHEET
L8
of 12





6’ Wood Residential Screen Fence



4’ Concrete Split Rail Fence



4’ Vinyl Coated Chain Link Fence



4’ Wood Split Rail Fence

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FAIRVIEW AT NORTHGATE

FENCE LOCATION PLAN

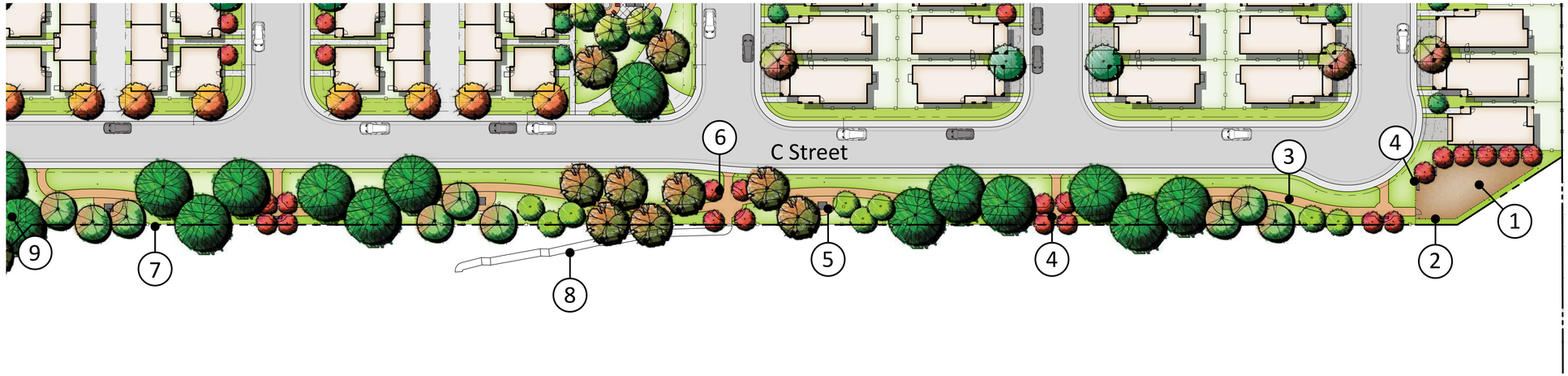
0 30’ 60’ 120’

SCALE 1"= 60’

DECEMBER 5, 2025

NORTH

SHEET L9 of 12















1. Dog Park
2. 4’ Vinyl Chain Link Fence at Perimeter of Dog Park
3. Decomposed Granite Pathway
4. Bench, typ.
5. Picnic Table, typ.
6. Accent Planting at Pedestrian Node Area, typ.
7. Wood Split Rail Fence
8. (Future) Connection to Wetland and Retail Development
9. Stormwater Treatment Area, see Sheet L11

DBA # 2319

Note: See Sheet L1 for Tree Legend

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FAIRVIEW AT NORTHGATE

LINEAR PARK PLAN

0 20’ 40’ 80’

SCALE 1"= 40'

MAY 3, 2024

NORTH

SHEET L10 of 12

Trees



Aesculus californica
California Buckeye



Cercis occidentalis
Western Redbud



Prunus ilicifolia
Hollyleaf Cherry



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak



Sambucus nigra ssp. caerulea
Blue Elderberry

Shrubs and Perennials



Artemisia douglasiana
California Mugwort



Ceanothus 'Julia Phelps'
Julia Phelps Ceanothus



Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus



Diplacus aurantiacus
Sticky Monkey Flower



Epilobium californica 'Bert's Bluff'
Bert's Bluff California Fuchsia



Frangula californica 'Mound San Bruno'
Mound San Bruno Coffeeberry



Lupinus arboreus
Bush Lupine



Monardella villosa
Coyote Mint



Penstemon centranthifolius
Scarlet Bugler



Salvia 'Bee's Bliss'
Creeping Sage



Salvia spathacea
Hummingbird Sage

Grasses



Festuca californica
California Fescue



Muhlenbergia rigens
Deer Grass

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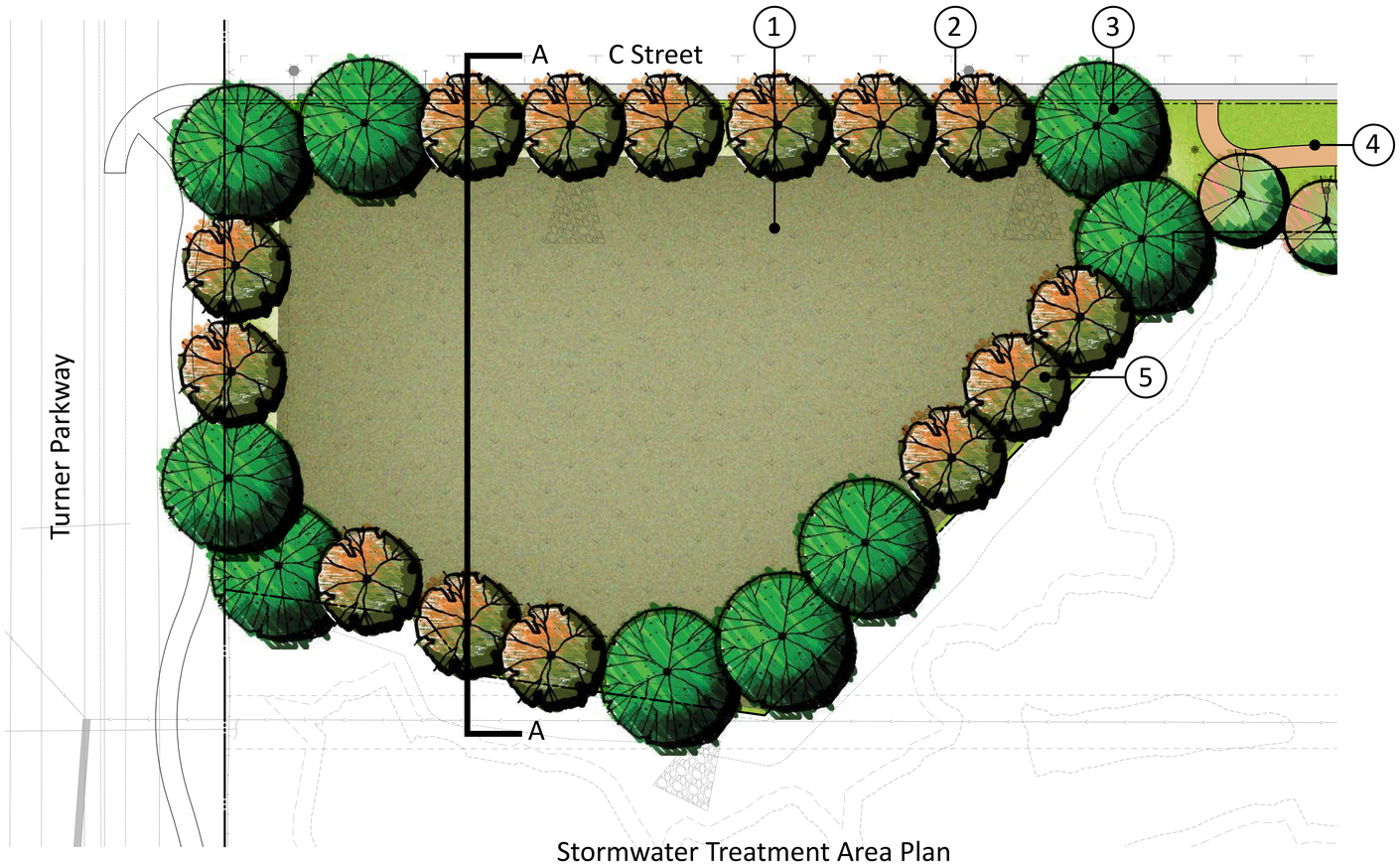
FAIRVIEW AT NORTHGATE
LINEAR PARK PLANT PALETTE

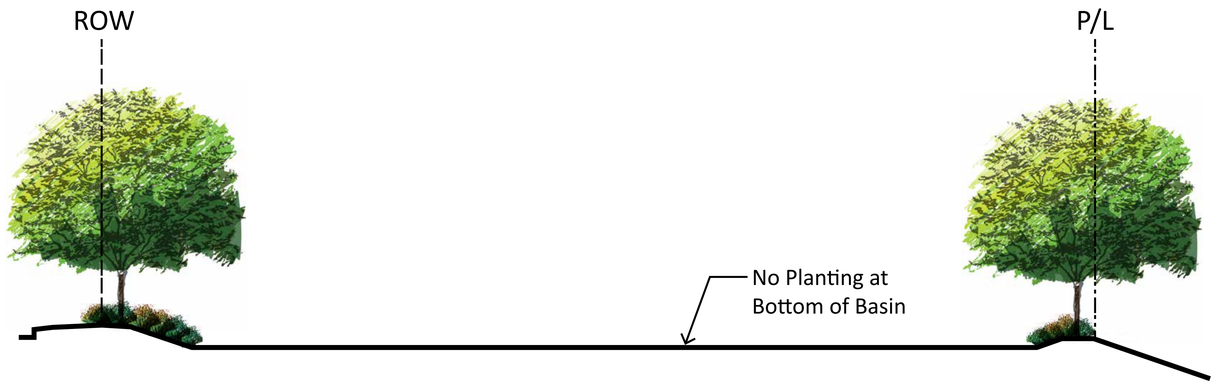
MAY 3, 2024

SHEET
L12
of 12



Stormwater Treatment Area Plan

Scale: 1”=20’



Section A-A

N.T.S.

1. Stormwater Treatment Area
2. 4.5’ Concrete Sidewalk
3. Grasses Planting at Perimeter of Basin, see Sheet L12
4. Linear Park, see Sheet L10
5. Shade Trees

Note: See Sheet L1 for Tree Legend





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FAIRVIEW AT NORTHGATE

STORMWATER TREATMENT AREA

SCALE AS SHOWN

DECEMBER 5, 2025

NORTH

SHEET L11 of 12

CITY COUNCIL OF THE CITY OF VALLEJO

ORDINANCE NO._____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO ADOPTING AN AMENDMENT TO THE FAIRVIEW AT NORTHGATE MASTER PLAN (PD24-0002) TO INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 178 TO 245 AND AMENDING THE ZONING MAP (PLN25-0110) TO CHANGE THE ZONING DESIGNATION OF THE PROPERTY FROM RESIDENTIAL MEDIUM DENSITY (RMD) (APN: 0069-048-030) AND REGIONAL COMMERCIAL (RC) (0069-048-040, -050) TO PLANNED DEVELOPMENT (PD)

* *

WHEREAS, on June 9, 2020, the City of Vallejo ("City") received an application proposing to amend the Fairview at Northgate Planned Development Master Plan (PD24-0002) for the proposed residential subdivision located on a vacant 23.19-acre parcel at the southeast corner of Admiral Callaghan Lane and Turner Parkway (the "Project Site" or "Subject Property") to increase the number of residential dwelling units from 178 to 245; and

WHEREAS, in addition to the application for an amendment to the Planned Development Master Plan, the applicant's application also requests an amendment to the Vesting Tentative Map, Development Review, Design Review and Landscape Review; and

WHEREAS, on September 10, 2024, after multiple rounds of review, the application was determined to be complete; and

WHEREAS, during the review of the application, planning staff discovered that the Subject Property had inadvertently been rezoned in 2021 upon the adoption of the new Zoning Code and Zoning Map and thereupon initiated an application to correct the zoning mapping error. The Zoning Map Amendment (PLN25-0110) to change the zoning designation of the three parcels that comprise the Subject Property, from Regional Commercial (RC) (APNs: 0069-048-040 & 0069-048-050) and Residential Medium Density (RMD) (APN:0069-048-030) to Planned Development (PD), and the entitlements referenced in the recitals above, are referred to collectively hereinafter as the "Project"; and

WHEREAS, on April 20, 2026, after giving all public notices required by State law and the City of Vallejo Municipal Code, the Planning Commission conducted a duly noticed public hearing on the Project, including the recommended environmental review determination pursuant to CEQA, and voted X-X to adopt Resolution No. PC26-XX, recommending the City Council consider/approve the Addendum; voted X-X to adopt Resolution No. 26-XX, recommending the City Council introduce an Ordinance amending the Fairview at Northgate Planned Development Master Plan (PD24-0002) and amending the Zoning Map (PLN25-0110); and voted X-X to adopt Resolution No. 26-XX, recommending the City Council approve an amendment to the Vesting

DRAFT

Tentative Map (TM24-0002), Development Review (DVR24-0021), Design Review (DR24-0008) and Landscape Review (LR24-0015); and

WHEREAS, on _____, 2026, pursuant to Vallejo Municipal Code Section 16.602.08, notice of this hearing was published in a 1/8-page display advertisement in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property, the property owners, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the Project, and electronically mailed to the members of the Planning Commission, to the applicant and interested parties; and

WHEREAS, on _____, 2026, the City Council, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing on the Project, and did consider all oral and written testimony submitted to the City regarding the same prior to taking its action regarding the Project; and

WHEREAS, by separate Resolution No. 26-___ adopted prior hereto, the City Council did consider the Addendum to the certified Environmental Impact Report for the Fairview at Northgate Project prior to taking action on the Project; and

WHEREAS, the Record of Proceedings ("Record") upon which the City Council bases its decision on the Project includes but is not limited to: (1) the environmental document prepared for the Project and the appendices and technical reports cited in and/or relied upon in preparing same; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the environmental document and the Project; (3) the evidence, facts, findings and other determinations set forth in this ordinance; (4) the City of Vallejo General Plan and its related EIR ("GP EIR"); (5) the Vallejo Zoning Ordinance and its Initial Study and Mitigated Negative Declaration; (6) the Vallejo 2023-2031 Housing Element, and the Addendum to the GP EIR; (7) the Vallejo Municipal Code and its related environmental documents; (8) all documentary and oral evidence received at public meetings, hearings, or submitted to the City during the comment period relating to the Project; and (9) all other matters of common knowledge to the City Council including, but not limited to, City state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the City Clerk's Office of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

NOW THEREFORE THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and the same are incorporated herein by reference.

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Section 2. The City Council of the City of Vallejo hereby makes the following findings as required by Section 16.610.03 of the Vallejo Municipal Code with respect to the proposed Amended Fairview at Northgate Master Plan:

1. **The proposed development is consistent with the general plan, including the density and intensity limitations that apply;**

   Facts in Support: The proposed Amended Fairview at Northgate Master Plan as set forth in **Exhibit A** has been reviewed for consistency with the Vallejo General Plan 2040 ("General Plan") and found to be consistent with the applicable goals and policies of the General Plan, as documented in **Exhibit B**, attached hereto and incorporated herein by reference. It is further consistent with the General Plan land use designations of Mix of Housing Types/Medium Density (R-MH), which allow residential neighborhoods comprised of mixture of single-family homes and other types of homes. The R-MH has a maximum permitted residential density of 25 dwelling units per acre. The proposed Amended Planned Development Master Plan proposes 245 detached single-family residential units, which equates to a density of 10.6 dwelling units per acre on the 23.19-acre site, which is consistent with the maximum permitted densities of the R-MH designation.

2. **The subject site is physically suitable for the type and intensity of the land use being proposed;**

   Facts in Support: The 23.19-acre site is suitable for the 245-unit subdivision, allowing for new streets, landscaping, adequate on-site circulation, emergency access, and all necessary utilities. The Fairview at Northgate Planned Development, including the residential and commercial portions of the project, was designed to avoid the 5.7-acre of existing wetlands area that will be preserved as open space.

3. **Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;**

   Facts in Support: The Amended Fairview at Northgate Master Plan includes reconfigured retail space and improved driveway access along Admiral Callaghan Lane to support site access while allowing for future circulation improvements. The project also features internal pedestrian paths, bicycle parking, and transit stop enhancements, aligning with local and regional goals for active transportation and transit accessibility. As compared to the 2020 approved project, level of service thresholds would still be exceeded, but the proposed project would not worsen the severity of existing significant and unavoidable impacts, nor would it result in any new impacts.

   The proposed Project was referred to the City of Vallejo Public Works Department, Water Department, Fire Prevention Division, Building Division and the Vallejo Flood and Wastewater District (VFWD). These departments and the District are responsible for ensuring

DRAFT

the provision of adequate infrastructure for water, sewer, emergency medical/fire, and stormwater control. Each department and agency provided draft conditions of approval intended to ensure the Project provides adequate infrastructure and improvements related to utilities and emergency access. These conditions of approval are to be adopted with the development plan for the Project and implemented at the time construction detail drawings are submitted for grading, site improvement, and building permits.

The Project Site will require the installation of new utilities, including water, sanitary sewer, storm drainage, electricity, gas, and telecommunications infrastructure. The infrastructure to be provided would be a combination of public and private systems. A new 8-inch water main line would connect to an existing 14-inch water main in Turner Parkway at two locations, for a looped system. VFWD maintains existing sanitary sewer lines within the vicinity of the Project site. A new 8-inch public sanitary sewer line would connect to the existing 12-inch public sanitary sewer main line located in Turner Parkway. The sanitary sewer would be designed and installed to VFWD standards. The storm drain system would be designed and installed to VFWD standards and be privately owned and maintained by the HOA. The proposed storm drain system would convey runoff to a bio-retention basin that would be installed in the northwest corner of the site. This basin would provide both water quality and hydro-modification meeting current City standards before discharging to one of the open space parcels.

4. **The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;**

Facts in Support: The proposed Amended Fairview at Northgate Master Plan is comprised of commercial, residential, recreation, and open space. The commercial development would be located in the western portion of the proposed Project Site, bordered by Admiral Callaghan Lane to the west, Turner Parkway to the north, a Honda car dealership and condominiums and apartments to the south, and an open space corridor bisecting the project site to the east. The residential development would be located on the eastern portion of the proposed Project Site, bordered by Turner Parkway to the north, the existing Hunter Ranch Subdivision to the east, condominiums and apartments to the south, and the designated open space to the west (buffer to the planned commercial area). The proposed development is compatible with the surrounding land uses and therefore, as proposed, will not have a substantial adverse effect on the existing, nor planned surrounding land use character of the surrounding area.

5. **The development generally complies with applicable adopted design guidelines; and**

Facts in Support: The proposed Amended Fairview at Northgate Master Plan (Exhibit A) and the Amended Fairview at Northgate Master Plan Project Plans, attached hereto as **Exhibit C** and incorporated by reference, include specific design standards for materials, colors, and development standards (e.g. setbacks, lot coverage, etc.) within the subdivision. The homes have been designed in the "Wine Country Agrarian" architectural style. The homes will incorporate different finished materials such as stucco, stone or brick veneer, cementitious lap siding or panels, cementitious board and batten siding, and naturally decay resistant wood. The

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architectural detailing (shutters, eave brackets, corbels, exposed rafters/rafter tails, and/or beams) have been proposed to provide visual interest and richness to the elevations, thereby resulting in a development that will be consistent with the design standards included in the Project Plans.

6. **The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors shall be considered:**
    a. **Appropriateness of the use(s) at the proposed location.**
    b. **The mix of uses, housing types, and housing price levels.**
    c. **Provision of units affordable to persons and families of low and moderate income or to lower income households, if applicable.**
    d. **Provision of infrastructure improvements.**
    e. **Provision of open space.**
    f. **Compatibility of uses within the development area.**
    g. **Quality of design, and adequacy of light and air to the interior spaces of the buildings.**
    h. **Overall contribution to the enhancement of neighborhood character and the environment of Vallejo in the long term.**
    i. **Creativity in design and use of land; and**

Facts in Support: The proposed Amended Fairview at Northgate Master Plan is demonstrably superior to what could be achieved under the standards of the underlying zoning district and provides substantial community design, environmental, and public benefits. The project is appropriate for its location, adjacent to existing detached single-family residences to the east, and is designed to create a cohesive transition between neighborhoods while maintaining neighborhood character. The development includes single-family and cluster style housing types designed with high-quality architecture, adequate light and air, and complementary scale to surrounding homes. The proposed cluster style homes provide a mixture of housing types and opportunity for different price points. All units will incorporate modern sustainability features, including solar panels. The subdivision includes infrastructure improvements such as underground electrical and internet service, new streets, water and storm drainage systems, and bio-swales. Approximately 1.8-acres of the subject property will be divided between two privately owned parks: a neighborhood park located in the center of the residential development, and a linear park, located at the western edge of the residential development. Additionally, 5.7-acres of wetland area between the residential and commercial portions of the development will be preserved as open space and will be maintained by the HOA. The development's layout and design promote compatibility with surrounding uses, thoughtfully balance land and open space, and contribute to the long-term enhancement of neighborhood character and the environment of Vallejo. Through these measures, the development demonstrates creativity in design and use of land while achieving substantial public benefits beyond what would occur under standard zoning.

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7. **The proposed PD rezoning and planned development plan has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

   Facts in Support: An Addendum to the Fairview at Northgate Project Certified EIR (SCH# 2018102007) has been reviewed and considered in compliance with CEQA. By separate Resolution No. 26-___ adopted prior hereto, the City Council did consider the Addendum prior to taking action on the Project.

Section 3. Amendment to the Fairview at Northgate Master Plan

The City Council hereby approves the Amended Fairview at Northgate Master Plan as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 4. Zoning Map Amendment

The City of Vallejo's official zoning map and district boundaries referenced in Vallejo Municipal Code Section 16.102.02 (Official Zoning Map and District Boundaries) are hereby amended as set forth in ***Exhibit D.***

Section 4. Severability

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact one or more provisions may be declared invalid.

Section 5**.** Indemnity and Time Limitations

a. The Applicant, property owner, and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the City Council's decision at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, property owner, and/or any successor in interest, the City, and/or parties initiating or bringing such action.

b. The Applicant, property owner, and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made

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necessary by said legal action and the Applicant, property owner, and/or successor in interest desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.

c. In the event that a claim, action, or proceeding described in paragraphs a. or b. above is brought, the City shall promptly notify the Applicant, property owner, and/or successor in interest of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to: (1) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant, property owner, and/or successor in interest in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the developer has already retained counsel to defense the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and expenses shall be paid by the Applicant, property owner, and/or successor in interest.

d. The Applicant, property owner, and/or any successor(s) in interest, whether in whole or in part, to either of them, indemnifies the City for the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.

e. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.

f. The conditions of approval applicable to the Project include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) has begun. If you fail to file a protest within this 90- day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Section 6. Publication and Effective Date

This ordinance shall be published in accordance with applicable provisions of law, by either:

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publishing the entire ordinance once in a newspaper of general circulation, published in the City of Vallejo, within fifteen (15) days after its passage and adoption, or

publishing the title or appropriate summary in a newspaper of general circulation, published in the City of Vallejo, at least five (5) days prior to adoption, and a second time within fifteen (15) days after its passage and adoption with the names of those City Councilmembers voting for and against the ordinance.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) days after its final passage.

* * * * * *

I HEREBY CERTIFY that the foregoing ordinance was first read at a regular meeting of the Vallejo City Council on the ___ day of _____ 2026 and was passed and adopted at a regular meeting of the Vallejo City Council on the _____ day of _____, 2026 by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
ANDREA SORCE, Mayor

ATTEST:

_____
DAWN G. ABRAHAMSON, SECRETARY

Exhibits

A. Amended Fairview at Northgate Master Plan
B. General Plan Consistency
C. Amended Fairview at Northgate Master Plan Project Plans
D. Zoning Map Amendment

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FAIRVIEW AT NORTHGATE
MASTER PLAN
VALLEJO, CALIFORNIA
MAY 2019
Revised: January 2020
Revised: December 2025



ADOPTED BY THE VALLEJO CITY COUNCIL ON: _____

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APPENDIX A

SECTION 1: INTRODUCTION

1.1 MIXED USE PLANNED DEVELOPMENT (MUPD)

Fairview at Northgate is a mixed use project with both a residential component and a commercial component. The project is currently zoned as Pedestrian Shopping and Service District in the Zoning Code and will be rezoned to Mixed Use Planned Development (MUPD). The General Plan 2040 calls the property out as "Retail/ Entertainment" to the west and "Mix of Housing Types" to the east. The proposed project is compatible with the General Plan and the surrounding land uses as described in Section 1.5.

Development standards have been established to provide a high quality of design and continuity throughout the Fairview at Northgate project. Design requirements such as street widths, building setbacks, architectural guidelines and landscape materials are included in the standards.

The development standards are broken down into eight sections. The first section introduces you to the project, the second section addresses the community-wide roadway standards, the third section outlines the proposed utilities, the fourth section explains residential standards, the fifth section plans for commercial standards, the sixth section describes community-wide landscape standards, the seventh section proposes project signage, the eighth section delineates community-wide architecture standards, the ninth section looks at Open Space requirements and the tenth section concludes the Master Plan.

All development within the Fairview at Northgate Master Plan is intended to conform to the development standards which are presented in this document.



1.2 PROJECT CONCEPT

Fairview at Northgate features a well-integrated commercial and residential development, separated by a linear open space. Designed to be walkable and connected through public streets and pathways, the community embodies a theme of traditional retail alongside a diverse residential neighborhood, offering a range of parks and open space amenities that are appropriately scaled to the size of the community and the number of residents.

Consistent design elements will be integrated throughout both the residential and commercial areas of the development to establish a cohesive sense of unity. The central open space will be minimally enhanced beyond its natural state and can be visually enjoyed from the adjacent trail system. The landscape palette incorporates species suitable for commercial retail environments, while the residential areas emphasize a more detailed, pedestrian-friendly experience. A comprehensive plant list detailing the typical landscape palette is listed in Section 6 of these guidelines.





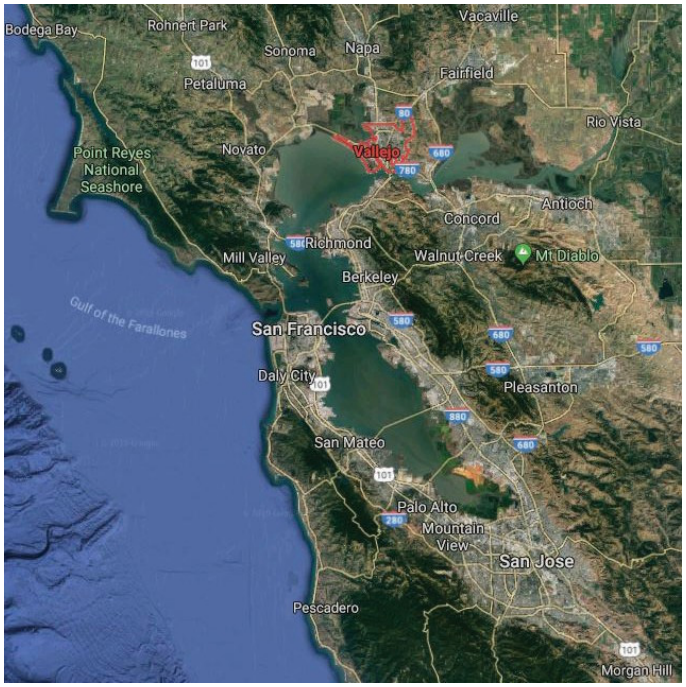




1.3 PROJECT LOCATION

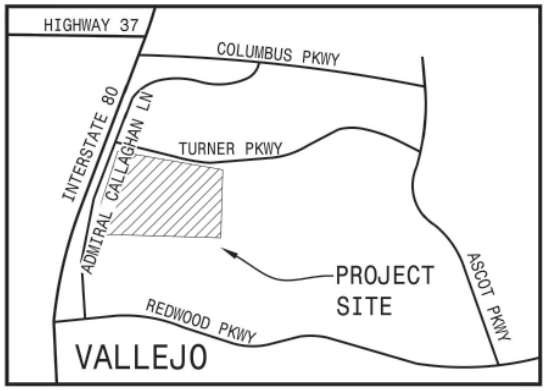
1.3.1 Regional Context

Fairview at Northgate is located in the City of Vallejo. Vallejo has excellent access to freeways and transit and has a popular and widely used ferry system that connects directly to the City of San Francisco and other parts of the Greater Bay Area. The region is experiencing continued growth, creating strong demand for commercial centers and more housing in Vallejo. See Figure below.



1.3.2 Site Location

Fairview at Northgate is 51.3± acre vacant project site located in northeast Vallejo. It occupies a single assessor parcel number (APN 0081-490-010) and fronts onto Admiral Callaghan Lane to the west and Turner Parkway to the north. The project area is south of an existing 130-acre commercial development, Gateway Plaza. There is multi-family residential and a car dealership to the south, and single-family residential to the east. The site is highly visible from Interstate-80 and is accessible via Columbus Parkway and Redwood Parkway. See Figure below.



1.4 EXISTING CONDITIONS AND TOPOGRAPHY

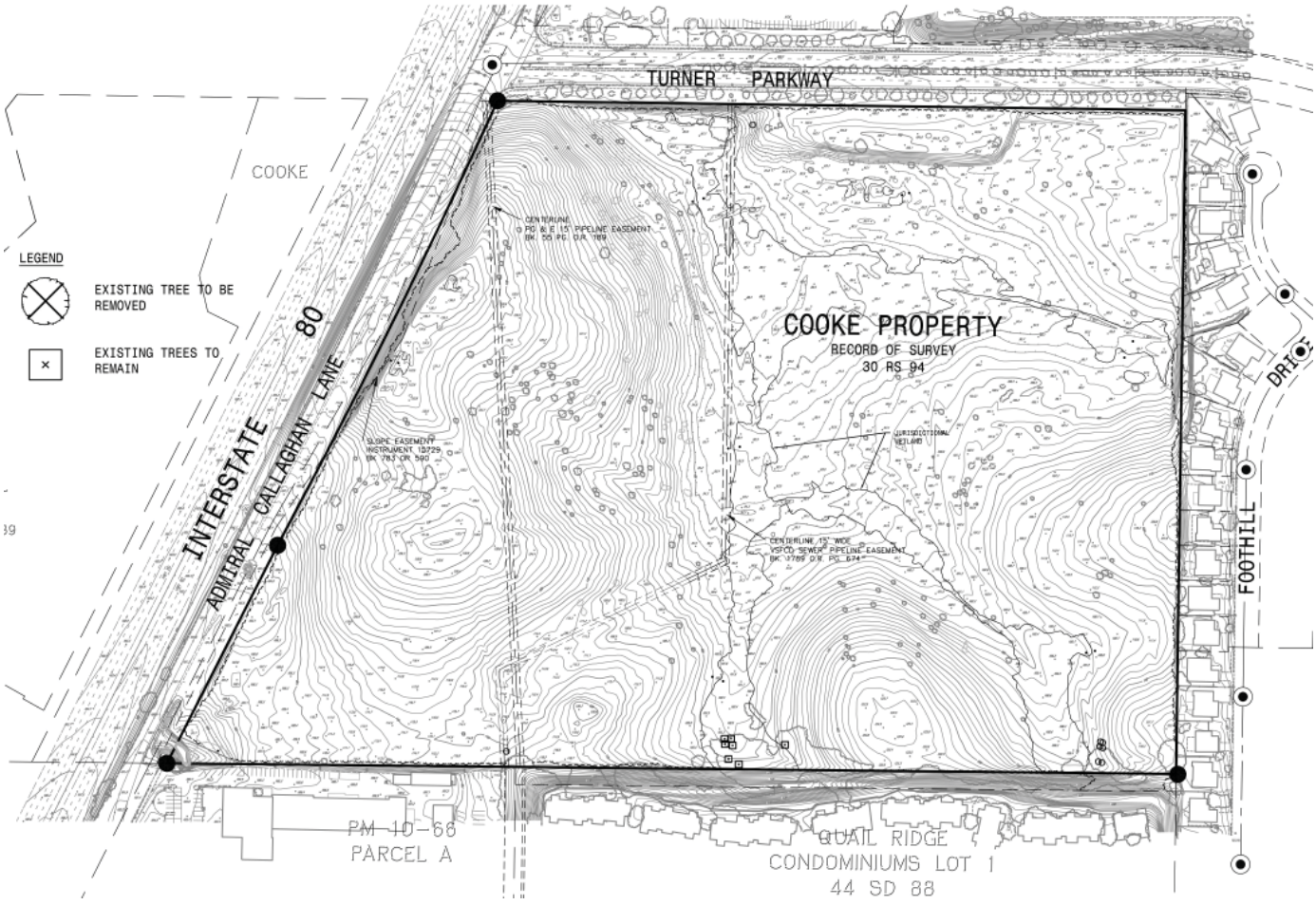
Fairview at Northgate is a 51.3± Acre vacant land parcel with gentle rolling topography crossed by two easements: a sewer easement and a PG& E gas-line easement. The easements and the utilities within shall be relocated as needed for development.

A low lying area with a jurisdictional wetland can be found in the middle part of the site. This wetland is created from regional flows off of the neighboring developed properties. The average width of this drainage shed is approximately 70 feet wide.

There are 15 existing trees located on the site. 14 of the existing trees are Red Willow trees (Salix laevigats) and 1 is a Eucalyptus tree (Eucalyptus globulus). 7 of the 14 Red Willow trees will be preserved with the development, and the remaining 7 shall be removed. The Eucalyptus tree will be removed as well. None of the existing trees are listed as protected species and will not require mitigation for removal. The existing trees planned for preservation and removal are both identified and listed on Sheet 9.0 "Existing Tree Plan" of the Planned Development Permit Application Package.

There are no significant views in any direction from this site.

The project is currently zoned as Pedestrian Shopping and Service District in the Zoning Code and will be rezoned to Mixed Use Planned Development (MUPD). The General Plan 2040 calls the property out as Retail/ Entertainment and Mix of Housing Types. The proposed project is compatible with the surrounding land uses as described in Section 1.5.



1.5 SURROUNDING LAND USES

The project site is located in a suburban and urban environment and is bordered by existing development. Surrounding land uses consist primarily of residential, commercial, open space, park uses, and transportation corridors (I-80 and other roadways). The text below provides a brief description of the surrounding land uses in the Propel Vallejo General Plan 2040 (General Plan) and zoning designations in the Development Code.

1.5.1 Land Uses to the North

The approximately 130-acre existing Gateway Plaza Shopping Center is located north of Turner Parkway. The shopping center is partially bound by Admiral Callaghan Lane on the west (which traverses through the northwest corner of the shopping center); Turner Parkway on the south; and residential and office development to the east. The General Plan land use designation for this area is Retail/Entertainment (RE) and the zoning designation in the Development Code is Freeway Shopping and Service and Mixed Use Planned Development.

1.5.2 Land Uses to the South

Land uses to the south of the project site include automotive, commercial, and residential uses. A Honda Dealership is located on the northeast corner of Admiral Callaghan Lane at Rotary Way and is immediately adjacent to the southwest boundary of the project site. The Quail Ridge Condominiums and Sundance Apartment Homes are located to the east of the auto dealership and are immediately adjacent to the southern boundary of the project site. South of Rotary Way is Redwood Plaza neighborhood commercial center that includes a Safeway grocery store, Golden 1 Credit Union, Oil Changers, Fed Ex Office, Shell gas station and other small retail uses. A two-building office complex and a KinderCare facility are located east of Redwood Plaza along Rotary Way. The General Plan land use designation for this area is primarily Mix of Housing Types, Retail/Entertainment, and Business/limited Residential. The zoning designation in the Development Code is Pedestrian Shopping and Service and High Density Residential.

1.5.3 Land Uses to the East

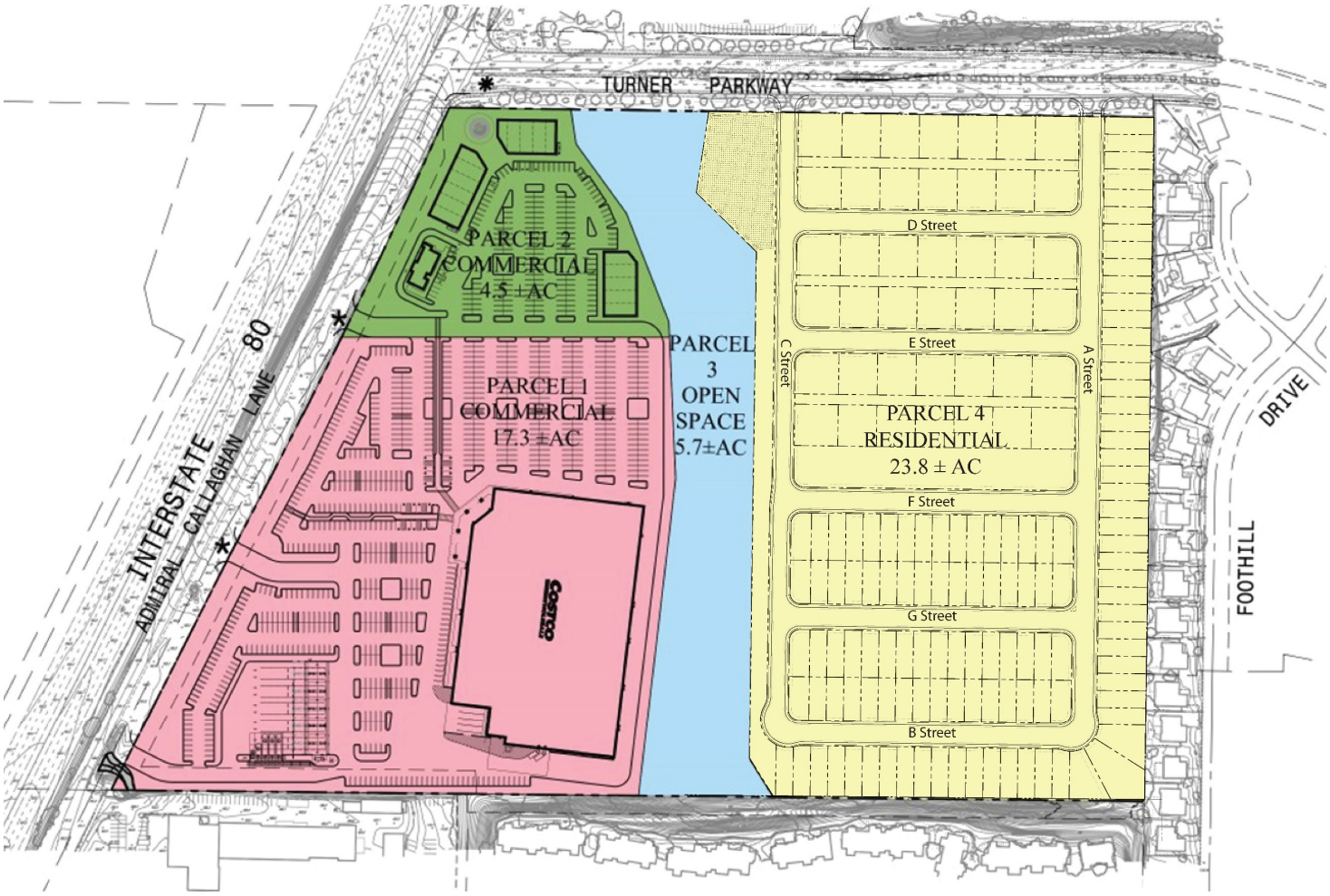
Single-family residences in the existing Hunter Ranch Subdivision are located east of the project site. Residences are on small lots ranging in size from approximately 0.15 to 0.25 acre. This area is accessed from Turner Parkway on the north, Redwood Parkway on the south, and Ascot Parkway on the east. The General Plan land use designation for this area is Primarily Single-family (R-SF) and the zoning designation in the Development Code is Low Density Residential and Mixed Use Planned Development.

1.5.4 Land Uses to the West

To the west of the proposed project site is Admiral Callaghan Lane, a two-lane undivided roadway. The road right-of-way includes an approximately 50-foot-wide area that is largely unvegetated and spans the length of the western project site boundary. To the west of Admiral Callaghan is I-80, and west of I-80 is a mix of uses including a mobile home park, single-family and multi-family residential uses, commercial uses, and the Solano County Fairgrounds. The General Plan Land use designation for this area is Business/Limited Residential (B/LR), Primarily Multi-Family (R-MF), and District Solano 360 (D-360) in the General Plan. The zoning designation in the Development Code is Freeway Shopping & Service, High-Density Residential, Linear Commercial, and Public.

1.6 PARCELS IN SITEPLAN

Fairview at Northgate is broken down into four distinct parcels: a large commercial parcel (17.3± AC), a smaller commercial parcel (4.5± AC), an open space parcel (5.7± AC) and a residential parcel (23.8±AC). The residential parcel has a density of approximately 10.3 dwelling units per acre.



1.7 PROJECT DESCRIPTION

The approximately 51.3-acre vacant, undeveloped project site is proposed for a mix of commercial, residential, recreation, and designated open space. The commercial development would be located in the western portion of the proposed project site bordered by Admiral Callaghan Lane to the west, Turner Parkway to the north, a Honda car dealership and condominiums and apartments to the south, and an open space corridor bisecting the project site to the east. The open space area would serve as a buffer to the planned residential area. Residential development would be located on the eastern portion of the proposed project site bordered by Turner Parkway to the north, the existing Hunter Ranch Subdivision to the east, condominiums and apartments to the south, and the designated open space to the west (buffer to the planned commercial area).

The proposed project incorporates sidewalks, pathways, and a trail that are designed to promote a pedestrian- and bicycle-friendly environment; to encourage alternative transportation between the commercial and residential project elements; and improve access for viewing the proposed open space. All components of the proposed project have been designed and planned with the intent of being responsive to the existing on-site features, topography, and other resources and constraints found on the proposed project site and in the surrounding areas, and to be compliant with pertinent planning documents, regulations, and guidelines. While the project is considered consistent with the existing General Plan and zoning designations, the project does propose a zoning map amendment to make the existing zoning classification consistent with the recently adopted General Plan. Table 3-2: Existing and Proposed Land Use Designations summarizes the changes for the proposed project.

The project includes a subdivision of the 51.3-acre site into four parcels. Two parcels for the commercial component of the project, one parcel for the residential component, and one parcel for the proposed open space area. The Tentative Map showing the proposed large lot subdivision is shown in Section 1.6: Parcels in Siteplan. The proposed configuration of the commercial and retail sites can be found on Page 11 and the proposed layout of the residential lots is shown on Page 13. Each component of the proposed project is described in detail in the following sections. The project will be built with one phase.


OPEN SPACE
TURNER PARKWAY
COSTCO WHOLESALE
INTERSTATE 80
ADMIRAL MCMULLAGHAN LANE
REFER TO PAGE 9 FOR LEGEND



1. OPEN SPACE - WITH PEDESTRIAN CONNECTION
2. COMMERCIAL BUILDING
3. RETAIL BUILDING
4. PARKING AREA
5. LOADING ZONE
6. GAS STATION
7. WATER QUALITY BASIN
8. BUS STOP
9. SIGNALIZED INTERSECTION
10. PEDESTRIAN PATHWAY
11. PARKS

REFER TO SECTION 3: PROJECT UTILITIES FOR EASEMENTS

1.7.1 Commercial - Western Portion of the Site

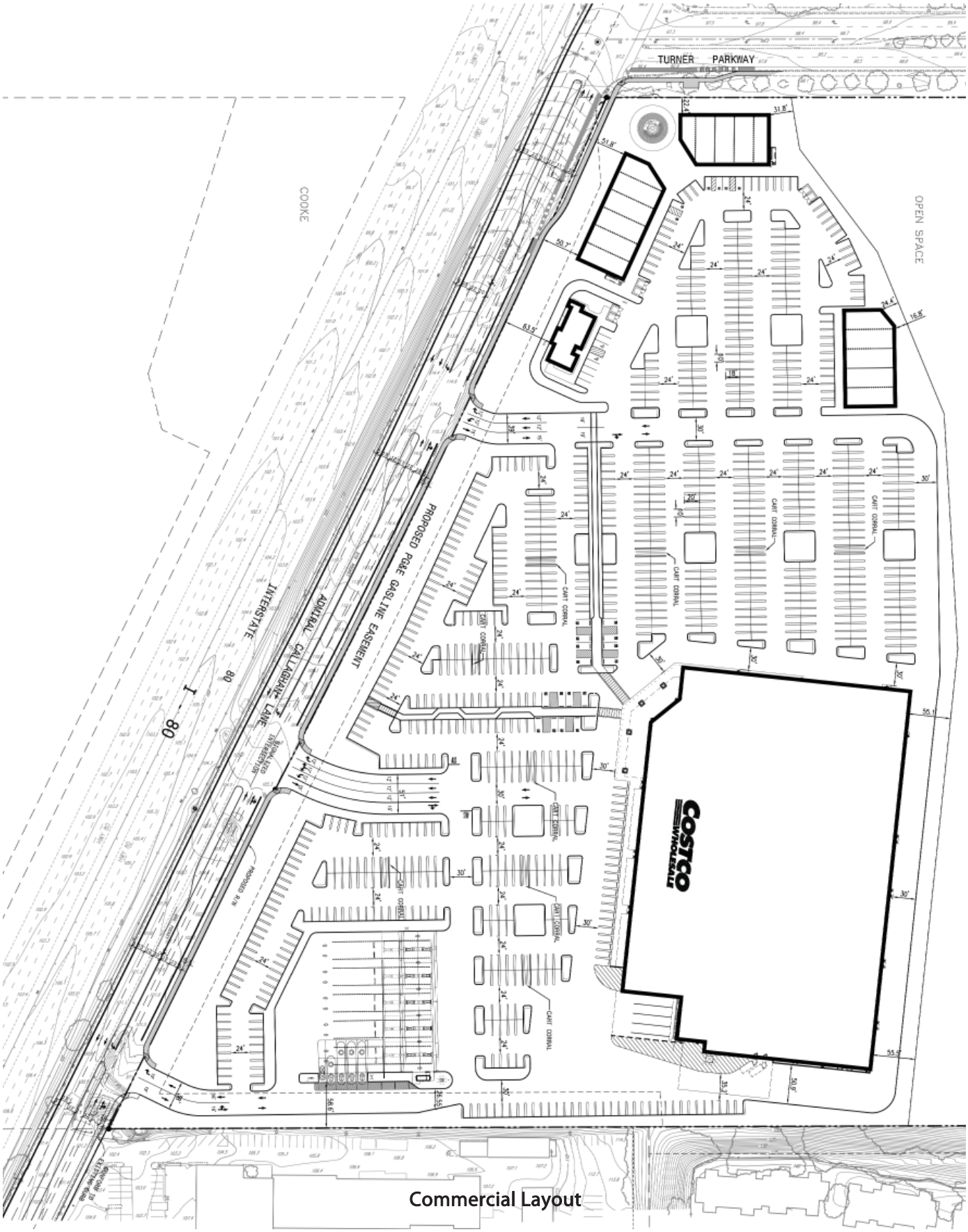
The western portion of the project site is planned for a commercial center. The proposed project uses will accommodate 179,688 square feet (sf) of commercial building area on 21.8 acres. The commercial area is proposed for 5 separate buildings and a gasoline service station accommodating up to 30 fueling dispensers and a related 50-sf kiosk. The commercial center will have 962 parking spaces including accessible spaces.

The southern portion of the commercial center is proposed for a 152,138 sf Costco store on 17.3 acres of the 21.8-acre commercial area; this will be the largest building. Costco intends to relocate their existing Vallejo operations from the Gateway Plaza shopping center to the proposed project site. The Costco would have 774 parking stalls, of which 16 would be reserved for accessible parking. The proposed gas station will be located in the southern portion of the commercial center parking lot and the Costco building will be setback from the roadway approximately 450 feet, separated from Admiral Callaghan Lane by the parking lot.

The northern end of the commercial area is proposed to be developed with four buildings ranging in size from 3,000 sf to 9,400 sf on approximately 4.56 acres of the 21.8-acre site. This portion of the commercial area will have 188 parking stalls, inclusive of 8 spaces reserved for accessible parking. These commercial uses will be located along the frontage with Turner Parkway and wrap around the southeast corner of Admiral Callaghan Lane at Turner Parkway and then along roughly one-third of the western edge of the commercial area fronting Admiral Callaghan Lane. A restaurant with a drive-through is proposed for one of the four buildings in the northern end of the commercial area; potential uses for the other three buildings could include general neighborhood services such as restaurants, health and fitness clubs, medical clinics, pharmacies, salons, laundry, clothing, convenience stores, and other related services. See Appendix A at the end of this document.

The proposed commercial area will take access from three driveways off of Admiral Callaghan Lane as shown on Page 11. The selection of traffic control devices at the three intersections also considers the City's concerns regarding traffic signal spacing and the number of traffic signals along Admiral Callaghan Lane. The driveway configurations are as follows:

- Northern Driveway: Unsignalized, separate outbound left turn and right turn lanes, southbound left turn pocket for inbound left turns;
- Middle Driveway: Signalized, two outbound left turn lanes and one outbound right turn lane, southbound left turn pocket for inbound left turns;
- Southern Driveway: Unsignalized, one outbound right turn lane, no outbound left turn allowed, southbound left turn pocket for inbound left turns.



Commercial Layout

1.7.2 Residential - Eastern Portion of the Site

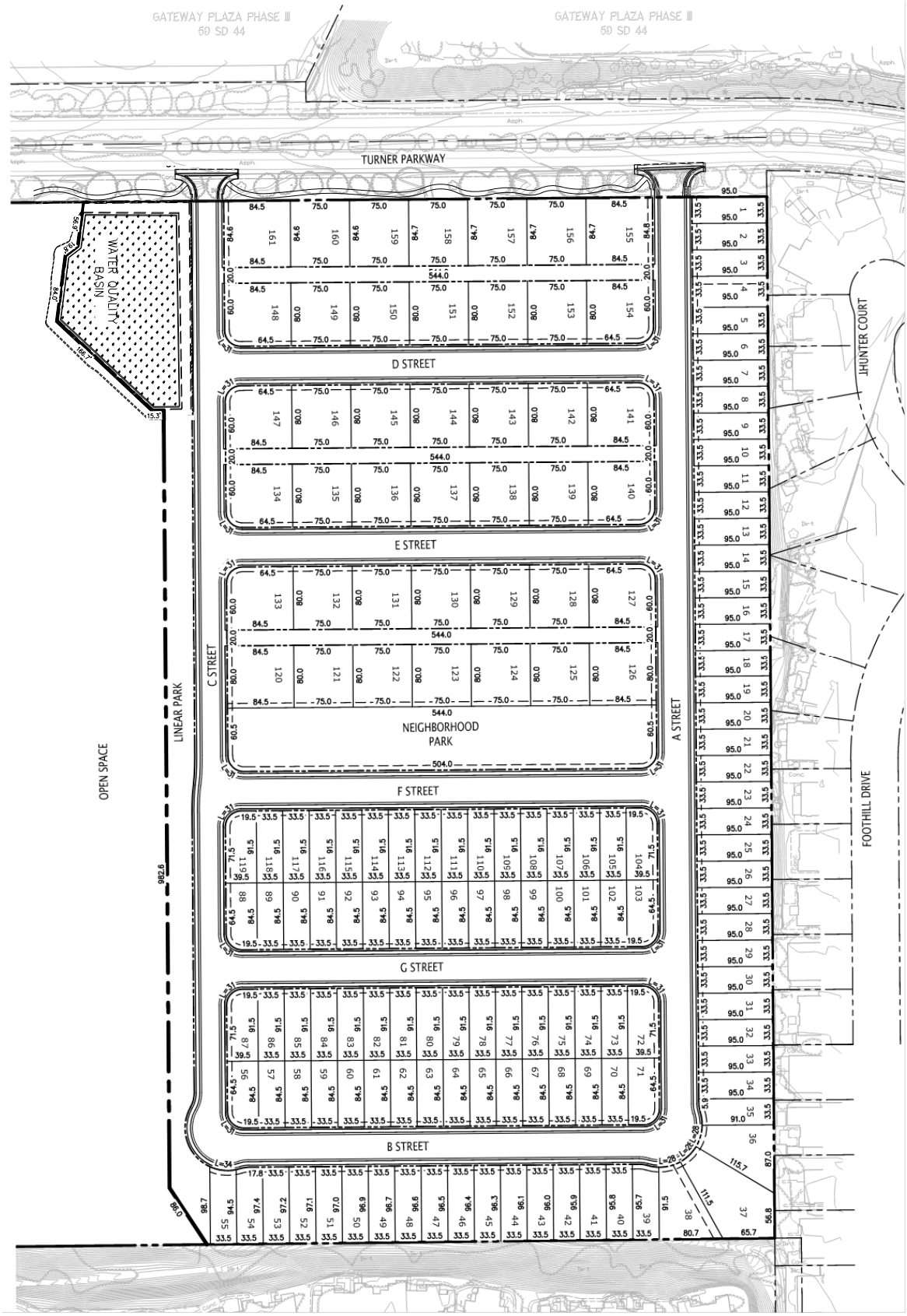
The residential component will be located on the eastern portion of the project site on 23.8 acres. The project proposes 119 single-family detached lots/units with three floor plans with three architectural façade design types each that will create variety in the streetscape. The single family units are located around the perimeter of the project with double loaded lots on streets F and G at the southern portion of the project. The 119 residential units will be traditional single-family detached units on lots with a 33.5-foot minimum width and an 84-foot minimum depth, except on pie lots which have a varying width. The traditional residential units feature a front driveway and front entryway facing the streets. A conceptual design of a Single-Family home is shown in Section 8.2.3: Licensed Typical Example.

The second unit type consist of 42 bungalow lots with three units clustered on each lot with alley garage access for a total of 126 units. Each cluster of three units includes two private courtyards which are shared between the units. The bungalow units have three floor plans with three architectural façade designs each. Two of the units face the street and the third unit is located above the garage. The three units will all have access from the street and a walkway between the street facing units would allow access to the rear unit. A conceptual design of home with an alley facing garage is shown in Section 8.2.2 Bungalow Typical Example. The average density for the residential uses is 10.3 units per gross acre (245 units/23.8 AC).

The residential component of the project will be accessed from two street driveways off Turner Parkway as shown in the residential plan on Page 13. The western residential driveway was assumed to be signalized with full access for all movements. The eastern driveway was assumed to be unsignalized with right-in/right-out access only.
Signalization of the western driveway would include a modification to provide a left turn lane into the project site and a left turn out of the project site.

1.7.3 Open Space

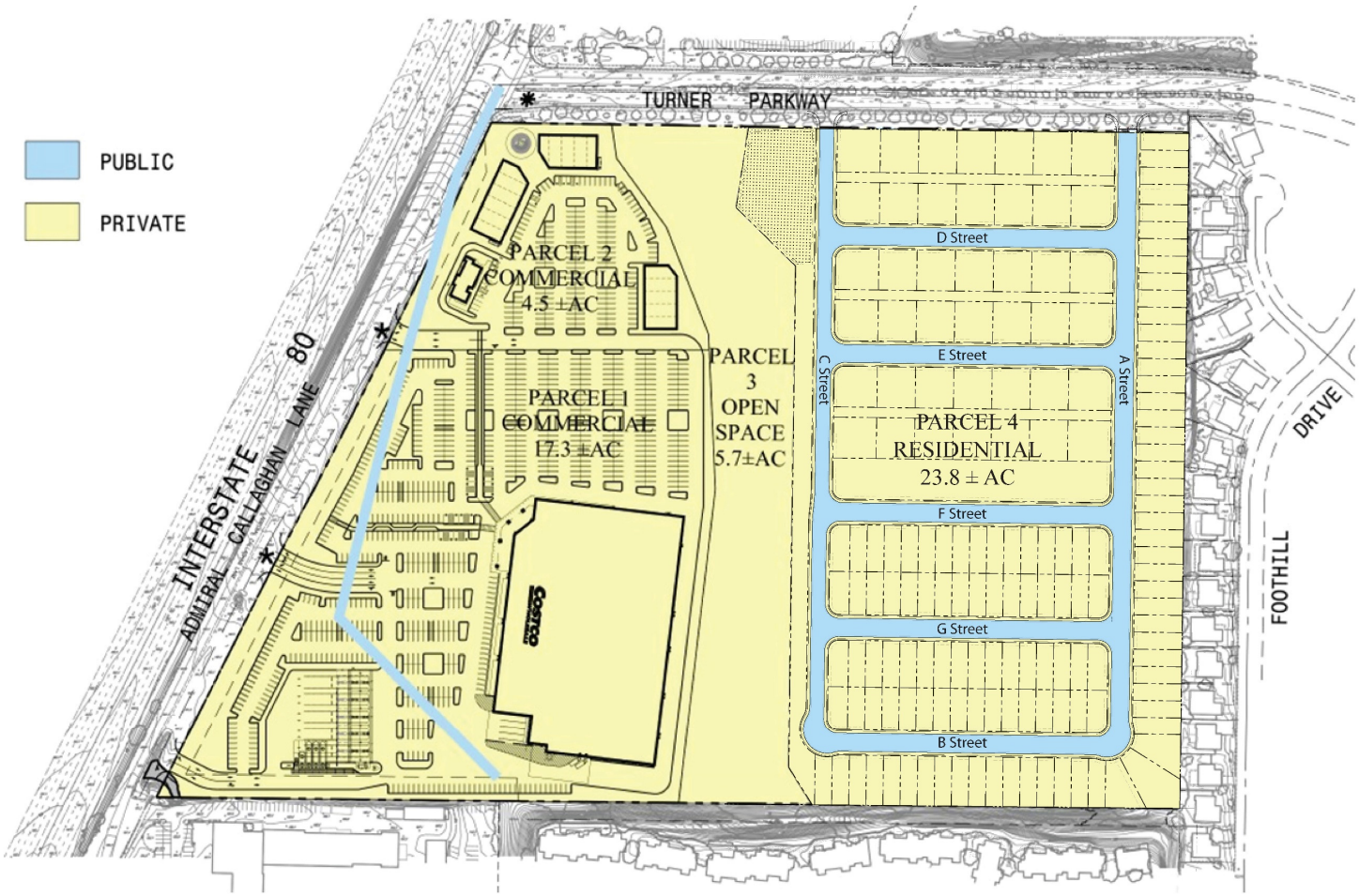
The central portion of the proposed project site will be preserved as open space would consist of 5.7 acres. Development would be precluded in this area. This area drains the existing off-site residential developments to the south and southeast of the proposed project site drain into low lying areas. This open space would separate the proposed project's commercial and residential components and provide a buffer between the two uses. This area will be subject to protective restrictions that would not allow for public or private use and the open space would be secured by attractively designed perimeter fencing consistent with the appearance of open space. The open space would only be accessible via private gates located on the commercial side of the proposed project in order to facilitate maintenance activities. The proposed project anticipates that the open space would be owned, managed, and maintained by a homeowners association (HOA) created in connection with the residential component.



Residential Layout

1.8 LAND OWNERSHIP DESCRIPTION

Fairview at Northgate is a 51.3 acre proposed mixed use project that contains three distinct land uses that include a) Retail-Commercial, b) Residential, and c) Open Space. The Retail-Commercial portion is 21.8 acres divided into two parcels of 17.3 acres and 4.5 acres. The entire 21.8 acres will be privately owned by one or more parties, with the exception of the public sewer main line. The Residential portion is 23.8 acres and includes 161 residential lots, streets, a neighborhood park, a linear park, and a water quality basin. Within the residential areas, the individual lots, courtyards, neighborhood park, linear park, and water quality basin will be privately owned. The streets (non-courtyards) that serve the residential lots shall be dedicated to the City of Vallejo for public ownership and maintenance. The Open Space portion is 5.7 acres, separating the Retail-Commercial and Residential portions of the property. The Open Space shall be privately owned and will ultimately be transferred to a future private home owner's association.



SECTION 2: ROADWAY DEVELOPMENT STANDARDS

2.1 ROAD STANDARDS

Roadway cross sections have been created for the Fairview at Northgate development project based on future projection of traffic. A traffic study was prepared by Fehr & Peers in 2019 to assess the development's impact on the existing traffic circulation. The following standards describe each roadway and their typical mid-block cross section.



2.1.1 Admiral Callaghan Lane

Admiral Callaghan Lane runs adjacent to Interstate-80 and fronts the Fairview at Northgate project. Currently the road is a major north-south public street. Admiral Callaghan Lane is found along the commercial side of the project with three access points proposed. The central access point will be signalized and the other two will have stop controlled movement coming out of the entrances. The two existing lanes will serve as the southbound lanes while two additional lanes to be constructed will serve as the northbound lanes for a total of four lanes of traffic. This street section will only be constructed on the east side of the street, and the west side will remain. A12-foot wide landscaped median will be constructed between the two sides to match Admiral Callaghan Lane north of the project.

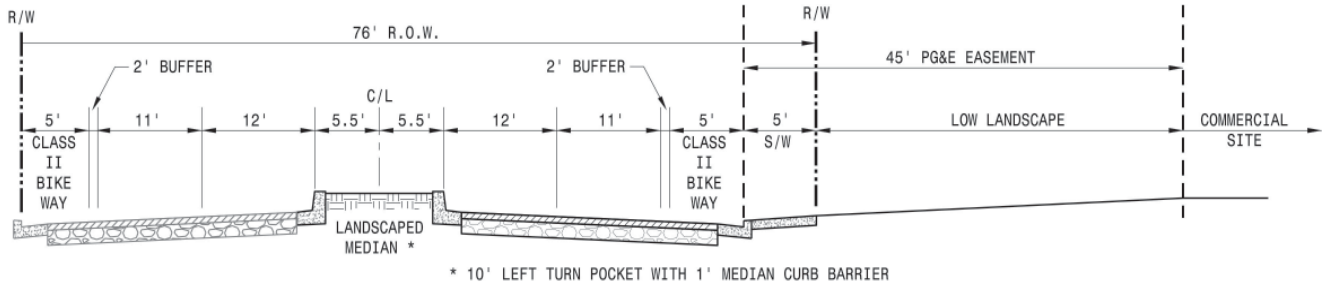
ADMIRAL CALLAGHAN LANE STANDARDS

Street Standards:
a. 76-foot overall Right-of-Way
b. Four vehicle travel lanes
c. 11' median
d. 5' bike lanes with 2' buffer both sides of the street
e. No parking on roadway
f. Commercial Signage to be located along street frontage
g. Lighting to meet City of Vallejo Public Improvements Standards

Landscape Zone Containing:
a. 5-foot attached walk
b. 45' PG&E easement (40' from R.O.W.)
c. 50'± total landscape frontage before parking starts on commercial property
d. 11' landscaped median

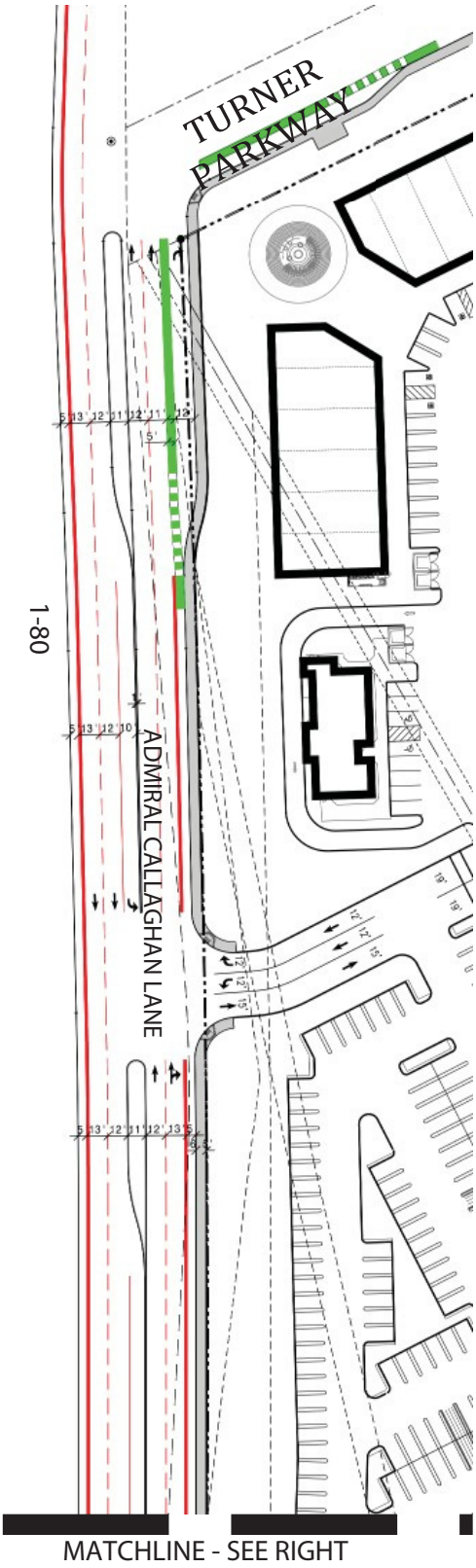
Landscaping:
a. All landscape and irrigation plans shall be reviewed by the City of Vallejo for approval
b. Trees located outside of the PG&E easement
c. Shrubs and ground cover to be located in the PG&E easement

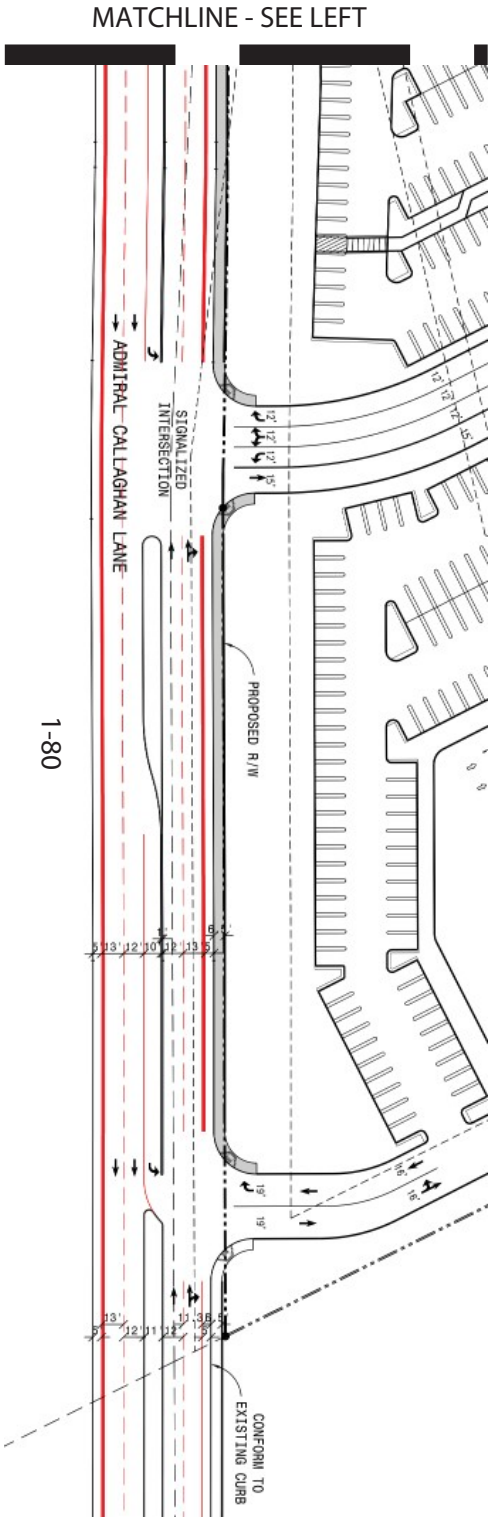
2.1.2 Admiral Callaghan Lane -SECTION



ADMIRAL CALLAGHAN LANE
N.T.S.

2.1.3 Admiral Callaghan Lane - PLAN VIEW





2.1.4 Existing Turner Parkway

Turner Parkway is a public street connecting Admiral Callahan and Ascot Parkway. This road will be left in place including the existing 4.5-foot sidewalk. The proposed right-of-way will be enhanced with a meandering trail that will be behind the existing tree line. This road will service the residential side of the project with two access points into it. The western access point will be signaled and the eastern access point will have a stop sign onto Turner Parkway with limited right in/out access.

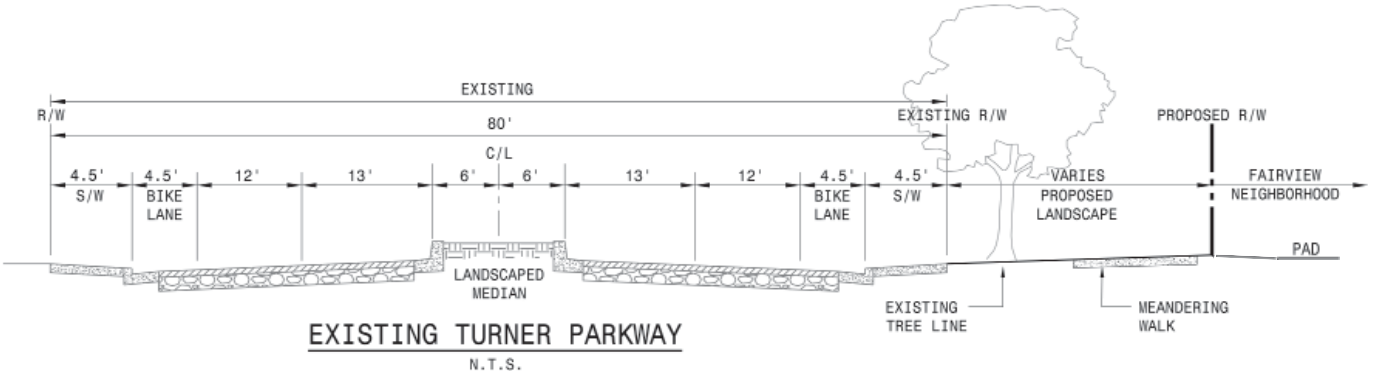
EXISTING TURNER PARKWAY STANDARDS

Street Standards:
a. 80-foot Right-of-Way
b. Four vehicle travel lanes
c. Existing landscaped median
d. No parking on roadway
e. Community Signage to be located along street frontage
f. Lighting to meet City of Vallejo Public Improvements Standards

Landscape Zone Containing:
a. 4.5-foot attached walk
b. 45' ± total landscape frontage along commercial and residential frontage once development is completed
c. Meandering walk running behind existing attached sidewalk

Landscaping:
a. All landscape and irrigation plans shall be reviewed by the City of Vallejo for approval
b. Most existing trees to remain
c. All existing landscape in median to remain
d. New trees will fill in behind existing trees
e. Shrubs and ground cover will be provided

2.1.5 Existing Turner Parkway - SECTION



EXISTING TURNER PARKWAY
N.T.S.

2.1.6 Residential Streets

Residential streets will provide access to houses fronting onto it. City of Vallejo Standards have been applied to the streets planned for the Fairview at Northgate residential development. These streets are internal to the project and connect to the collector street of Turner Parkway. In special cases the road widths were reduced to allow parking only on one-side of the street.

RESIDENTIAL STREET STANDARDS

Street Standards:

a. 50-foot Right-of-Way
- 38-foot top of beveled curb to top of beveled curb
- parking on both sides
- lighting to meet City of Vallejo Public Improvements Standards

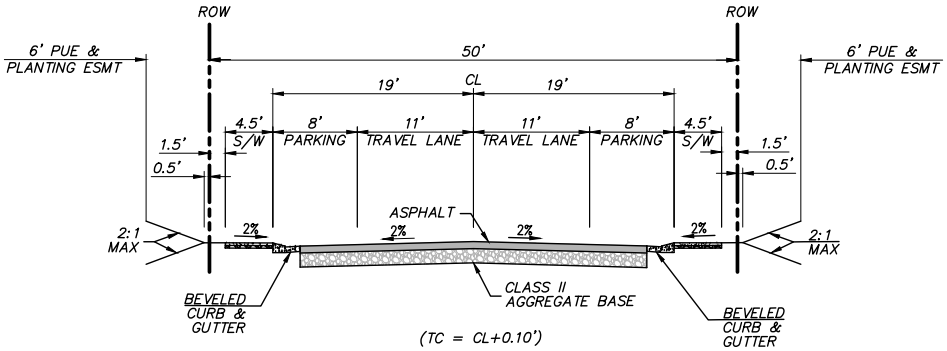
b. 42-foot Right-of-Way
- 31-foot top of beveled curb to top of beveled curb
- parking on one-side on 42-foot Right-of-Way
- lighting to meet City of Vallejo Public Improvements Standards

Landscaping:

a. 4.5-foot attached walk

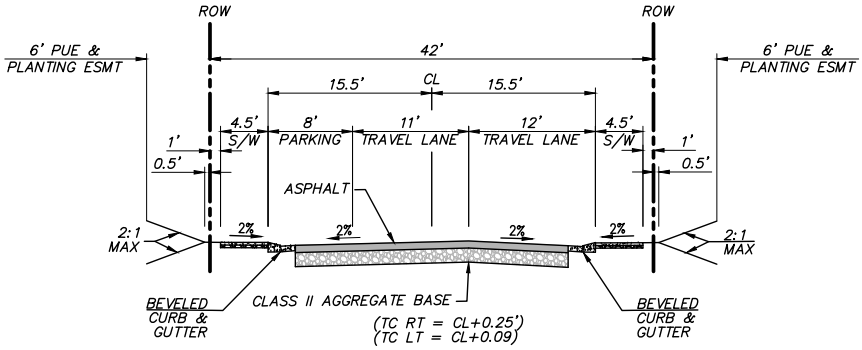
b. Street trees to be planted in private yards

2.1.7 Residential Streets - SECTIONS



TYPICAL 50' R/W STREET SECTION

N.T.S



TYPICAL 42' R/W STREET SECTION

N.T.S

2.1.8 Private Alleys

Alleys provided shared vehicular access to houses with garages fronting onto it. These are private and the lot lines terminate at the right-of-way of the 20' wide private alley. These alleys are small in scale and connect to the public residential streets. Private alleys will be owned and maintained by the residential HOA.

PRIVATE ALLEY STANDARDS

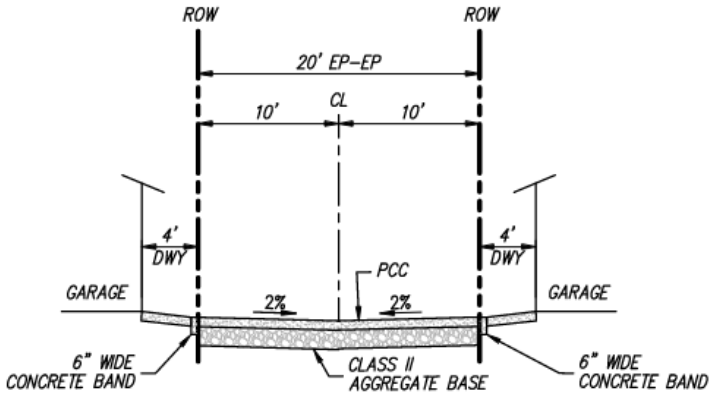
Standards:

a. 20-foot PAE and EVAE
b. 10-foot travel way in each direction
c. No parking on the Alleys
d. Garage lighting to meet safety standards

Landscaping:

a. Landscaping pockets will be in areas between driveways.
b. No street trees

2.1.9 Private Alley - SECTION

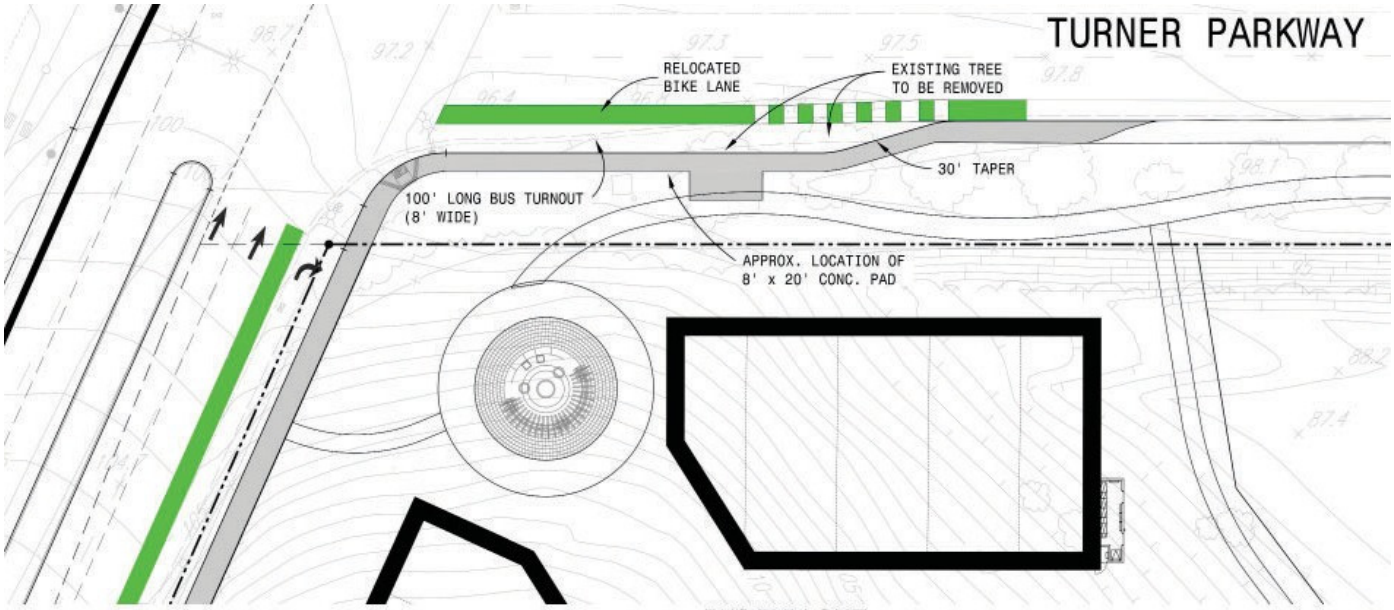


TYPICAL 20' ALLEY SECTION

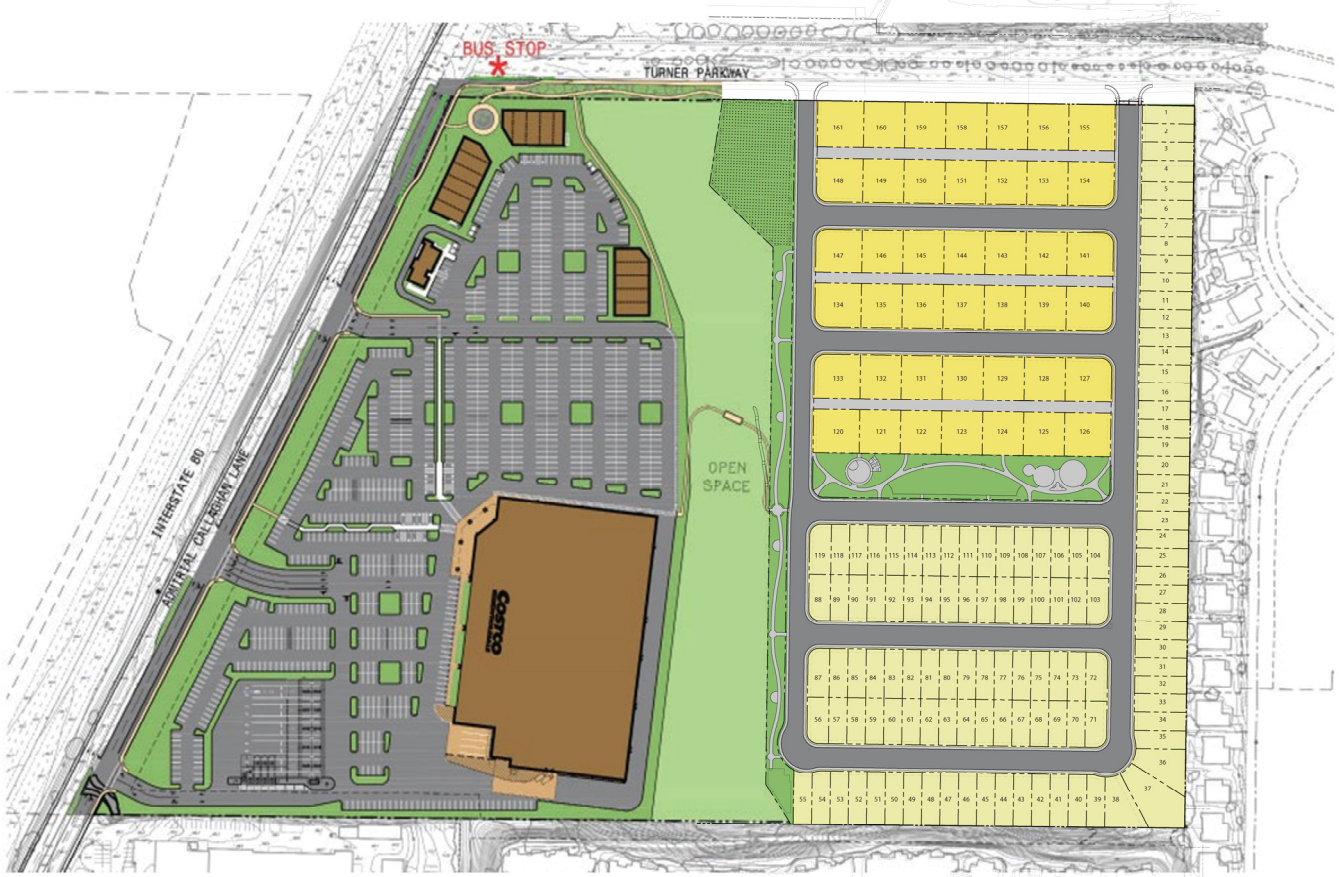
N.T.S.

2.1.10 Bus Stop

One bus stop is planned adjacent to Fairview at Northgate. It will be located on Turner Parkway and signs will be placed to indicate the location. This bus stop will serve the residents of Fairview at Northgate, as well as the community at large.

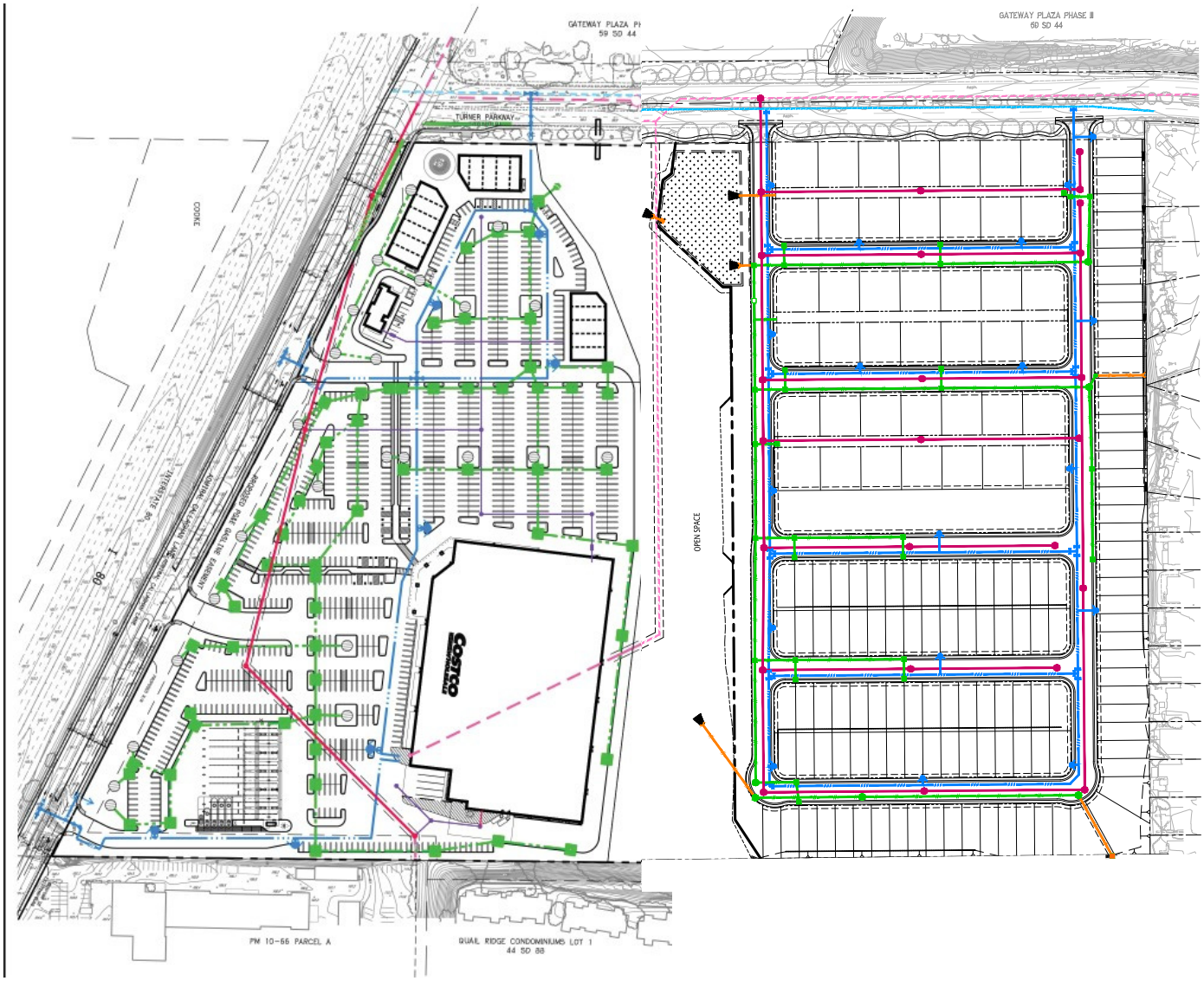


BUS PULLOUT



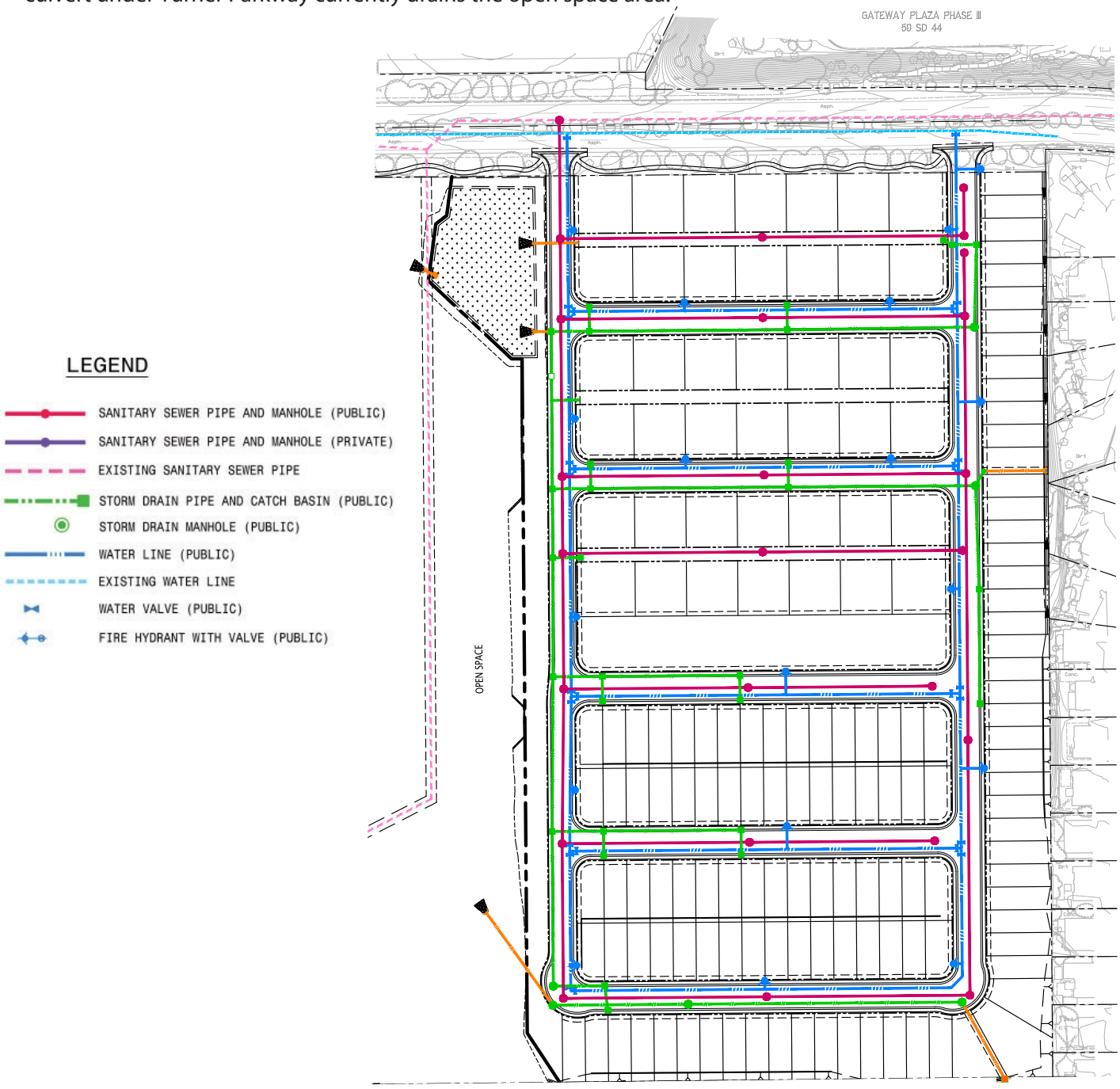
SECTION 3: PROJECT UTILITIES

This Section provides information on the proposed utilities needed for the residential and commercial parts of the Fairview at Northgate Master Plan. The project will be designed, developed and constructed with all utility infrastructure (water, electric, gas, sanitary sewer, storm water, cable/internet) required for the operation of the proposed commercial and residential project improvements. The proposed project will connect to existing utility infrastructure located in adjacent public right of way (i.e. Admiral Callaghan Lane and Turner Parkway). As a part of the proposed project, the existing PG&E gas line will be realigned to the western edge of the property along Admiral Callaghan Lane. A portion of the VFWD sewer main crossing the site will also be realigned within the proposed parking area/drive aisle on the west side of the proposed Costco building. An overview of the project utilities is below, detailed graphics will follow in the section.



3.1 RESIDENTIAL UTILITIES

This section provides information on proposed utilities for the residential part of the Fairview at Northgate Master Plan. The infrastructure to be provided will be a combination of public and private systems. Infrastructure located within the public streets will be dedicated and maintained by the City/District. Sewer infrastructure located in the private alley will be owned and maintained by the District, within a public sanitary sewer easement to be dedicated. Other infrastructure located within the private alleys will be owned and maintained by the future Homeowners Association to be established. The water will connect to the existing water line in Turner Parkway at both project entries. The sanitary sewer will tie into the existing sewer line in Turner Parkway. The proposed storm drain system will convey runoff to a water quality basin to be installed within the northwest corner of the site. Runoff is then conveyed from the water quality basin to the open space area. A 51-inch culvert under Turner Parkway currently drains the open space area.



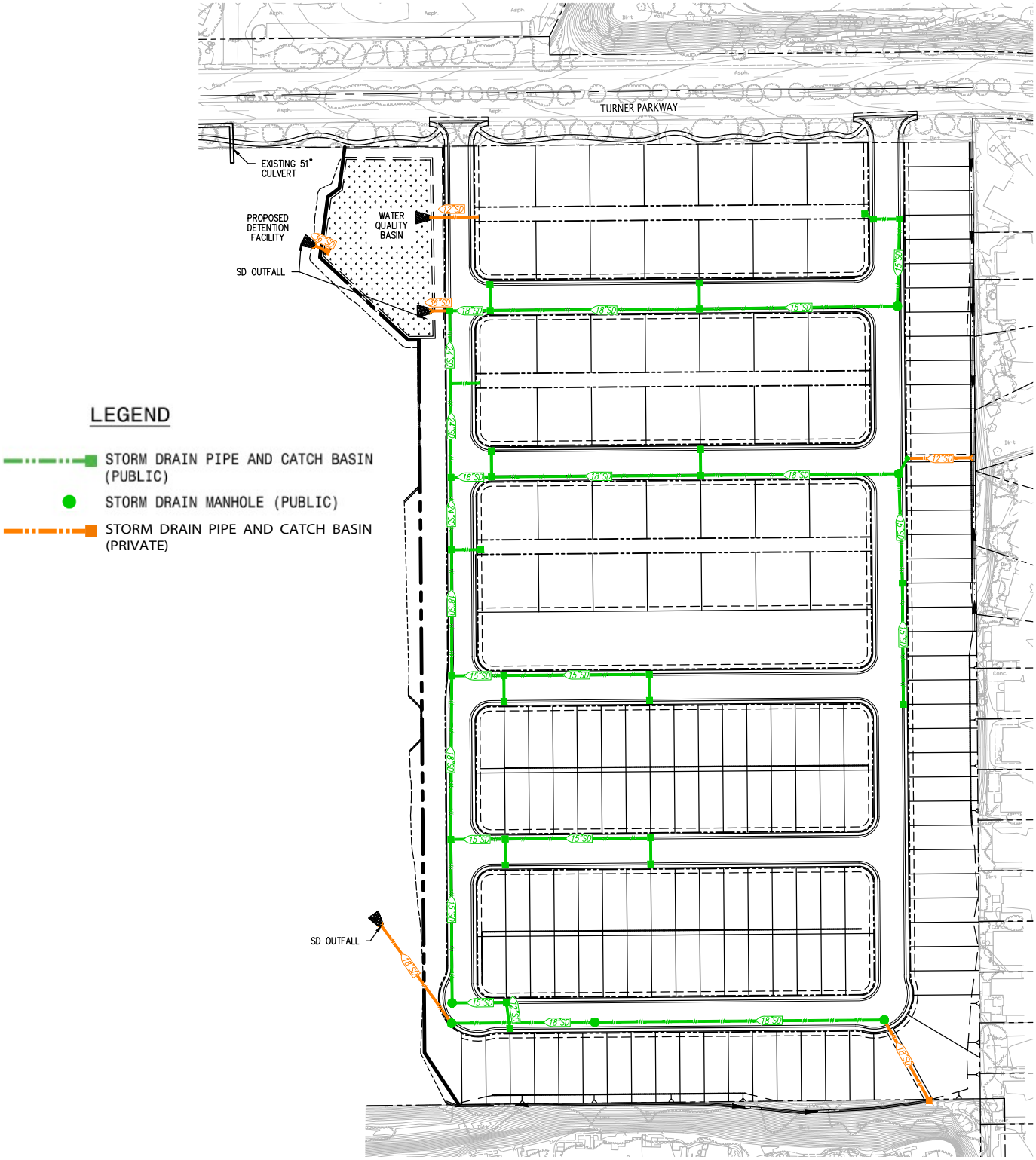
3.1.1 Residential Sanitary Sewer

The Sanitary Sewer shall be designed and installed to VFWD standards. The system will be publicly owned, connecting to the existing sanitary sewer system located in Turner Parkway.



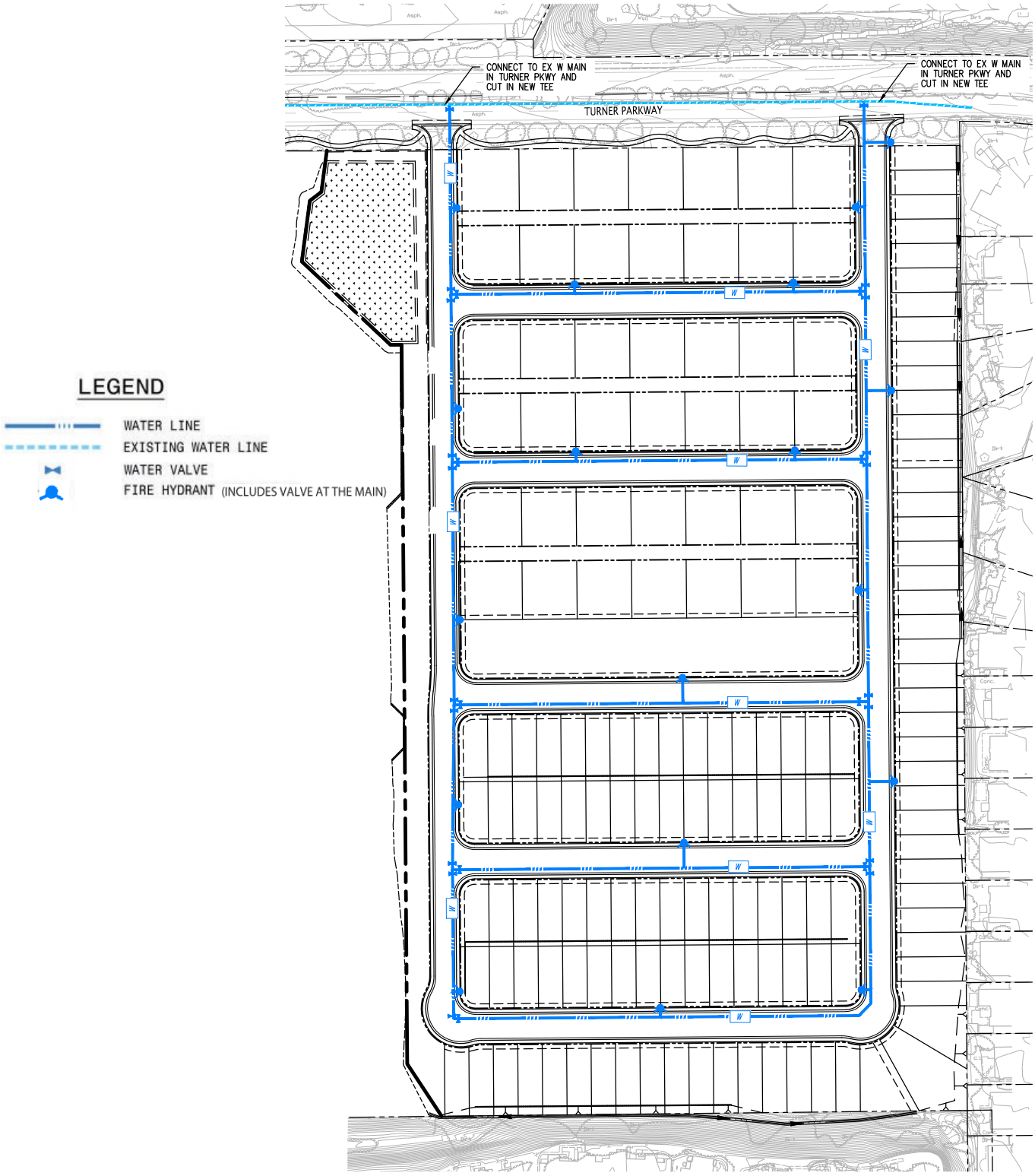
3.1.2 Residential Storm Drain System

The Storm Drain System shall be designed and installed to VFWD standards and will be a combination of publicly and privately owned and maintained systems. The proposed storm drain system will convey runoff to a Basin to be installed within the northwest corner of the site. This basin will provide stormwater treatment meeting current City standards before discharging into the Open Space parcel (Parcel 3).



3.1.3 Residential Water System

The Water System shall be designed and installed to City of Vallejo Water Department standards. The public system will tie into the existing water line in Turner Parkway at both entries creating a looped system.



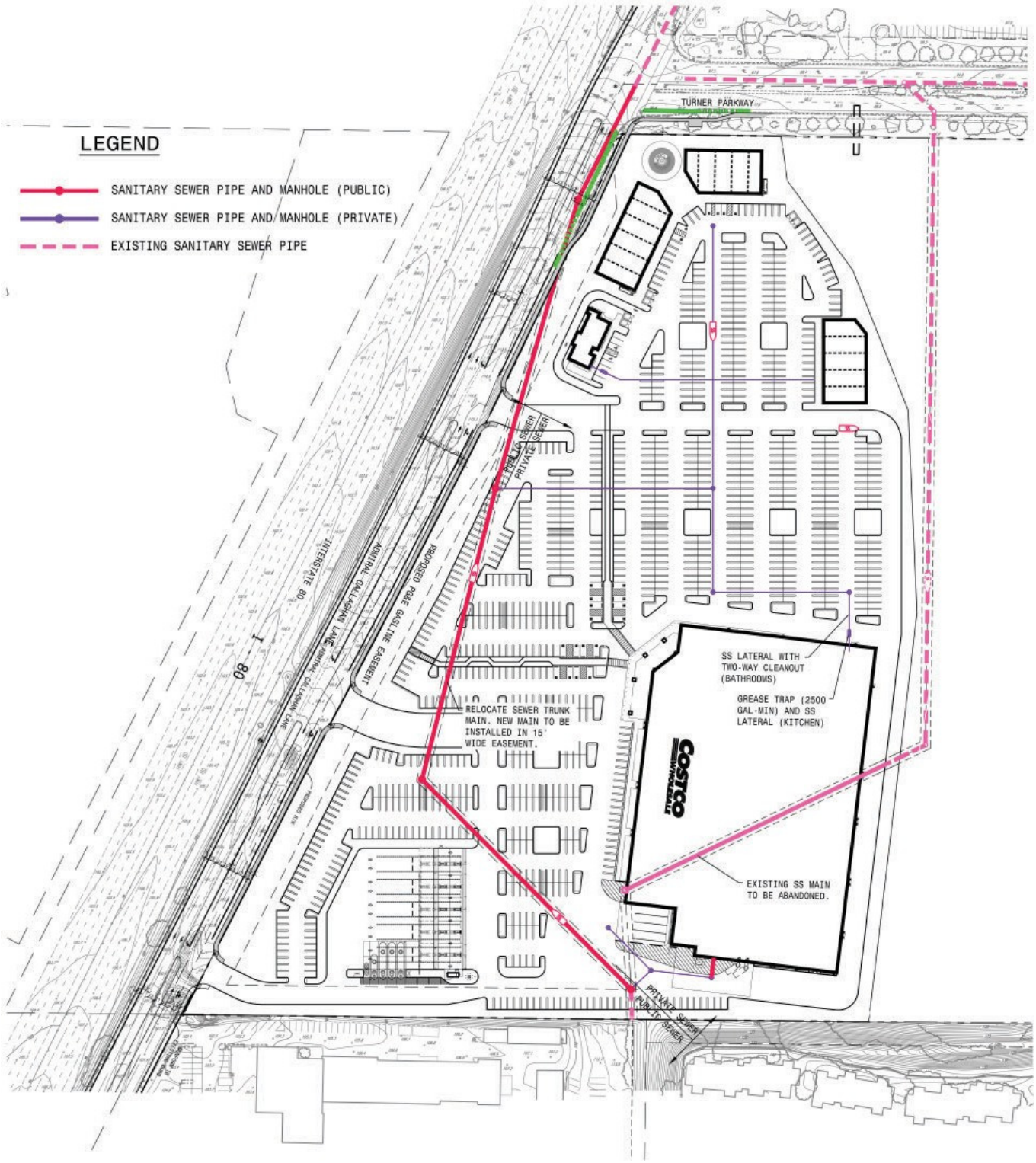
3.2 COMMERCIAL UTILITIES

This section provides information on proposed utilities for the commercial parts of the Fairview at Northgate Master Plan. Within the project site the necessary infrastructure will be privately owned and maintained except for the relocated VFWD sewer truck main. The proposed water system will connect to existing mains within Admiral Callaghan Lane and Turner Parkway creating a loop system. Master water meters will be located within the public Right-of-Way for the two streets, the system becomes private after the meters. The existing sanitary sewer system that flows south to north will be relocated west of the proposed Costco building. Private internal mains needed to serve the proposed uses will connect to the existing trunk sewer. At two locations, the privately owned storm drain system will discharge runoff into the Open Space parcel similar to the residential project. Water quality and hydro-modification will be handled with the landscaping islands/area around the site. If additional hydro-modification is needed it will be handled by storing runoff in oversized pipes or storage cells located within the parking lots. The existing PG&E gas-line that currently runs north-south across the site will be relocated along Admiral Callaghan Lane.



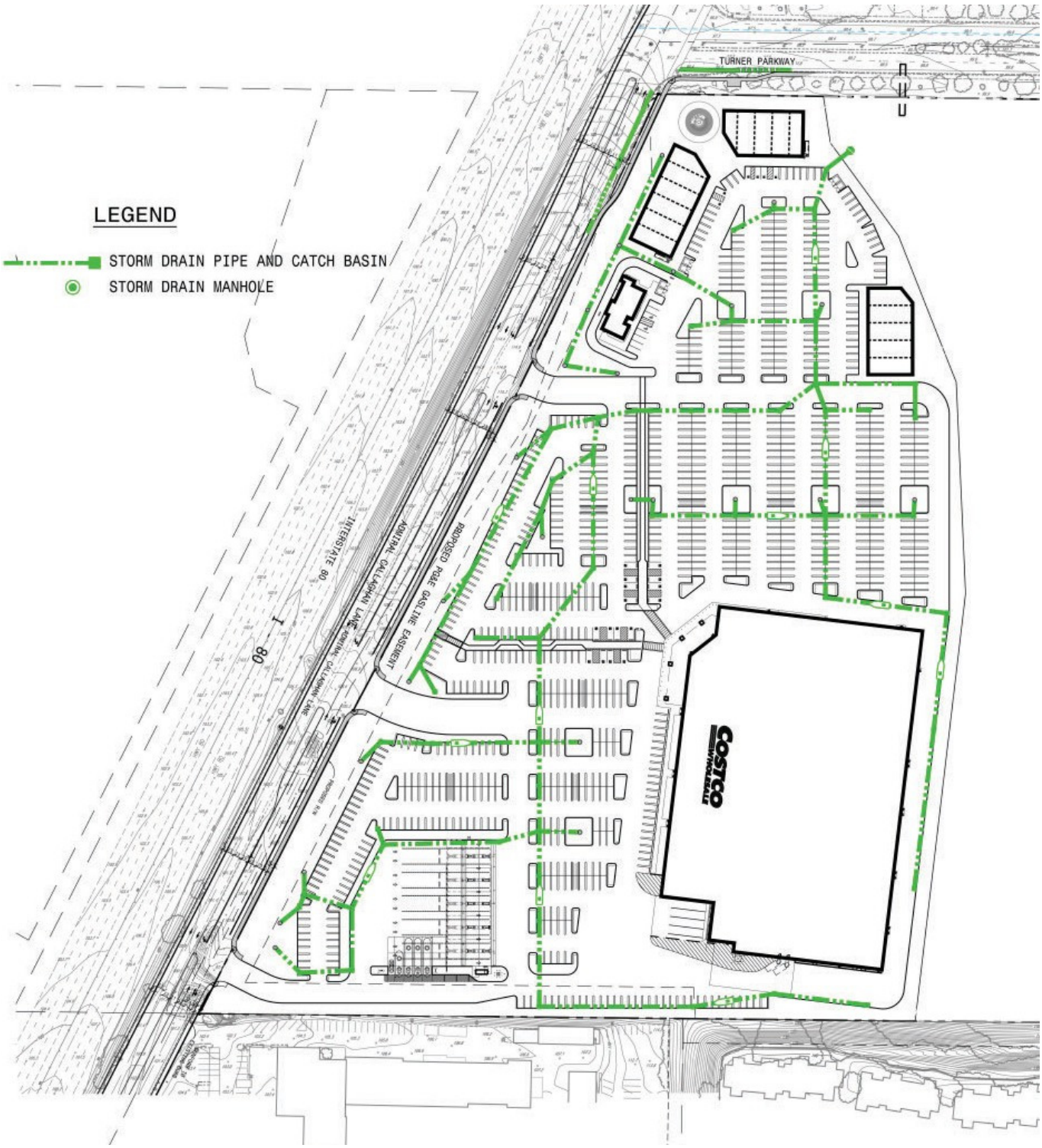
3.2.1 Commercial Sanitary Sewer

The Sanitary Sewer shall be designed and installed to VFWD standards. The privately owned system will tie into the existing relocated sewer trunk system found on the property.



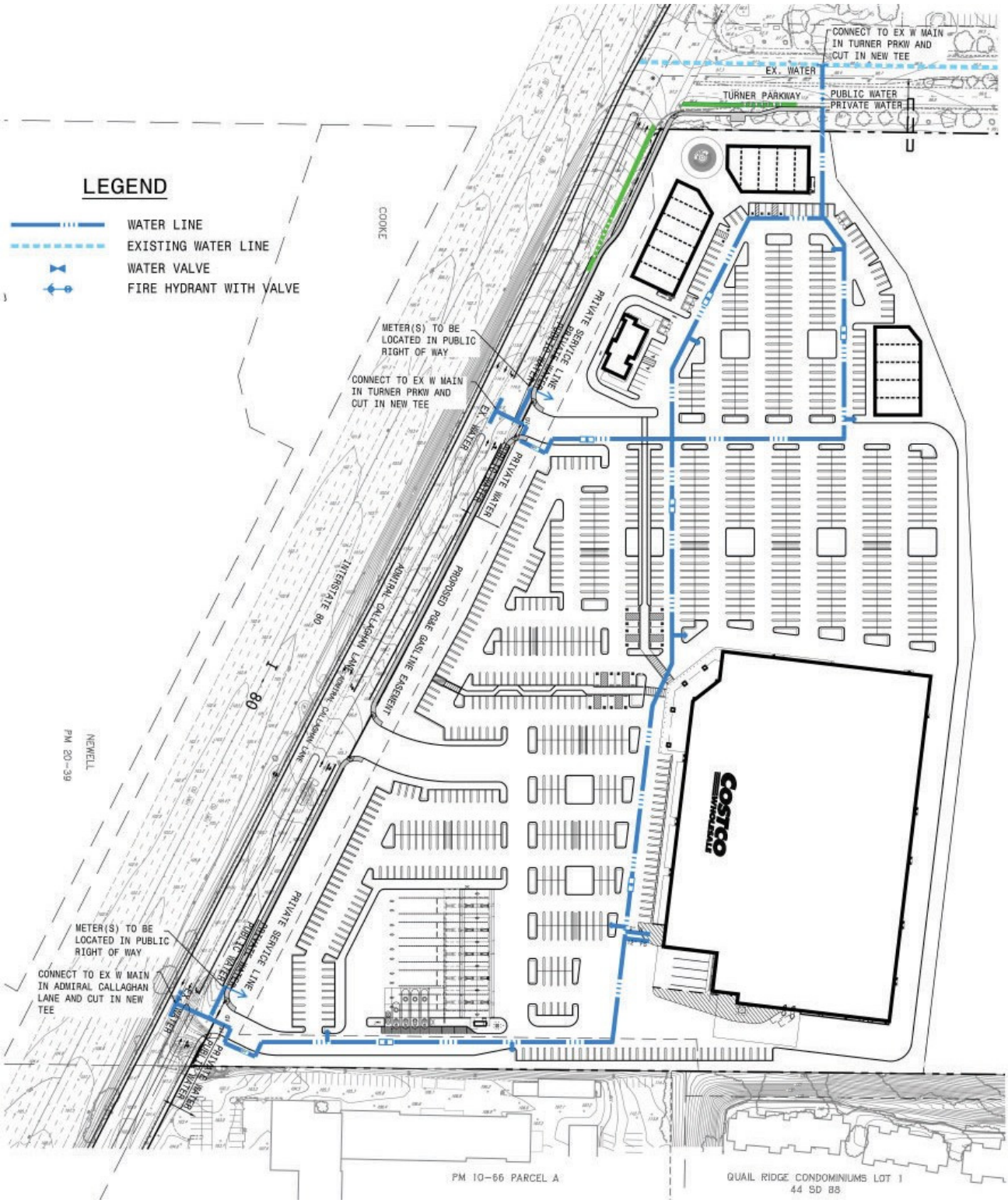
3.2.2 Commercial Storm Drain System

The private storm drain system shall be designed and installed to meet VFWD standards. The storm drain system will discharge runoff into the Open Space Parcel similar to the residential project. Water quality and hydro-modification will be handled with the landscaping islands/area around the site. If additional hydro-modification is needed it will be handled by storing runoff in oversized pipes or storage cells located within the parking lots.



3.2.3 Commercial Water System

The Water System shall be designed and installed to City of Vallejo Water Department standards. The privately owned system will connect the existing mains within Turner Parkway and Admiral Callaghan Lane to create a loop system. The private system will provide domestic water, services and landscaping.



SECTION 4: RESIDENTIAL DEVELOPMENT STANDARDS

This section provides development standards for the residential part of the Fairview at Northgate Master Plan. These standards apply to the residential portion of the Master Plan which makes up approximately 23.8± Acres of the Master Plan.

4.1 RESIDENTIAL STANDARDS

4.1.1 Primary Uses Permitted

Two-story single family detached residences.

4.1.2 Purpose and Intent

This zone allows for the development of homes and commercial within a single zone. 23.8± Acres are going to be used for residential and 21.8± Acres are going to be used for commercial.

4.1.3 Site Development Standards

a. Individual Lots
Single family residential units shall be located on an individual lot, Bungalow units shall have three units clustered on a single lot.

b. Lot Area
Single Family lots shall be a minimum of 2,814 square feet
Bungalow lots shall be a minimum of 6,000 square feet

c. Maximum Lot Coverage
For both single-family lots and cluster lots; no more than 85% of any lot shall be occupied by a residence or an accessory structure

d. Lot Width
Single family lots shall be a minimum of 33.5 feet in width at the living setback
Cluster lots shall be a minimum of 75 feet in width at the living setback

e. Lot Depth
Single family lots shall be a minimum of 84 feet in depth
Cluster lots shall be a minimum of 80 feet in depth

f. Building Setbacks:

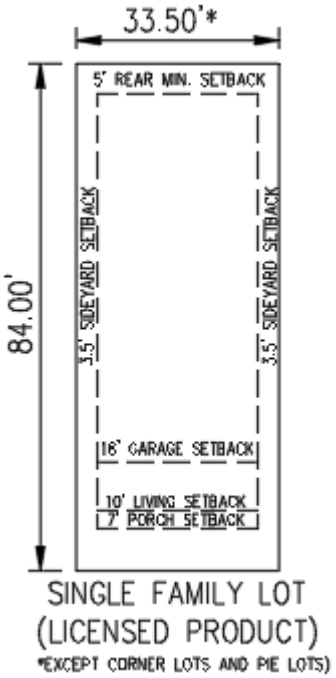
Each *Single Family* dwelling shall have the following setbacks to the property line:

porch: 7′
front (living): 10′
encroachments*: 2′ within living setback
garage: 18′
rear: 5′
sideyards: 3.5′
corner lots: 9.5′ to R/W

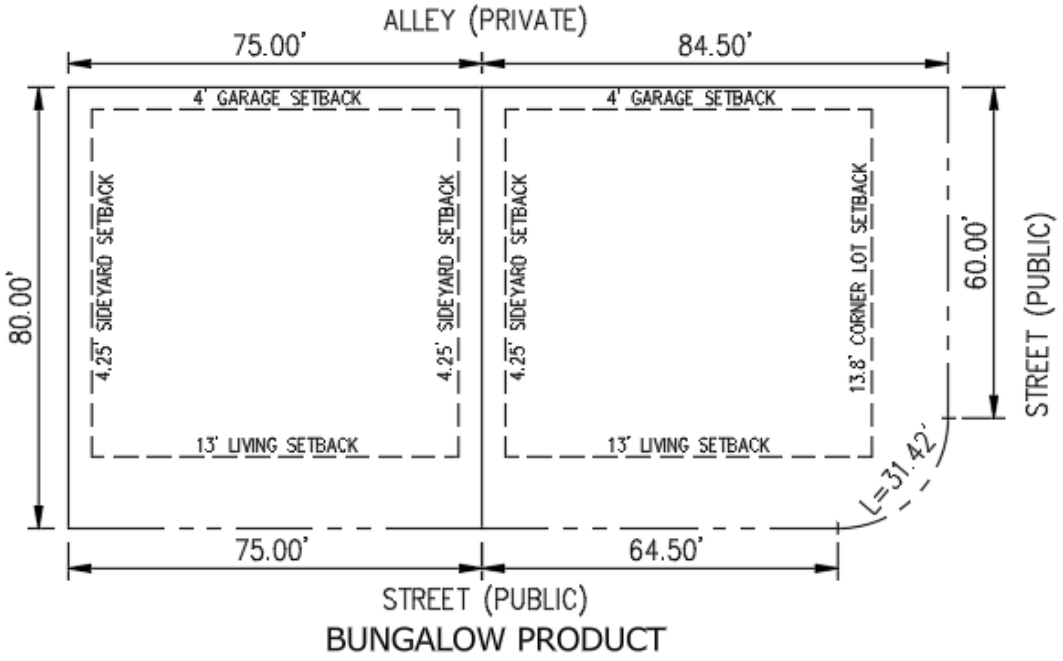
*Allowable encroachments include but not limited to: architectural features such as cornices, canopies, greenhouse or windows, and chimneys may extend into required yards a distance of not more than two feet.

Covered porches, balconies and stairways may extend into required front yard setback not more than three feet.

Three feet of ground level clearance to be maintained. Allowable by code.



Each *Bungalow* dwelling shall have the following setbacks to property line: front (living): 13′ adjacent to public streets
8.5′ adjacent to public roads
encroachments*: 3′ within living setback
garage: 4′
sideyards: 4.25′
corner lots: 13.8′ to R.O.W.



g. Maximum Height
The maximum height shall be 30 feet. No house shall be over two-stories.

h. Garages
Garage conversions shall not be permitted. All garages will hold 2 cars.

i. Required Parking
Two parking spaces in a garage are required for every dwelling unit. Additional parallel parking spaces shall be located on the public streets. On street parking space minimum of 7 feet by 20 feet.

j. Fencing
Rear and Side property Lines shall have 6' tall screen fence.
Lots backing onto the open space shall have a 6' tall view fence in the rear and a 6' tall screen fence on the side. See Section 6.3 for more detail.

k. Lighting
Lighting shall be of similar design throughout the development meeting City of Vallejo Public Works standards.

l. Accessory Structures
Accessory structures shall be allowed in the Single-Family portion and shall follow the Vallejo Municipal Code as defined in Section 16.04.540.

- Shall not encroach any setback
- Shall be under 20' in height

4.1.4 Grading Standards

The objective of the preliminary grading concept is to use the existing terrain to define the development footprint while conforming to the existing surrounding land uses.

The existing topography for the site is gentle rolling slopes bisected by a north/south running drainage swale. The existing swale provides a natural break between the proposed Commercial/Residential proposed land uses. Using the City of Vallejo's Hillside Grading Standards as a guide, the grading will be done in such a way as to create buildable lots and pads while providing for efficient and safe roadway/parking lot network.

For the Residential portion of the site; the area will be regraded to create pads and streets that will sit below the surrounding residential uses similar to the existing site conditions. Improvement of the grading concepts as proposed in the Master Plan would require approximately 300,000 cubic yards of material to be moved.

Where topography must be changed; various contour grading techniques will be employed to allow to affected area to blend in with the natural slope. Cut and fill will be constructed with rounded corners to eliminate sharp angles of slopes at the contour intersections. Contour grading will also be utilized to create rounded, undulating slopes between street levels and building pads, and in transition areas from natural slopes to graded slopes. Slope gradients will vary, where, feasible, to produce a more natural appearance.

4.1.5 Homeowners Association

There will be a Homeowner's Association for the residential development. This entity will make and enforce rules for the properties within this residential development. Lot owners will automatically become members of the HOA Association.

4.1.6 Conditions, Covenants, and Restrictions (CC&Rs)

Within the residential neighborhood controls will be placed on each lot to guide the builder and homeowners during the construction of the neighborhood and throughout any subsequent changes in the future. The CC&Rs are part of the purchase of a lot and are legally enforced.

SECTION 5: COMMERCIAL DEVELOPMENT STANDARDS

This section provides development standards for the commercial part of the Fairview at Northgate Master Plan. These standards apply to the commercial portion of the Master Plan which makes up approximately 21.8± Acres of the Master Plan.

5.1 COMMERCIAL STANDARDS

5.1.1 Primary Uses Permitted

The primary uses are intended to promote and emphasize shops and services catering to the daily needs of local residents, as generally referenced in the Neighborhood Corridor (NC) General Plan 2040 land use designation. Permitted uses include, but may not be limited to, automotive services, general neighborhood retail, restaurants, and business/professional offices. See Appendix A for a list of example potential uses within the commercial portion of the Project.

5.1.2 Purpose and Intent

This zone allows for the development of commercial within a single zone. Approximately 21.8± Acres are proposed to be used for commercial.

5.1.3 Entry Sequence

The entry into the site shall be planned to provide a strong entry statement including signage and enhanced landscaping. Landscape areas shall provide appropriate view triangles at the entries onto Admiral Callaghan Lane.

5.1.4 Site Development Standards

a. Setbacks
Minimum setback from any structure to any property line is 15’

b. FAR
The floor area ratio shall not exceed .85

c. Building Height
Maximum building height shall be 40’

d. Lot Standards
The shall be no minimum lot standards

e. Lighting
Lighting shall be similar design throughout the development and be to City of Vallejo Public Works standards.

5.1.5 Grading Standards

The objective of the preliminary grading concept is to use the existing terrain to define the development footprint while conforming to the existing surrounding land uses.

The existing topography for the site is gentle rolling slopes bisected by a north/south running drainage swale. The existing swale provides a natural break between the Commercial/Retail proposed land uses. Using the City of Vallejo's Hillside Grading Standards as a guide, the grading will be done in such a way as to create buildable lots and pads while providing for efficient and safe roadway/parking lot network.

For the Commercial site; visibility from the surrounding areas is key to the success of the project. With this goal, the existing hills will be regraded to accommodate the proposed uses while still keeping the site above the adjacent street. Any excess material from the commercial site will be moved to the residential portion of the property to maintain a balanced project overall. Improvement of the grading concepts as proposed in the Master Plan would require approximately 300,000 cubic yards of material to be moved.

Where topography must be changed; various contour grading techniques will be employed to allow to affected area to blend in with the natural slope. Cut and fill will be constructed with rounded corners to eliminate sharp angles of slopes at the contour intersections. Contour grading will also be utilized to create rounded, undulating slopes between street levels and building pads, and in transition areas from natural slopes to graded slopes. Slope gradients will vary, where, feasible, to produce a more natural appearance.

While the desired parking lot grades shall range from 1%-3%; the maximum grades shall be 5%, excluding access drives.

5.1.6 Parking Standards

Parking stalls shall be designed to a minimum of City of Vallejo standards per Chapter16.62.

ADA accessible parking stalls will be provided in accordance with California Building Code.

5.1.7 Access Drives

Access drives shall line up with adjacent roadways and drives. They shall be appropriately marked to minimize traffic hazards.

5.1.8 Loading Areas and Refuse Areas

Loading areas shall try to be screened from view from streets, driveways, adjacent buildings and pedestrian ways. Loading areas shall be screened with plantings or architectural elements. Architectural screening shall be constructed of the same materials as the building it serves. All Loading areas will be designed so that no service vehicles will disrupt traffic flow on or off the site.

No loading or unloading in non-designated areas.

Refuse areas shall be screened from view with a wall. Screen wall materials and colors shall complement the adjacent buildings. See Section 6 for wall materials.

No loading or refuse area shall extend into a setback area.

SECTION 6: LANDSCAPE DEVELOPMENT STANDARDS

This section provides development standards for landscape as part of the Fairview at Northgate Master Plan.

6.1 GENERAL GUIDELINES

The landscape of the Master Plan shall be a unifying element to the overall design of the project. It will help to promote views into the open space, screen elements, reduce auto and pedestrian conflicts and direct pedestrians to their destinations within the project.

6.2 PLANT SELECTION

6.2.1 Residential Plant Palette

TREES:

Malus pumila 'Anna'	Apple
Olea europaea 'Monher'	Fruitless Olive
Prunus armeniaca 'Blenheim'	Apricot
Prunus avium 'Royal Crimson'	Cherry
Prunus salicina 'Santa Rosa'	Plum
Quercus lobata	Valley Oak



Malus pumila 'Anna'
Apple

SHRUBS:

Feijoa sellowiana	Pineapple Guava
Hesperaloe parviflora	Red Yucca
Juncuc patens 'Elk Blue'	Gray Rush
Lavendula angustifolia	English Lavender
Lomandra longifolia 'Breeze'	Mat Rush
Malus pumila: espalier	Apple
Punica granatum 'Nana'	Dwarf Pomegranate
Punica granatum 'Wonderful'	Pomegranate
Rosmarinus officinalis	Rosemary
Thymus vulagris	Thyme
Vaccinium 'Misty'	Blueberry Bush
Vitis californica 'Roger's Red'	California Grape
Vitis vinifera 'Ruby Seedless'	Table Grape



Vitis vinifera 'Ruby Seedless'
Table Grape

6.2.2 Commercial Plant Palette

TREES:

Acer buergerianum	Trident Maple
Celtis sinensis	Chinese Hackberry
Fraxinus angustifolia 'Raywood'	Raywood Ash
Ginko biloba (male)	Ginko
Olea europaea 'Monher'	Fruitless Olive
Tilia tomenstosa	Silver Linden
Zelkova serrata	Zelkova



Olea europaea 'Monher'
Fruitless Olive

SHRUBS:

Agava attenuata	Soft Agave
Chondropetalum elephantinum	Large Cape Rush
Dietes grandiflora	Fortnight Lily
Frangula californica 'Mound San Bruno'	Mound San Bruno Coffee
Hesperaloe parviflora	Red Yucca
Juncus patens 'Elk Blue'	Gray Rush
Lantana montevidensis	Lantana
Leymus condensatus	Giant Wildrye
Lomandra longifolia 'Breeze'	Mat Rush
Punica granatum 'Nana'	Dwarf Pomegranate
Salvia x 'Bee's Bliss'	Bee's Bliss Sage
Senecio mandraliscae	Blue Chalk Sticks
Teucrium fruticans 'Compactum'	Bush Germander
Zauschneria californica	California Fuschia



Dietes grandiflora
Fortnight Lily

6.2.3 Open Space Plant Palette

TREES:

Aesculus californica	California Buckeye
Cercis occidentalis	Western Redbud
Prunus ilicifolia	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
Sambucus nigra ssp. caerulea	Blue Elderberry



Aesculus californica
California Buckeye

SHRUBS:

Artemisia douglasiana	California Mugwort
Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus
Ceanothus 'Ray Hartman'	Mountain Lilac
Diplacus aurantiacus	Sticky Monkey Flower
Epilobium californica 'Bert's Bluff'	Bert's Bluff Fuchsia
Festuca californica	California Fescue
Frangula californica 'Mound San Bruno'	Mound San Bruno Coffee
Lupinus arboreus	Bush Lupine
Monardella villosa	Coyote Mint
Muhlenbergia rigens	Deer Grass
Penstemon centranthifolius	Scarlet Bugler
Salvia x 'Bee's Bliss'	Bee's Bliss Sage
Salvia spathacea	Hummingbird Sage

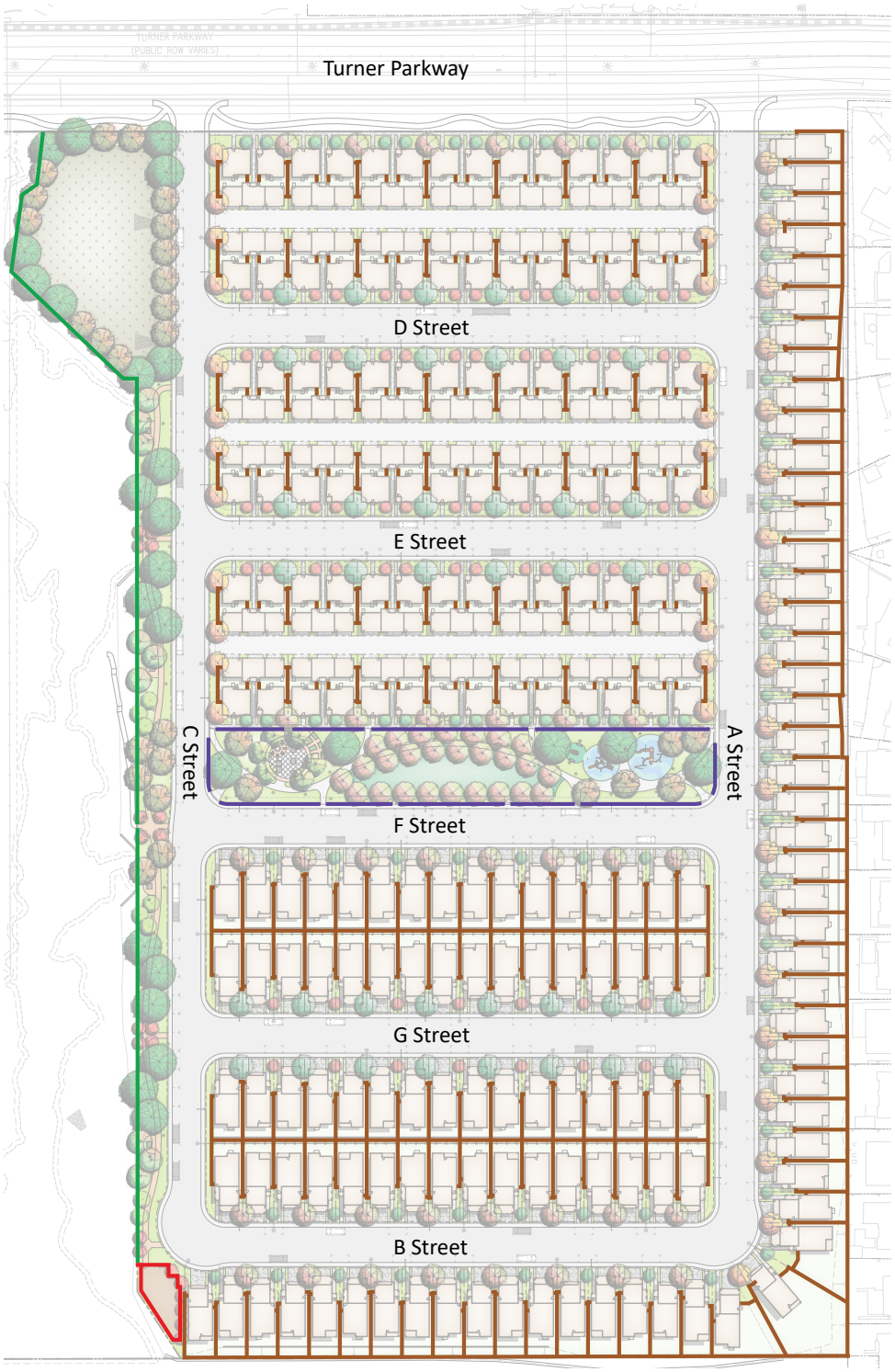


Diplacus aurantiacus
Sticky Monkey Flower

6.3 EXTERIOR FENCES

Fences provide separation and delineate property lines. There are several types of fences proposed within the development. A list is provided within this document. Attached images are conceptual and will be refined in final design.

6.3.1 Residential Fence Plan



6.3.2 Wood Residential Screen Fence

Six foot tall solid wood screen fence. To be located at rear and side property lines.



6’ Wood Residential Screen Fence

6.3.3 Concrete Split Rail Fence

Four foot tall concrete split rail fence. To be located at perimeter of Neighborhood Park.



4’ Concrete Split Rail Fence

6.3.4 Vinyl Coated Chain Link Fence

Four foot tall vinyl coated chain link fence. To be located at perimeter of Dog Park.



4’ Vinyl Coated Chain Link Fence

6.3.5 Wood Split Rail Fence

Four foot tall wood split rail fence. To be located at boundary of the Storm Water Treatment Area and Linear Park with the Open Space/Wetland.



4’ Wood Split Rail Fence

6.4 SITE FURNITURE

Site furniture such as benches, tables, chairs, barbecues, fire pits, postal boxes, trash receptacles, and bicycle racks shall be incorporated into the overall planning of both the commercial and residential portions of the project. Attached images are conceptual and will be refined in final design.

6.4.1 Benches

Metal benches will be located throughout the residential development and will be found in the parks. Benches will be anchored to the pavement.



6.4.2 Tables and Chairs

Movable tables and chairs will offer flexibility and comfort in the commercial areas.





6.4.3 Picnic Tables and Lounge Chairs

Casual seating with picnic tables and lounge chairs will be incorporated into the residential parks. This will create gathering spaces to foster community interaction. Tables and chairs will be anchored to the pavement.





6.5 WALKWAYS AND PATHS

Walkways and paths shall connect through the residential development and offer pedestrian access from the residential development to the commercial development. Walkways shall be a minimum of 5 feet. Walkways in front of retail and commercial entrances shall be a minimum of 12 feet. Design elements, columns and other street furniture can encroach on this so long as a clear walkway not less than 5 feet is maintained.

6.6 LIGHTING

Lighting shall be provided for walkway areas, parking areas, as landscape accents, for storefront displays and entryways, and for building accents. Lighting fixtures should be designed for their specific purpose and may be freestanding, wall mounted, pole mounted, light bollards, recessed or suspended as appropriate. Uniformity of design style is required on the commercial buildings and standard streetlights. Streetlights do not need to match between the residential and commercial areas.

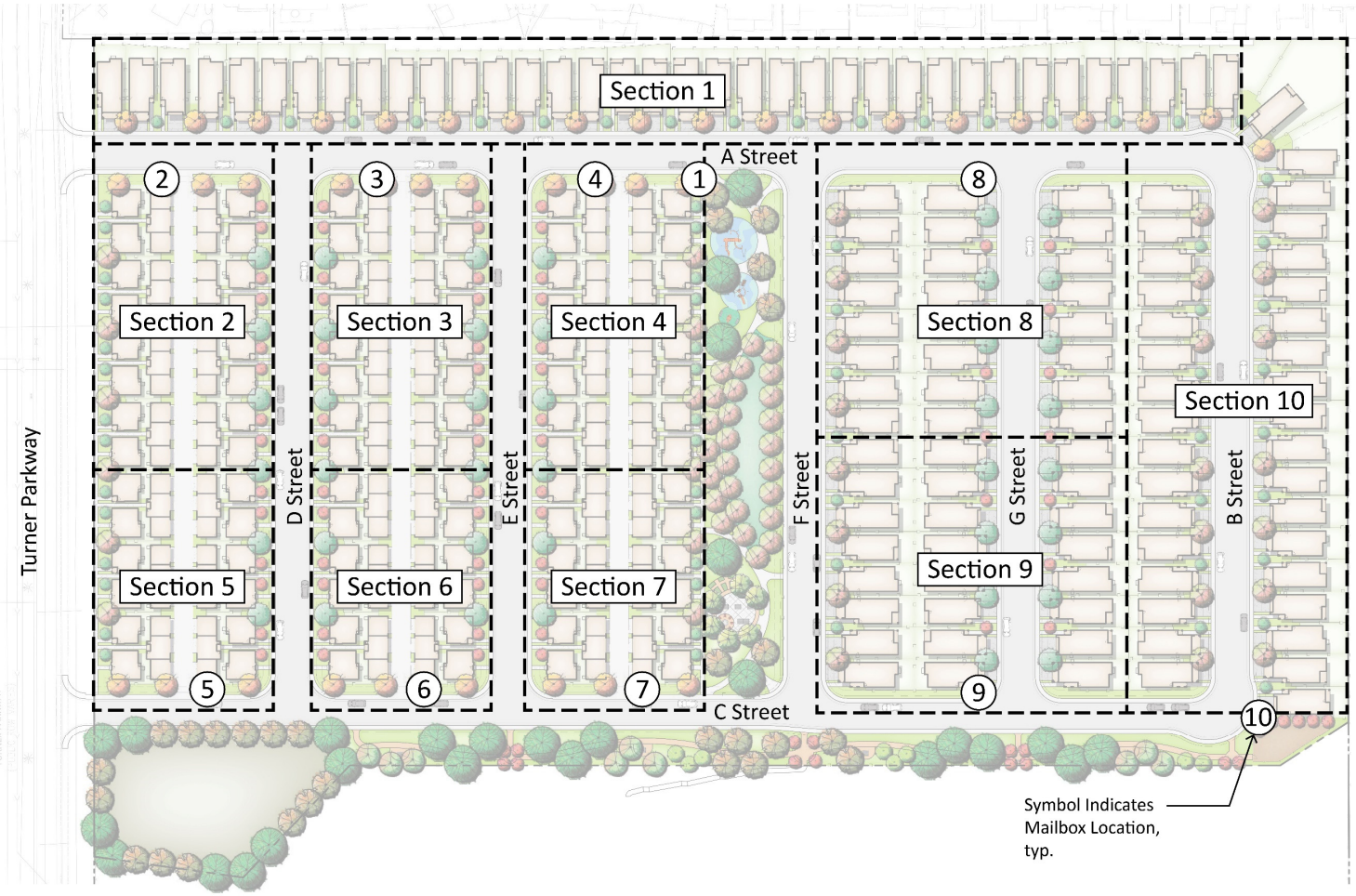
The residential portion of the project shall include lights on all garages to help illuminate the alleys. 11' pedestrian lights will be placed along park pathways for illumination, and bollard lights will be included around seating and gathering areas. Streetlights along Turner Parkway will illuminate the proposed meandering path. The open space will be unlit to discourage night time activity. Streetlights in the residential portion of the project will be designed to City Standards based off Section 3.1.5 in the 2011 City of Vallejo Standards and Specifications and Standard Drawings.

The commercial entrances and parking area will be illuminated with standard downward pointing lights, each containing two LED fixtures affixed to a 37' foot light pole. The lighting fixtures are of a "shoe-box" style. Parking lot light standards are designed in order to provide even light distribution for vehicle and pedestrian safety. The parking lot lights will be timer controlled to limit lighting up to one hour after the businesses have closed. Parking lot lighting will only remain on to provide security and emergency lighting only along the main driveways. Lighting fixtures will also be located on the buildings approximately every 40 feet around the exterior of the building to provide safety and security. Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the project boundaries.



6.7 MAILBOXES

Community mailboxes will be located throughout the project. There will be 10 locations where residents will be able to pick up mail convenient to their home.



1. **36 Residences**
   Three 12-door mailbox units
2. **24 Residences**
   Two 12-door mailbox units
3. **24 Residences**
   Two 12-door mailbox units
4. **24 Residences**
   Two 12-door mailbox units
5. **18 Residences**
   One 12-door and one 8-door mailbox unit
6. **18 Residences**
   One 12-door and one 8-door mailbox unit
7. **18 Residences**
   One 12-door and one 8-door mailbox unit
8. **24 Residences**
   Two 12-door mailbox units
9. **24 Residences**
   Two 12-door mailbox units
10. **35 Residences**
    Three 12-door mailbox units



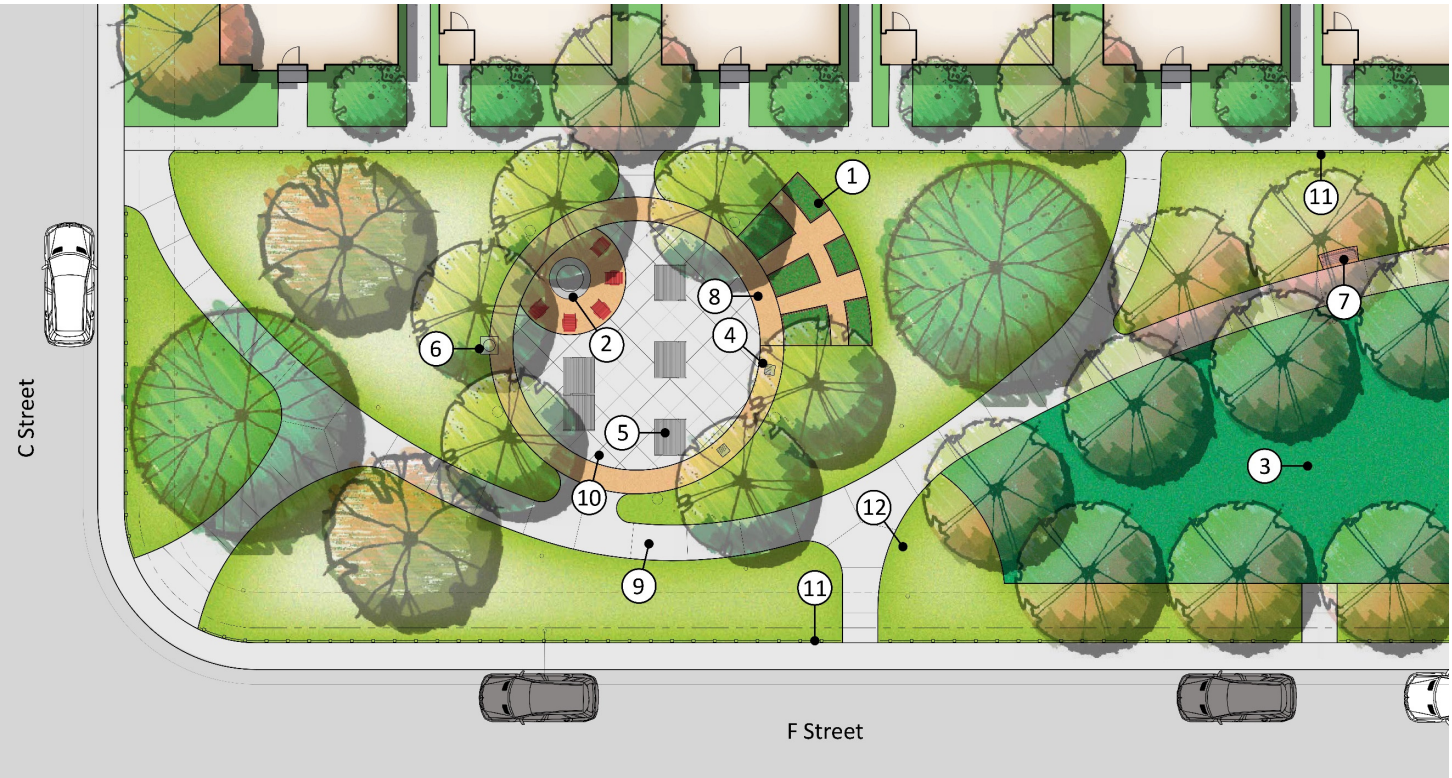
Proposed Mailboxes

6.8 NEIGHBORHOOD PARK

A large Neighborhood Park will be located in the center of the residential development and is easily accessible to all residents.

6.8.1 Neighborhood Park Community Area

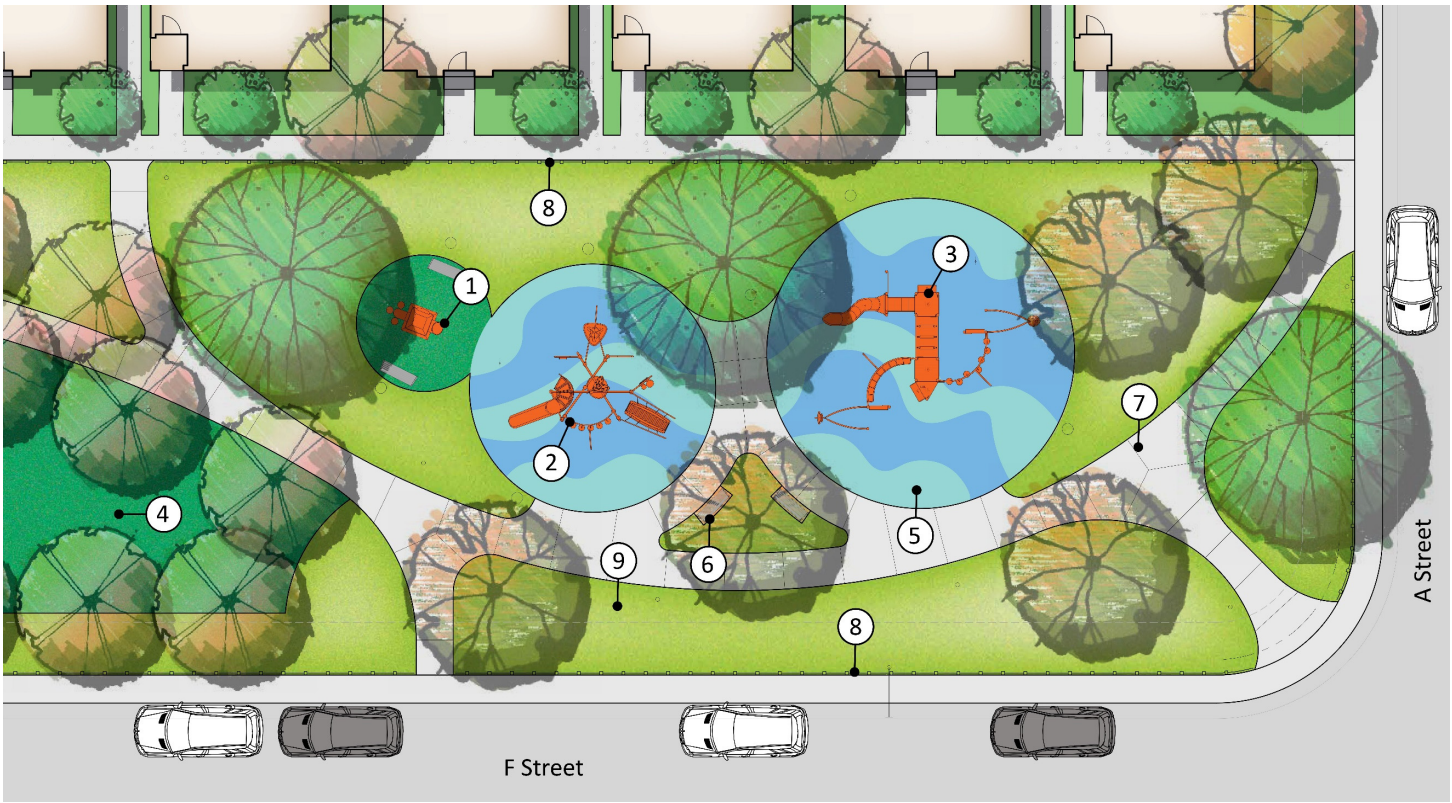
The Western portion of the Neighborhood Park will include an edible garden, a firepit area with lounge seating, and picnic tables and grills to provide a community gathering space.



1. Edible Garden Area with Raised Planter Boxes
2. Firepit Area with Lounge Seating
3. Great Lawn
4. Charcoal Grill, typ.
5. Picnic Table, typ.
6. Sculpture Element
7. Bench, typ.
8. Decomposed Granite Paving
9. Concrete Pedestrian Walkways
10. Decorative Concrete Paving
11. Concrete Split Rail Fence
12. Shrubs, Perennials, and Groundcover Planting

6.8.2 Neighborhood Park Play Area

The Eastern portion of the Neighborhood Park will include play areas for children of all ages, as well as a versatile lawn area. Large trees will be planted to provide shade and create a fun and relaxing environment.



1. Tot Play Area
2. 2-5 Year Old Play Area
3. 5-12 Year Old Play Area
4. Great Lawn
5. Poured Rubber Playground Surfacing (Multi-Colored)
6. Bench, typ.
7. Concrete Pedestrian Walkways
8. Split Rail Fence
9. Shrubs, Perennials, and Groundcover Planting

6.9 LINEAR PARK

The Linear Park will be located at the western edge of the residential development, adjacent to the open space. The park will be more passive-use, and will include benches and tables along a walking path, in addition to a dog park.

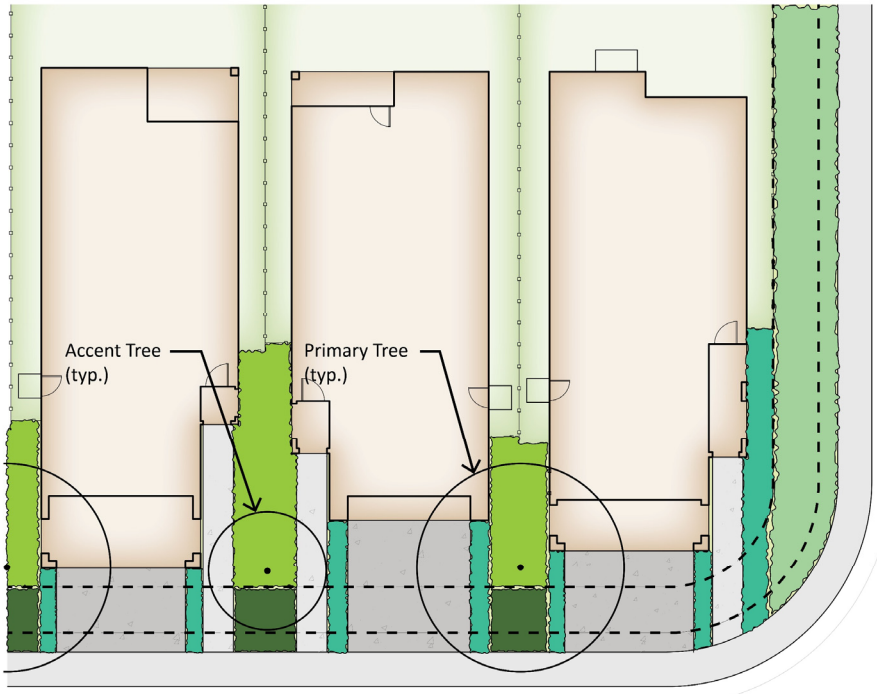


1. Dog Park
2. 4' Vinyl Chain Link Fence at Perimeter of Dog Park
3. Decomposed Granite Pathway
4. Bench, typ.
5. Picnic Table, typ.
6. Accent Planting at Pedestrian Node Area, typ.
7. Wood Split Rail Fence
8. (Future) Connection to Wetland and Retail Development

6.10 FRONT YARD TYPICAL LANDSCAPE

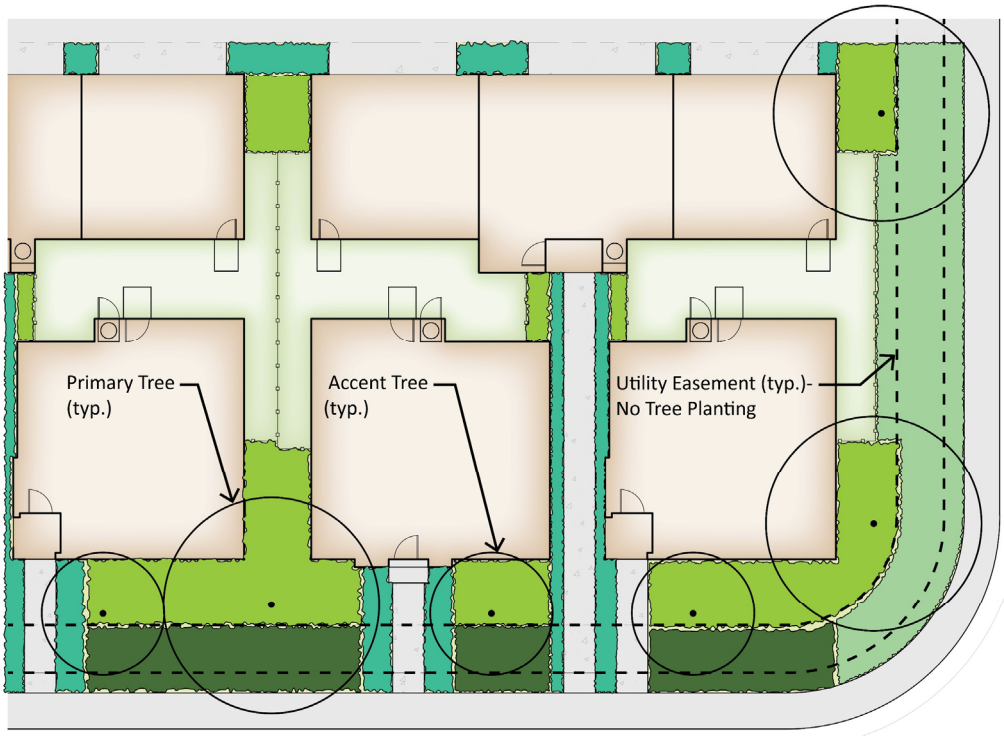
6.10.1 Single Family Typical Front Yard Landscape

Single Family Typical Front Yard Landscape



6.10.2 Bungalow Typical Front Yard Landscape

Bungalow Typical Front Yard Landscape



See page 50 for plant palette.

6.10.3 Front Yard Landscape Plant Palette

Zone 1

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	Perennial	1 gal	2' H x 2' W	18" o.c.
Dietes grandiflora / Fortnight Lily	Perennial	5 gal	4' H x 3' W	3' o.c.
Dymondia margaretae / Silver Carpet	Groundcover	Flats	6" H x 2' W	6" o.c.
Hesperaloe parviflora / Red Yucca	Perennial	1 gal	3' H x 2' W	18" o.c.
Lantana sellowiana 'Monswee' / Lavender Swirl Trailing Lantana	Groundcover	1 gal	1' H x 5' W	4' o.c.
Lavandula angustifolia 'Hidcote Blue' / Hidecote English Lavender	Shrub	1 gal	2' H x 3' W	2'-6" o.c.
Teucrium chamaedrys / Wall Germander	Groundcover	1 gal	1' H x 2' W	18" o.c.
Teucrium fruticans 'Compactum' / Compact Bush Germander	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Thymus praecox 'Albiflorus' / White Moss Thyme	Groundcover	Flats	1' H x 1' W	6" o.c.
Thymus serpyllum 'Elfin' / Elfin Thyme	Groundcover	Flats	3" H x 1' W	6" o.c.

Zone 2

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	Perennial	1 gal	2' H x 2' W	18" o.c.
Dietes grandiflora / Fortnight Lily	Perennial	5 gal	4' H x 3' W	3' o.c.
Dymondia margaretae / Silver Carpet	Groundcover	Flats	6" H x 2' W	6" o.c.
Festuca glauca 'Elijah Blue' / Blue Fescue	Groundcover	1 gal	1' H x 1' W	12" o.c.
Lavandula angustifolia 'Hidcote Blue' / Hidecote English Lavender	Shrub	1 gal	2' H x 3' W	2'-6" o.c.
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	Perennial	1 gal	3' H x 3' W	3' o.c.
Teucrium chamaedrys / Wall Germander	Groundcover	1 gal	1' H x 2' W	18" o.c.
Teucrium fruticans 'Compactum' / Compact Bush Germander	Perennial	1 gal	3' H x 3' W	2'-6" o.c.

Zone 3

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Acer buergerianum / Trident Maple	Primary Tree	30 gal. tub/24" box	25' H x 25' W	As Shown
Cercis occidentalis / Western Redbud	Accent Tree	30 gal. tub/24" box	15' H x 15' W	As Shown
Epilobium californica / California fuchsia	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	Accent Tree	30 gal. tub/24" box	12' H x 15' W	As Shown
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	Perennial	1 gal	3' H x 3' W	3' o.c.
Loropetalum chinense 'Monraz' / Razzleberri Fringe Flower	Shrub	5 gal	5' H x 4' W	3'-6" o.c.
Olea europaea 'Monher' / Fruitless Olive	Primary Tree	30 gal. tub/24" box	30' H x 25' W	As Shown
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	Primary Tree	30 gal. tub/24" box	30' H x 25' W	As Shown
Pittosporum tenuifolium 'Golf Ball' / Golf Ball Kohuhu	Shrub	5 gal	4' H x 4' W	3'-6" o.c.
Punica granatum 'Nana' / Dwarf Pomegranate	Shrub	5 gal	3' H x 3' W	3' o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Groundcover	1 gal	18" H x 6' W	4'-6" o.c.
Westringia fruticosa 'Smokey' / Coast Rosemary	Shrub	5 gal	4' H x 4' W	4' o.c.

Zone 4

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Epilobium californica / California Fuchsia	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Lantana sellowiana 'Monswee' / Lavender Swirl Trailing Lantana	Groundcover	1 gal	1' H x 5' W	4' o.c.
Leymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye	Grass	1 gal	3' H x 3' W	3' o.c.
Loropetalum chinense 'Monraz' / Razzleberri Fringe Flower	Shrub	5 gal	5' H x 4' W	3'-6" o.c.
Muhlenbergia dubia / Pine Muhly	Grass	1 gal	3' H x 3' W	3' o.c.
Myoporum parvifolium 'Fine Leaf Form' / Fine-leaf Myoporum	Groundcover	1 gal	1' H x 6' W	5' o.c.
Pittosporum tenuifolium 'Golf Ball' / Golf Ball Kohuhu	Shrub	5 gal	4' H x 4' W	3'-6" o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Groundcover	1 gal	18" H x 6' W	4'-6" o.c.
Rosmarinus officinalis 'Tuscan Blue' / Rosmary	Shrub	5 gal	5' H x 4' W	4' o.c.

SECTION 7: SIGNAGE

This section provides the development standards for the signage as part of the Fairview at Northgate Master Plan. Signage is proposed for the commercial portion of this Master Plan. There will be two types of signs on the project, a pylon sign and a sign affixed to the building face. Signage is proposed to be attractive and easily viewed. It shall be seen from the freeway and from the surrounding roads.

7.1 CONSTRUCTION REQUIREMENTS

- All signs and their installation shall comply with all local building and electrical codes.
- All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. label.
- Sign Company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
- All penetrations of building exterior surfaces are to be sealed waterproof in a color and finish to match existing exterior.
- Internal illumination to be led installed and labeled in accordance with the "National Board of Fire Underwriters Specifications"
- Painted Surfaces to have glossy or satin finish. Only paint containing acrylic or polyurethane products may be used.
- Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font.
- All sign fabrication shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standards.
- All lighting must match the exact specifications of the approved working drawings. No exposed conduit or raceways will be allowed.
- Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
- Color coating shall exactly match the colors specified on the approved plans.
- Joining materials (e.g., seams) shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- Exposed raceways are not permitted.
- Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
- All conduits, etc. installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be approved by the architect or landlord.
- Premises identification signs (address numerals) are subject to the approval of the City Engineering and Fire Department.

7.2 SIGN TYPES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlords review/approval of all sign design submittals.

There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

7.2.1 Acceptable Sign Types

- Front and halo 5" illuminated channel letters.
- 3" deep halo illuminated letters.
- Channel letter 5" deep.
- Mixed media/3 dimensional signs using images, icons, logos, etc.
- Signs painted gold, silver or copper leaf.
- Sand blasted, textured and/or burnished metal-leaf faced dimensional letters, pin mounted from facade.
- Signs mounted to hard canopies, eyebrows or other projecting architectural elements.
- Open face channel letters with exposed neon tubing with clear acrylic faces. Allowed for Major Tenant.
- Metal letters with exterior lighting.
- LED illuminated faux neon channel letters sign.

7.2.2 Prohibited Sign Types

- Flashing Signs: Animated, flashing or audible signs.
- Lettering painted directly on a building surface, including windows.
- Projections above rooftop.
- Sign cabinets (except logo elements in conjunction with approved channel letters, all logos shall be dimensional and shall incorporate push thru lettering).
- Banners attached to the exterior of the buildings.

7.3 SMALL RETAIL WALL SIGNS

1. Approval Required: All signs shall be attached to the building only at a location approved by the Landlord and the City of Vallejo.
2. Primary Wall Sign: The main business identification sign shall be located on the building fascia and/or eyebrow mounted at the location shown on elevation page.
3. Suite Address Number Sign: The suite number or address of the lease space shall be centered above the door per fire department requirement with white vinyl film.
4. Sign type: Tenants signs shall be composed of channel letters, eyebrow mounted: channel letters, channel letters (clear face/neon), and metal letters face lit.
    a. The aggregate sign area (all signs on one wall) shall not exceed paragraph #5 below.
    b. Sandblasted or painted signs are not permitted.
5. Tenant Identification Signs:
    a. The maximum area allowed for the main ID as follows: One and one half (1-1/2) square feet of wall signage per linear foot of primary entry leasehold space
    b. The maximum size for the main ID sign shall not exceed 100 SF with a maximum height of three (3) feet zero (0) inches for a single-line copy sign and a maximum height of three (3) feet six (6) inches for any double-line copy sign.
    c. Secondary signs shall not exceed one (1) square foot of wall signage per linear foot of secondary elevation leasehold frontage. One internally illuminated channel letter sign on each visible secondary elevation facing a parking lot or street with a maximum letter height of two (2) feet.
    d. Location: Landlord shall reasonably approve location of signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.
    e. Every business with a drive thru facility is permitted a maximum of two (2) menu/order board signs. The sign shall be adjacent to the drive thru aisle. The sign shall not be located as to impair the vision of the driver of a vehicle traveling either into, out of, or through the drive thru aisle. The area of each sign shall not exceed fifty (50) square feet. The height of the sign including the pole or base shall not exceed eight (8) feet from grade to the top of the sign.
    f. Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs (Menu Boards and Exit and Enter signs) must be approved by the Owner and City of Vallejo, CA.
6. Materials:
    a. Sign Face: Acrylic. Landlord must approve colors prior to sign permit submittal.
    b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
    c. Letter return depth: Not to exceed 7" from the face of the building.
    d. Trim cap size: ¾" for 24" letters and 1" for 36" logo elements.
7. Lighting:
    a. All signs shall be internal LED illuminated
    b. All signs to be U.L. listed.
    c. Halo lighting

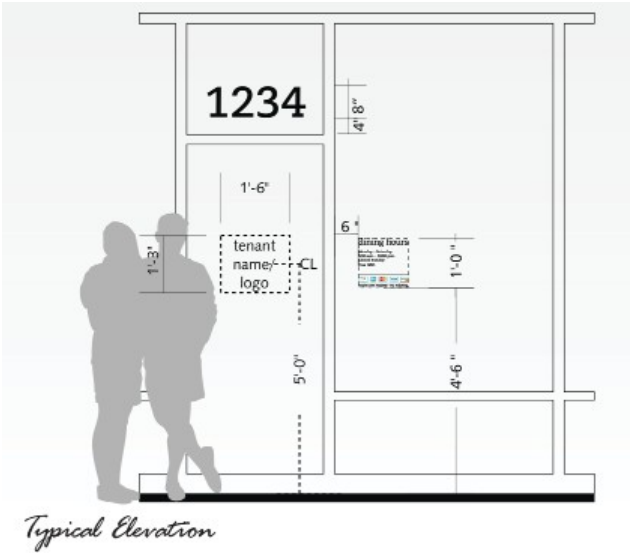
7.4 MAJOR TENANT WALL SIGNS

1. Approval Required: All signs shall be attached to the building only at a location approved by the Landlord and the City of Vallejo.
2. Primary Wall Sign: The main business identification sign shall be located on the building fascia at the location shown on elevation page.
3. Suite Address Number Sign: The suite number or address of the lease space shall be centered above the door per fire department requirement with white vinyl film.
4. Sign type: Tenant signs shall be composed of channel letters, eyebrow mounted: channel letters, channel letters (clear face/neon), and metal letters face lit.
    a. The aggregate sign area (all signs on one wall) shall not exceed paragraph #5 below.
5. Tenant Identification Signs:
    a. The maximum area allowed for the main ID as follows: Two (2) square feet of wall signage per linear foot of primary entry leasehold space
    b. The maximum size for the main ID sign shall not exceed 400 SF with a maximum height of six (6) feet for a single-line copy sign and a maximum height or eight (8) feet for any double- line copy sign.
    A sublease tenant is allowed one (1) wall sign per sub-establishment, maximum of two (2) sublease businesses, not to exceed 75 square feet
    c. Secondary signs shall not exceed one (1) square foot of wall signage per linear foot of secondary elevation leasehold frontage. One internally illuminated channel letter sign on each visible secondary elevation with a maximum letter height of four (4) feet for a single-line copy sign and a maximum height of six (6) feet for any double-line copy sign.
    d. Location : Landlord shall reasonably approve location of signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.
    e. Total area of wall signs shall not to exceed 80% of any street or parking lot frontage. Maximum length shall not exceed 80 percent of any street or parking lot frontage.
6. Materials:
    a. Sign Face: Acrylic. Landlord must approve colors prior to sign permit submittal.
    b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
    c. Letter return depth: Not to exceed 7" from the face of the building.
    d. Trim cap size: ¾" for 24" letters and 1" for 36" logo elements.
7. Lighting:
    a. All signs shall be internal LED illuminated
    b. All signs to be U.L. listed.
    c. Halo lighting

7.5 PERMANENT WINDOW AND DOOR SIGNAGE

7.5.1 Tenant Entry Information

- Materials: Matte white vinyl letters on entry glass.
- Copy: 8" overall height of suite letter or address numerals Tenant entry / Hours of operation information 12" x 12" Credit card and social media information
- Sign Area: 3.0 square foot maximum sign area
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface
- Location: Address or suite number centered over the main entry door(s). Tenant and/or hours of operation on entry glass panel on the same side as door handle or right side, as applicable.

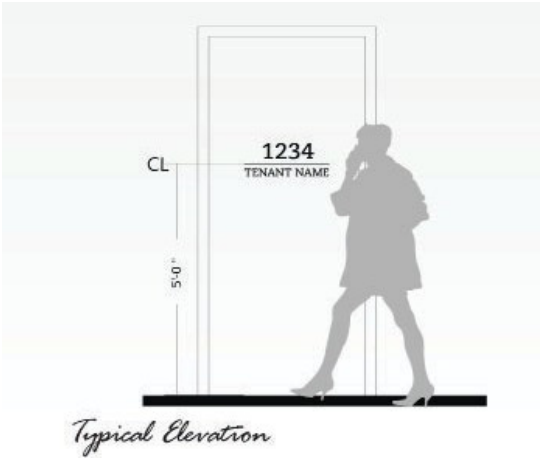


Typical Elevation

7.5.2 Rear Entry I.D.

- Materials: Vinyl letters on door in contrasting color.
- Copy: 4" overall height of suite letter or address numerals 2" high Tenant Name
- Sign Area: 2.5 square foot maximum sign area
- Typeface: Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface



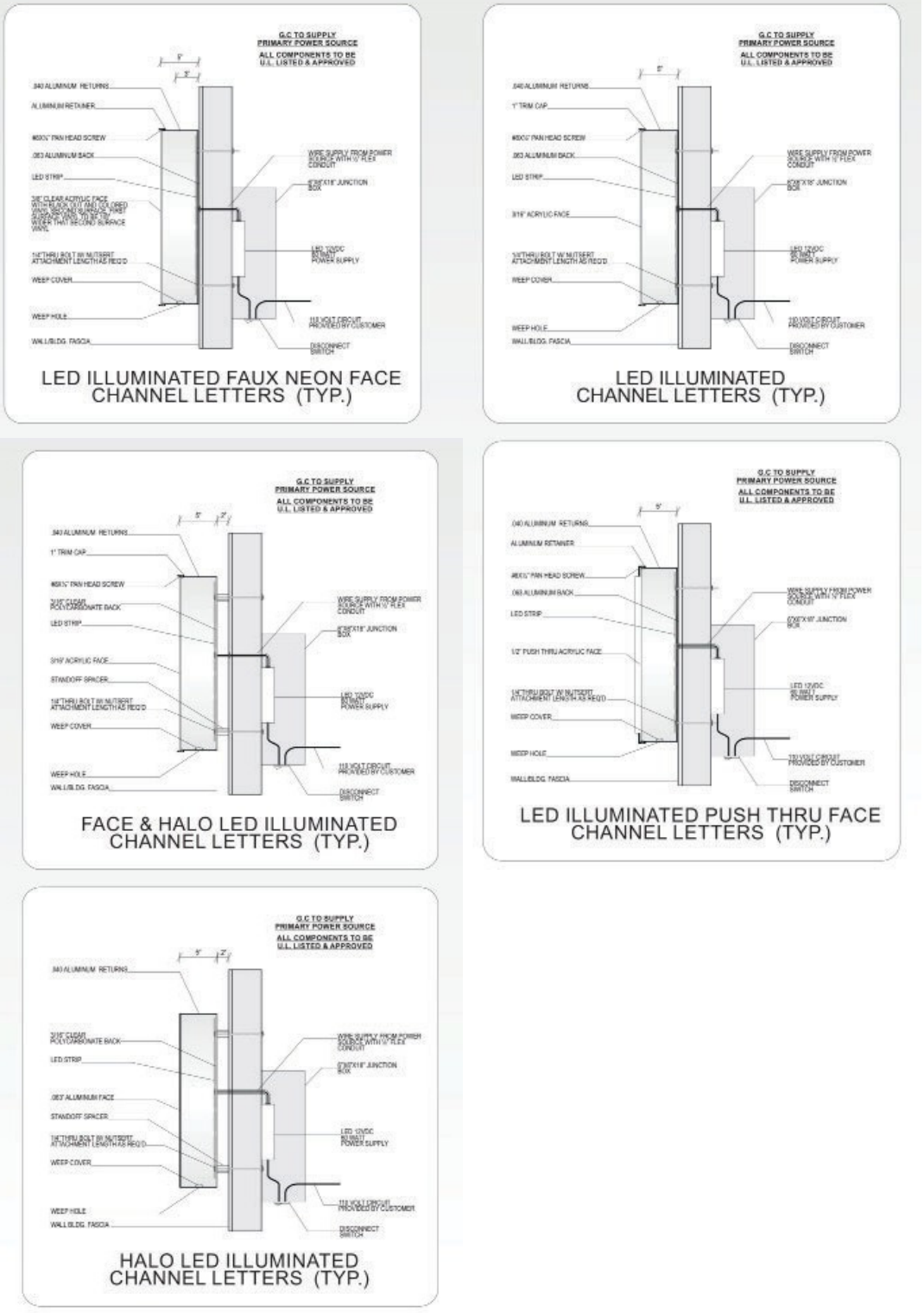


Typical Elevation

7.6 APPROVED SIGNS

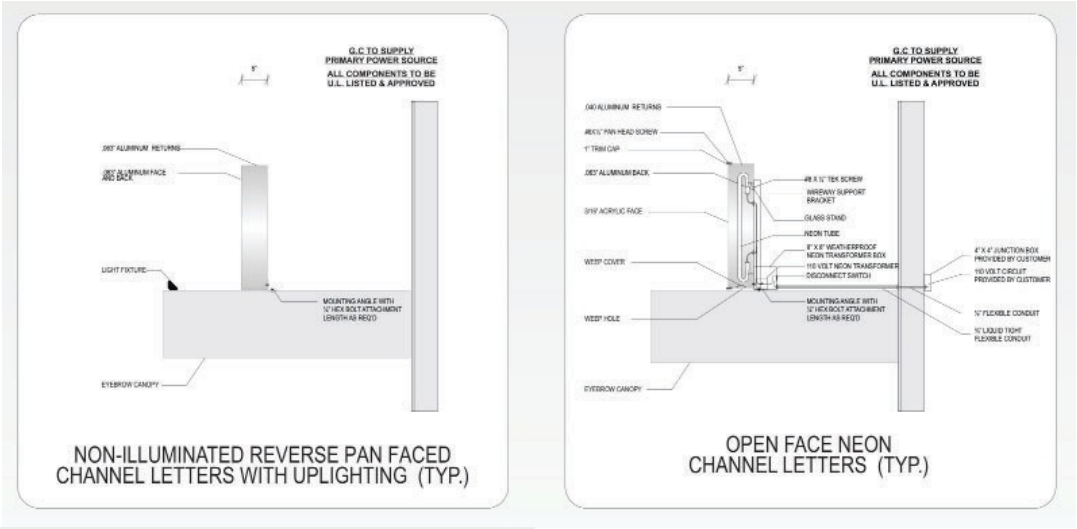
7.6.1 Examples of Wall Mounted Signs

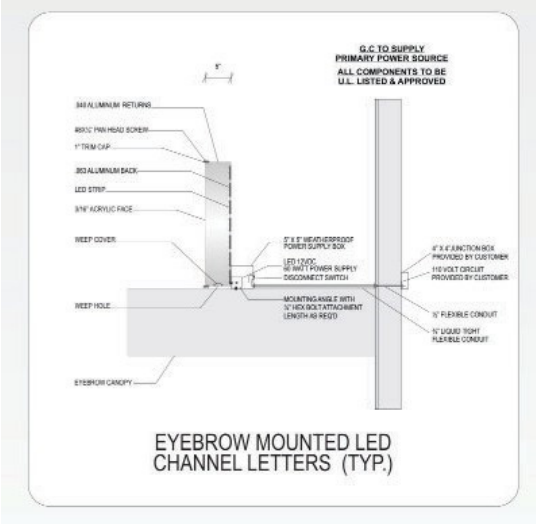
Examples are provided for illustrative purposes only. Other manufacturing may be allowed.



7.6.2 Examples of Eyebrow Mounted Signs

Examples are provided for illustrative purposes only. Other manufacturing may be allowed.

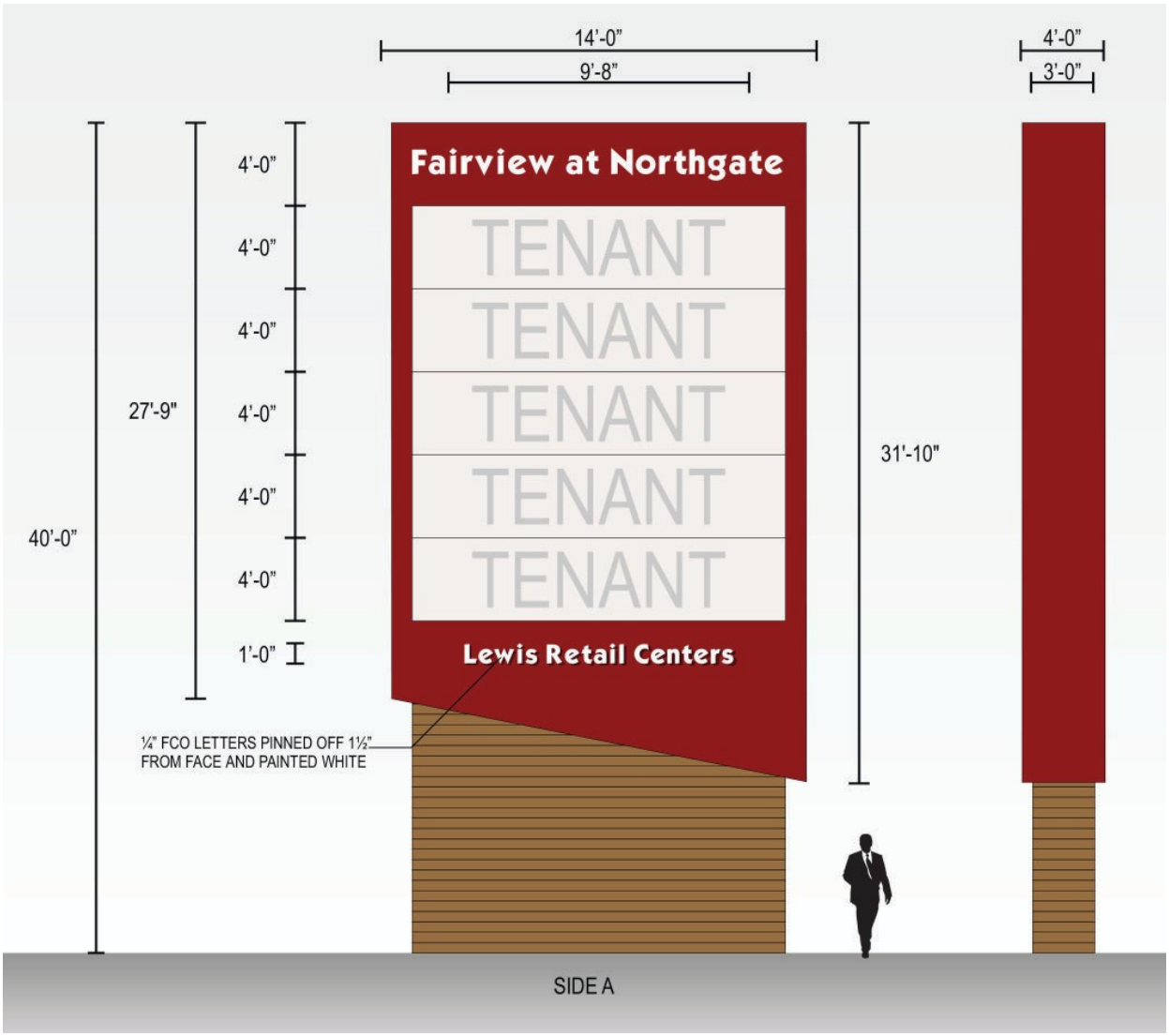




7.7 PROPOSED SIGNS

7.7.1 Multi Tenant Panel Pylon Signs

Examples are provided for illustrative purposes only.



7.8 EXISTING SIGN LOCATIONS

7.8.1 Map of Existing Locations

There are numerous signs in the vicinity of the Project. Some are located along the freeway while others are found along Columbus Parkway. The image below shows the approximate location of the existing signs in the surrounding area of the Project.



7.8.2 Existing Locations Legend

This legend describes the existing signs with images, size and location.



1 SOLONO COMMUNITY COLLEGE VALLEJO CENTER

Location: ST Johns Mine Road & Columbus Parkway
Height: 5'
Length: 20'



2 LOWES

Location: Lowes Entrance
Height: 12'
Length: 8'



3 LOWES

Location: N. Ascot Parkway & Columbus Parkway
Height: 25'
Length: 15'



4 CHEVROLET

Location: Northwest of N. Ascot Parkway & Columbus Parkway
Height: 30'
Length: 12'



5 HYUNDAI

Location: Mid block between Admiral Callaghan Lane & Columbus Parkway
Height: 30'
Length: 8'



6 MAZDA

Location: Mid block between Admiral Callaghan Lane & Columbus Parkway
Height: 10'
Length: 15'



7 TOYOTA

Location: Mid block between Admiral Callaghan Lane & Columbus Parkway
Height: 25'
Length: 8'

This legend describes the existing signs with images, size and location.



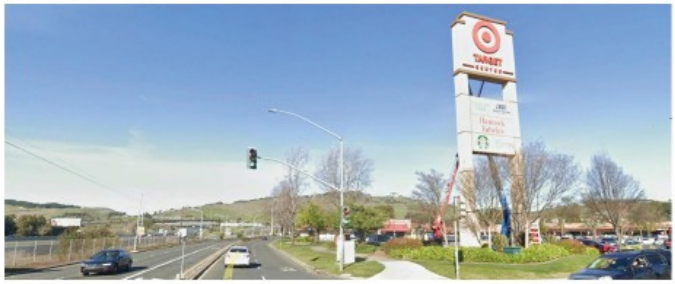
8 COMMERCIAL COMPLEX

Location: East of Admiral Callaghan Lane & Columbus Parkway
Height: 20'
Length: 12'



9 VALLEJO AUTO MALL

Location: Fork of Admiral Callaghan Lane & Columbus Parkway
Height: 140'
Length: 60'



10 TARGET COMMERCIAL COMPLEX

Location: Northwest of N. Ascot Parkway & Columbus Parkway
Height: 65'
Length: 20'



11 BILLBOARD 1

Location: Fork of Admiral Callaghan Lane & Columbus Parkway; West side of freeway
Height: 35'
Length: 48'



12 80 ELECTRONIC BILLBOARD

Location: Fork of Admiral Callaghan Lane & Columbus Parkway; West side of freeway
Height: 45'
Length: 30'



13 80 BILLBOARD 2

Location: Half way point between Admiral Callaghan Lane & Columbus Parkway fork and Turner Parkway turnout ; West side of freeway
Height: 35'
Length: 48'

7.9 PROPOSED SIGN LOCATION

7.9.1 Map of Proposed Location



7.9.2 Existing and Proposed Locations along Freeway

Below are image perspectives that call out where existing and proposed signs are located along the freeway. Refer to 7.8.1: Map of Existing Locations, 7.8.2: Existing Locations Legend and 7.9.1: Map of Proposed Locations for plan view locations.





SECTION 8: ARCHITECTURE DEVELOPMENT STANDARDS

This section provides the development standards for the architecture as part of the Fairview at Northgate Master Plan.

8.1 GENERAL GUIDELINES

8.1.1 Architectural Styles

Architectural Character: Wine Country Agrarian

The architectural character of the residential, commercial, and retail buildings of the Fairview at Northgate Master Plan draws on the project site's proximity to California's wine country and the community's Harvest theme. The guidelines and standards in the following sections are provided to help guide the development and maintenance of future residential, commercial, and retail buildings of Fairview at Northgate. Building elevation and floor plan examples for Residential Single Family Homes and Cluster Homes are provided in sections 7.3 and 7.4 for reference.

8.2 SINGLE FAMILY HOMES AND CLUSTER HOMES

8.2.1 Development Guidelines and Standards

a. Building Massing

- Variety in building massing and form is encouraged to provide diversity and visual interest to the neighborhood street scene. The following recommendations are encouraged when designing the residential homes of Fairview at Northgate:
  - o Articulation of wall planes
  - o Projections and recesses to provide shadow and depth
  - o Simple forms representative of the building's floor plan
  - o Combinations of one or two story forms
- Building wall planes, particularly on the front elevation, may be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.
- Residential design may provide articulation and detail to the rear and side of the dwelling when adjacent to public spaces within the community.

b. Main Entrances/Porches

- Residential entries, whether front or side entry, that face a street or lane may be articulated as a focal point of the front elevation through the use elements that reflects a Wine Country Agrarian character. Elements within this character for consideration include:
  - o Covered Porch/Entry way
  - o Trellis
  - o Recessed entry

c. Roofs

- Roof design and treatment may be varied to provide visual interest to the neighborhood roofscape. This can be achieved through varied roof forms and rooflines. The following roof guidelines and standards help promote an engaging roofscape within the Wine Country Agrarian character.
  - o Pitched roof form: Hip, gable, cross-gable, shed. Gambrel and Mansard roof forms are prohibited.
  - o Multiple plate height are encouraged where applicable.
  - o A variety of roof colors and materials are encouraged and may include concrete tiles and shakes.

d. Window Openings

- Windows are important elements to the building design as they provide both elevation articulation and privacy and openness for the inhabitants. The window guidelines and standards below ensure quality building design and balance between public and private interface.
  - o Window types: Single hung slider and fixed windows; windows with horizontal grid at front elevation may be appropriate.
  - o Window trim elements may be stucco, pre-cast, or wood.
    - Stucco finished trim elements, when used, shall be sand finish.
  - o Aluminum or vinyl frame windows should be appropriately colored to match or complement the house or trim colors for each color scheme.
  - o Reflective glass is prohibited.
  - o Shape and size of shutters, when used, should be proportionate to the window opening.

e. Garage Doors

- The overall design of the building's front elevation is encouraged to de-emphasize garage doors facing the street to promote a pedestrian friendly streetscape. Examples of techniques that may be used include:
  - o Garage door recesses into surrounding wall planes.
  - o Roof form/vertical wall plan articulation where garage is located.
  - o Architecture forward design that shows either a covered entry/porch or habitable space located forward of the garage door.

f. Exterior Materials and Colors

- Exterior building materials and colors provide variety and richness to a building's design. To ensure the residential homes of Fairview at Northgate achieve the desired Wine Country Agrarian character style and reflect quality design the following guidelines and standards apply:
  - o All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials may wrap columns, porches, or balconies in their entirety.
  - o Colors and materials changes shall occur at inside corners. Materials applied to any elevation shall turn the outside corner of the building and end at a logical termination point related to rooflines, building massing or fence returns when they are available.
  - o Any field color used at the base of the building shall continue down to the finish grade.
    - Likewise, where masonry or stone veneer is used at the base of the building, the visible wall surface below the level of the weep screed, shall be painted a color that closely matches the masonry color directly above.
  - o Exterior materials can include, but is not limited to:
    - Stucco
    - Stone Veneer
    - Cementitious Lap Siding
    - Cementitious Board and Batt Siding

g. Architectural Detailing

- Detail elements may be used to provide visual interest and richness to elevations.
- Exposed gutters and downspouts are encouraged to be colored to match or complement the surface to which they are attached.

8.2.2 BUNGALOW TYPICAL EXAMPLE



Front Elevation 1C



PLAN 3 PLAN 1 PLAN 2

ELEVATION - A

8.2.3 LICENSED TYPICAL EXAMPLE



Front Elevation 1B



© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B

8.3 COMMERCIAL STANDARDS

This section provides the development standards for the architecture of the commercial portion of the site. Both the small retail and the large retail shall be designed with the Agrarian theme in mind. The term agrarian refers to being of the land. This building style tends to focus on incorporating local materials into architecture with farmhouse elements. Often these components are rustic, organic and naturally comfortable. Agrarian-style architecture tends to invoke a communal spirit which will be well placed in current project.

8.3.1 Development Guidelines and Standards

a. Building Massing

Variations in the building form should be used to add interest and break up long wall planes. Suggested techniques include stepping the building height, furring out walls to create offsets in plane, adding reveals to wall surfaces, and insets or other variations in plan. Long facades should be designed with sufficient building articulation and landscaping to break them up into smaller visual elements. Substantial framing or masonry should be used whenever possible to allow for deep recesses and large windows which allow in sunlight throughout the day.

b. Entrances

Provide clearly defined building entries that are in scale with the proposed project, and that relate directly to the street frontage wherever possible.

c. Overhead Design Elements

Awnings, trellises or canopies are encouraged above windows, doors, and entrances to provide shade and architectural relief. Variation in parapet height can add some visual interest

d. Exterior Wall Materials

Building facades should feature high-quality materials and coordinated colors. Most design motifs should utilize multiple materials, color and textures, in a coordinated way. Materials on buildings should be varied in order to create patterns and break up larger masses into smaller forms. Natural elements such as stone and wood shall be promoted within the design. Colors should be used to articulate building design as is consistent with the design motif. Muted tones found inside and outside the buildings will reinforce this sense of agrarian architecture.

e. Architectural Detailing

Articulation such as cornice detail, insets, windows, reveals, furring, score lines, and/or trim should be used to break up the visual massing of building facades. Elements should be chosen that are appropriate to the overall stylistic treatment.

f. Outdoor Space

Spaces outdoors should feel connected to the indoor spaces that are provided by the architecture. The should be a blending of the indoor and the outdoor spaces to allow for an interconnected design.

8.3.2 MAIN TENANT TYPICAL EXAMPLES







8.3.3 SMALL RETAIL TYPICAL EXAMPLES



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

SECTION 9: OPEN SPACE

The natural open space in Fairview at Northgate is located between the proposed residential and commercial development. It is approximately 5.7 Acres and will be fenced and posted to prevent trespassing.

9.1 TRAILS

There will be a trail system that is outside of the open space but overlooks and complements it.

9.2 EROSION CONTROL

Erosion control standards shall be used on all disturbed lands during project development. Disturbance to the central open space shall be kept at a minimum. All cut and fill slopes steeper than 5:1 shall be planted with erosion control measures.

9.3 FIRE MANAGEMENT

The open space can be accessed by fire on both the residential side and the commercial side of the project as well as from Turner Parkway.

9.4 WILDLIFE MANAGEMENT

The open space site shall promote and protect wildlife.

9.5 PRESERVATION

The open space shall reasonably preserve existing vegetation in its current condition.
4

SECTION 10: CONCLUSION

Fairview at Northgate will be a comprehensive development as laid out in this Master Plan. It will develop under the overall theme that has been established within this document.









APPENDIX A

COMMERCIAL USES:

PERMITTED USES:

a. Regionally-oriented retail uses including but not limited to:
- Auto Dealership/Sales
- Car Wash
- Discount Center
- Gas Station
- Factory Store
- Furniture Outlet
- Home Improvement Center
- Promotional Center
- Warehouse Club

b. Community-serving retail uses including but not limited to:
- Appliance Store
- Art Gallery/Supply Store
- Auto Parts
- Bakery
- Bicycle Shop
- Book Store
- Clothing/Apparel/Accessories Store
- Day Care
- Drug Store
- Electronics/Computers
- Floor Coverings Store
- Florist/Plant Shop
- General Merchandise Store
- Gift Shop
- Grocery/Food Store
- Hardware Store
- Hobby Shop
- Home Furnishings
- Home Appliances
- Jewelry Store
- Liquor Store
- Music Store
- Newspapers and Magazines
- Paint, Glass and Wallpaper Store
- Party Supplies
- Pet Supplies
- Photographic Supply Store
- Picture Framing Shop
- Shoe Store
- Sporting Goods
- Stationary and Office Supplies

Specialty Food/Grocery/Supermarket Store
Toy Store
Variety Store

c. Business/professional offices and service establishments including but not limited to:
Administrative Office
Bank, Savings and Loan, Credit Union and Other Financial Institutions
Barber/Beauty Shop/Nail Salon
Copying and Printing
Dry Cleaner (No plant permitted on premises)
Employment Agency
Formal Ware - Rental
In-Patient and Out-Patient Health Facilities (licensed)
Locksmith
Medical Clinic/Office
Photographic Studio
Professional Offices including: Accounting, Architectural, Dental, Engineering, Legal, etc.
Real Estate/Title Office
Shoe Repair
Tailor
Technology Access Center
Tele-Commuting Center
Travel Agency
Watch and Clock Repair

d. Eating, drinking and entertainment establishments including but not limited to:
Bagel Shop/Bakery
Bar/Cocktail Lounge
Cafe
Coffee House
Delicatessen
Fast Food Restaurant with Drive-Through
Ice Cream/Yogurt
Micro-Brewery
Restaurant - Full Service, Sit Down and Take-Out permitted - Outdoor dining permitted
Theater - Indoor (Including Dinner, Live Play, etc.)

CONDITIONAL USES:

Animal Sales and Services
Community Center
Dance Floor
Day Care Center
Hotel/Motel
Lodge Hall
Pet Day Care/Boarding
Video Arcade

TEMPORARY USES:

Arts and Crafts Fair
Carnival
Christmas Tree Sales
Farmers Market
Festival/Street Fair
Parking Lot Sales
Sidewalk Sales
Temporary Construction Trailer

EXHIBIT – B

GENERAL PLAN 2040 POLICIES

Policies and Actions	*Facts in Support*
POLICY NBE-1.6 **Open Space.** Conserve and enhance natural open space areas in and adjacent to Vallejo and its waterfront.	*The proposed project would preserve approximately 5.7-acres of an existing wetland between the commercial and residential component of the Fairview at Northgate Planned Development.*
POLICY NBE-1.8 **Urban Forest.** Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.	*The project involves the planting of new trees, and many shrubs and ground covers contributing to the beautification of Vallejo and the cultivation of an urban forest. The construction of sidewalk improvements within the project will encourage walking within the subject site.*
POLICY NBE-2.3 **Inviting, Compatible Design.** Promote attractive development that is compatible with surrounding uses.	*The 245 detached single-family residences will incorporate a Wine Country Agrarian style look, and the building height and massing of the structures will not be out of scale with those located in close proximity.*
Policy NBE-1.15 **Energy Efficiency.** Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.	*The project would be required to comply with standards set forth in the California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CBC Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects.*
Policy NBE-1.5 **Scenic Vistas.** Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.	*The project site is not prominently visible from either Interstate 80 or State Route 37 due to distance, intervening development, and existing visual barriers. As such, the project would not adversely affect scenic views available to travelers along these routes.* *Furthermore, the project site and surrounding areas are not located within a designated residential view district and would not impact identified scenic vistas or protected public views.*

Policy NBE-3.13 **Neighborhood Character.** Preserve the character of existing single-family residential neighborhoods.	*The project off Turner Parkway lies near a well-established, lower-density residential neighborhood of north Vallejo. The proposed homes will be similar in scale and massing as those of the existing residential neighborhood to the west.*
Policy NBE-3.14 **Neighborhood Corridors.** Connect the community with mixed use corridors that function as neighborhood main streets for adjacent residential areas.	*The project will be connected via a pedestrian bridge over the preserved wetland to the commercial component of the Fairview at Northgate Planned Development.*
Policy CP1.12 **Clean Air.** Protect the community from harmful levels of air pollution.	*The project will be required to comply with MM AQ-1 which ensures the proposed project implements the Air District's Basic BMPs throughout all phases of construction. Measures include watering exposed surfaces, covering haul trucks, limiting vehicle speeds on unpaved roads, using wet power sweepers, and suspending work during high winds. Additional requirements involve paving surfaces promptly, washing vehicles before site exit, stabilizing unpaved access roads, and posting contact information for dust complaints. Implementation of MM AQ-1 would further ensure that the proposed project would not disrupt or hinder implementation of a control measure from the Clean Air Plan.*
Action CP-1.12C: Provide information regarding advances in air-quality protection measures to schools, homeowners, and operators of "sensitive receptors" such as senior and child care facilities.	*See response to Policy CP-1.12: Clean Air above.*

Policy NBE-1.1 **Natural Resources.** Protect and enhance hillsides, waterways, wetlands, occurrences of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.	*The project will preserve an existing 5.7-acre wetland between the residential and commercial component of the Fairview at Northgate Planned development. Prior to construction per the mitigation measures imposed by the Fairview at Northgate EIR MMRP and as described in the Addendum, preconstruction surveys will be required (such nesting bird survey, etc.) to ensure protection of special-status species.*
Policy NBE-1.2 **Sensitive Resources.** Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.	*See Policy NBE-1.1: Natural Resources above.*
Action NBE-1.3B: Work with landowners to facilitate assembly and retention of parcels of sufficient size to preserve valuable tidal marshes, seasonal marshes, managed wetlands and contiguous grassland areas for the protection of aquatic and wildlife habitat.	*See Policy NBE-1.1: Natural Resources above. A 5.7-acre parcel will preserved as wetland open space.*
Policy NBE-1.7 **Green Infrastructure.** Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.	*The project will include bioretention swells to treat stormwater from the new subdivisions. Additionally, a total of new trees will be planted throughout the site, which will help reduce urban heat islands.*

Policy NBE-1.9 **Cultural Resources.** Protect and preserve archaeological, historic, and other cultural resources.	*The project will implement sensitivity training for all contractors prior to ground disturbance. If remains are found, the developer will implement Mitigation Measure CUL-1 (Cultural Awareness Training Program), CUL-2 (Protocol for Human Ramins Discovery Cultural Resources Construction Monitoring.), CUL-3 (Discovery of Unknown Resources), and CUL-4 (Discovery of Human Remains).*

Action NBE-1.9A: Continue to require that land use activities comply with State requirements and follow best practices to ensure that cultural resources are not impacted and that appropriate agencies and technical experts are involved in the evaluation and protection of resources and sites.	See Policy NBE-1.9: Cultural Resources above.
Action NBE-1.9B: Maintain a dialogue with local Native American groups regarding sensitive cultural resources in Vallejo.	*See Policy NBE-1.9: Cultural Resources above.*
Policy NBE-5.3 **Health and Safety Codes**. Enforce development regulations and building code requirements to protect residents, businesses, and employees from flooding, liquefaction, earthquakes, fires, and other hazards.	The construction plans of the single-family and cluster style residences will be reviewed to ensure the project meets applicable building code.
Action NBE-5.4A: Continue to require geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate any seismic, flooding, sea level rise, landslide, erosion, or related risk.	*See Policy NBE-5.4: Project Location and Design above.*
Action NBE-5.4B: Continue to require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas to minimize risks to downhill areas.	*See Policy NBE-5.4: Project Location and Design above.*
Action NBE-5.4C: Continue to use the development review process to ensure that development is planned and constructed to resist the encroachment of uncontrolled fire.	*See Policy NBE-5.3: Health and Safety Codes above.*
Action NBE-1.14C: Update the Green Building Standards Code to require the use of low flow plumbing fixtures, low volume irrigation systems, and drought-tolerant plant palettes.	*See Policy NBE-1.7: Green Infrastructure above.*
Action NBE-5.6D: Continue to enforce City regulations that prohibit development, grading, and land modification activities that would adversely affect the local drainage system or create unacceptable erosion impacts.	*See Policy NBE-5.4: Project Location and Design above.*

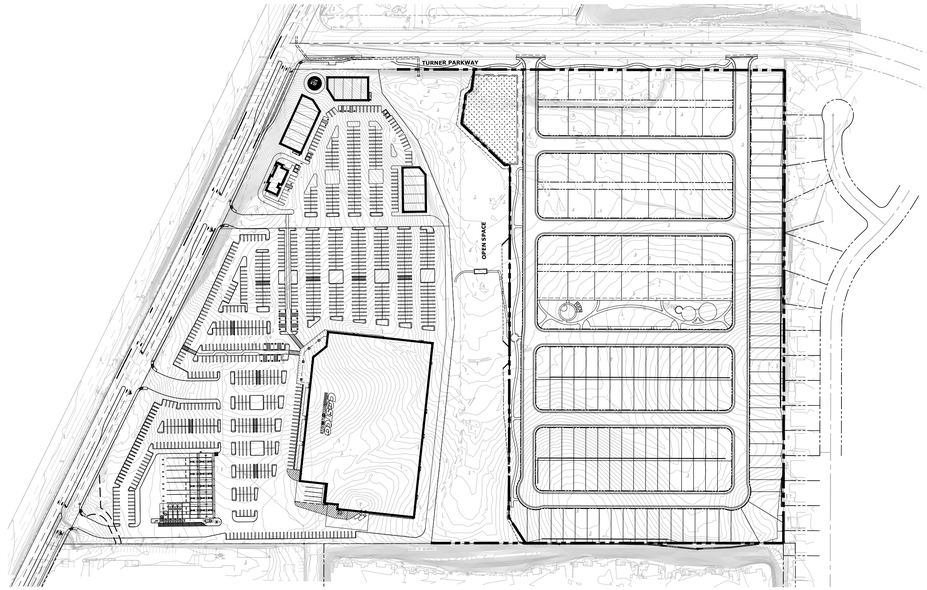
Policy CP-2.3 **Fire Prevention and Response Services**. Ensure the provision of fire prevention and emergency response services that minimize fire risks and protect life and property.	*The proposed project was reviewed by the City's Fire Prevention team and complies with applicable standards. The site is located within an urbanized area and is not designated as a Very High Fire Hazard Severity Zone. Compliance with local building codes, defensible space requirements, and fire codes, will minimize risks to protect life and property.*

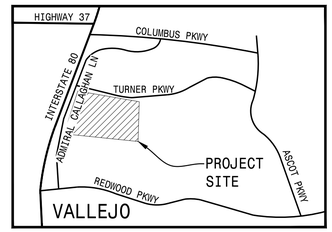
Policy MTC-2.1 **Safety First.** Prioritize pedestrian, bicycle, and automobile safety over traffic flow.	*The proposed project would include new internal residential streets that would be a 50-foot right-of-way, with a 28-foot-wide travel lane from curb-to-curb with parking on each side and a 4.5-foot-attached sidewalk. The new C Street would have a 42-foot right of way with 31-foot-wide travel lane from curb-to-curb with parking along the west side and 4.5-foot attached sidewalks.* *The project would also include private alleys which would be smaller in scale than the residential streets and would include shared vehicular access to the garages fronting them. Private alleys would include a 20-foot-right-of-way with a small four-foot driveway pad accessing the garages. No parking will be allowed within the alleys.*
Policy MTC-2.7 **Complete Streets.** Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders.	*The new streets will incorporate a 50-foot and 42-foot right-of-way with sidewalk, curb and gutters to increase accessibility for the use by pedestrians.*
Action MTC-2.8C: As part of the site plan approval process, require development to provide services from a menu of transportation demand management (TDM) strategies that will reduce VMT.	*See policy MTC-2.7: Complete Streets above.*
Policy MTC-2.11 **Sustainable Transportation.** Ensure that circulation improvements can be operated and maintained within existing and future resource limitations.	*See policy MTC-2.7: Complete Streets above.*
Policy MTC-3.1 **Coordinated Transportation Planning.** Ensure that improvements to the transportation network support a land use pattern that connects the community and facilities travel among Vallejo's neighborhoods.	*The project will include new roadway that will connect the new subdivision to Turner Parkway to the North of the subject site.*
Housing Element Policy A.2: The project will convert vacant infill land into single-unit residences that are compatible with the existing single-unit residences to the north, east, and west of the project site.	*The project will develop an underutilized site into a subdivision with detached single-family and cluster-style residences that are compatible with the surrounding single-family residences that are to the east.*

Housing Element Policy H.3 Protect the character of the existing neighborhoods by developing objective standards to facilitate infill projects to be compatible with the existing neighborhoods.	*The project will protect the existing character of the existing neighborhood to the east by ensuring the new homes are similar in scale and massing.*

Housing Element Policy I.1 The City of Vallejo will promote energy efficiency in residential development within the city, including reduction of energy use through better design and construction in individual homes and through energy-efficient urban design.	*See Policy NBE-1.15 - Energy Efficiency above.*

PLANNED DEVELOPMENT
FAIRVIEW AT NORTHGATE
VALLEJO, CALIFORNIA
SEPTEMBER 2018
REVISED: DECEMBER 2025





VICINITY MAP
N.T.S.

NORTH

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NORTH
0 100 200 400
SCALE: 1"=200'

04-08-2020 1:18pm Carrie Wallace P:\19899\PLN\SDR\C.1.0-COVERSHEET.DWG

PROJECT SUMMARY:

LAND USE:
RESIDENTIAL - 23.8± AC
COMMERCIAL - 21.8± AC
OPEN SPACE - 5.7± AC
TOTAL - 51.3± AC

RESIDENTIAL SUMMARY:

LOT COUNT:
119 SINGLE FAMILY LOTS
42 BUNGALOW LOTS
161 TOTAL LOTS

COMMERCIAL SUMMARY:

MAJOR RETAILER: 152,138± SF
SHOPS & RETAIL: 27,490± SF

✱ SIGNALIZED INTERSECTION (TWO LOCATIONS)

✱ PROPOSED BUS PULLOUT



REVISED DECEMBER 2025

NORTH
0 50 100 200
SCALE: 1"=100'

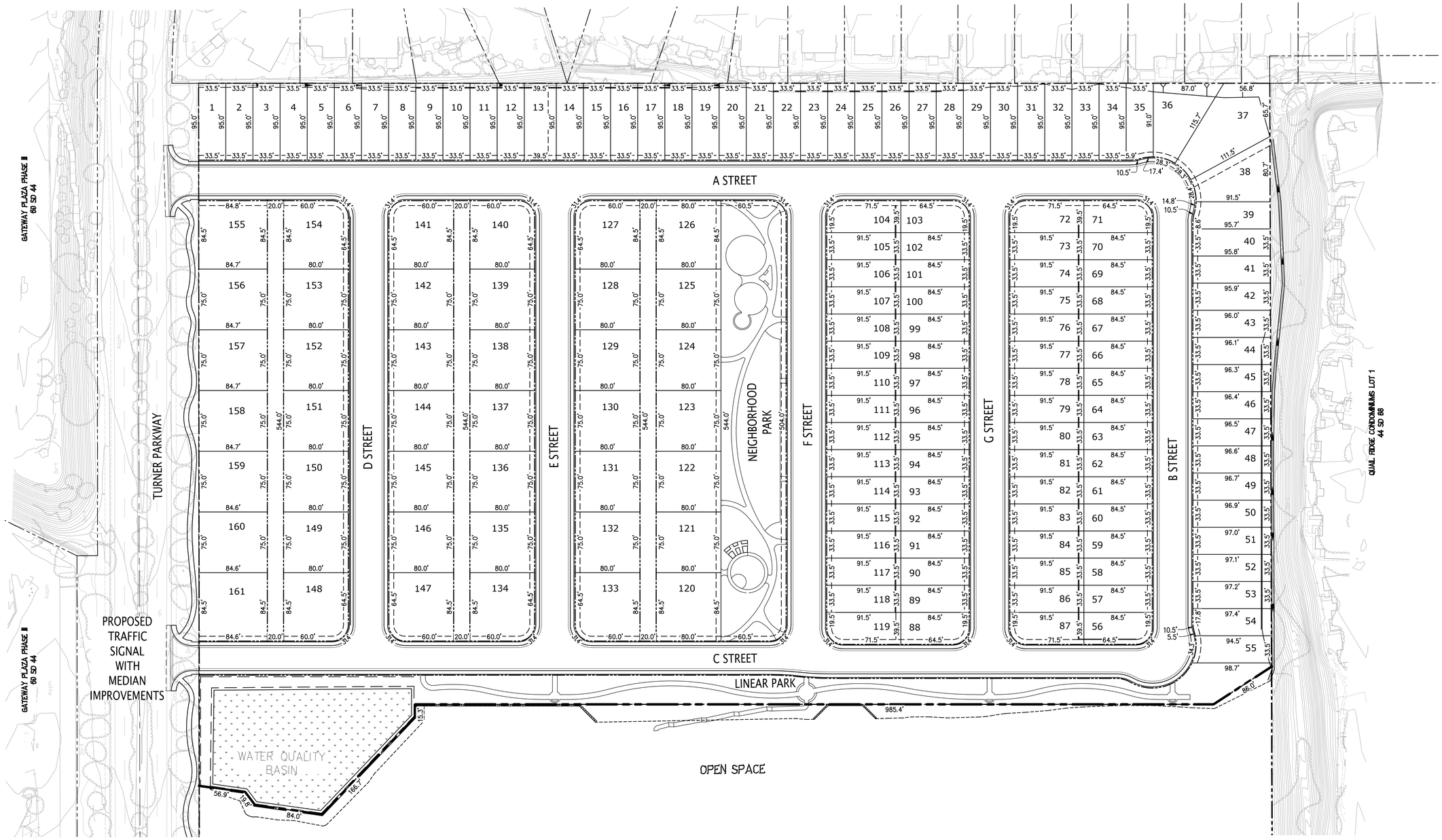
OVERALL SITE PLAN with TRAILS

FAIRVIEW at NORTHGATE
Vallejo, California

REVISED: APRIL 2020
SEPTEMBER 2018

C.2.0

04-08-2020 3:41pm Carrie Wallace P:\19899\PLN\SDR\C.2.0-OVERALLSITEPLAN-COLOR-TRAILS.DWG



0 30 60 120

SCALE: 1"=60'

04-08-2020 3:44pm Carrie Wallace P:\19899\PLN\SDR\C.3.1-RES-DIMENSIONEDSITEPLAN.DWG

RESIDENTIAL DIMENSIONED SITE PLAN

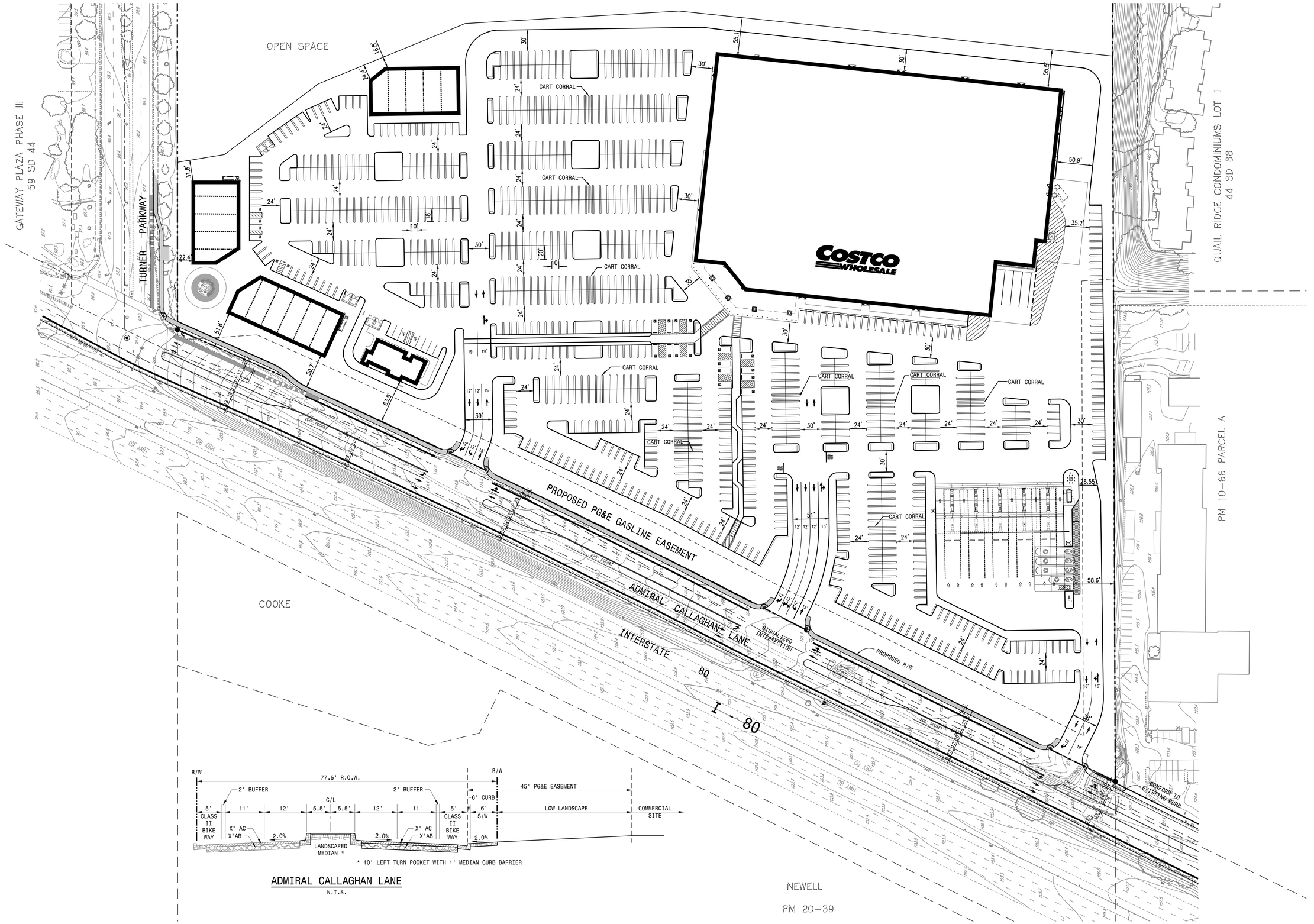
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

SEPTEMBER 2018

C.3.1



* 10' LEFT TURN POCKET WITH 1' MEDIAN CURB BARRIER

ADMIRAL CALLAGHAN LANE
N.T.S.

NORTH

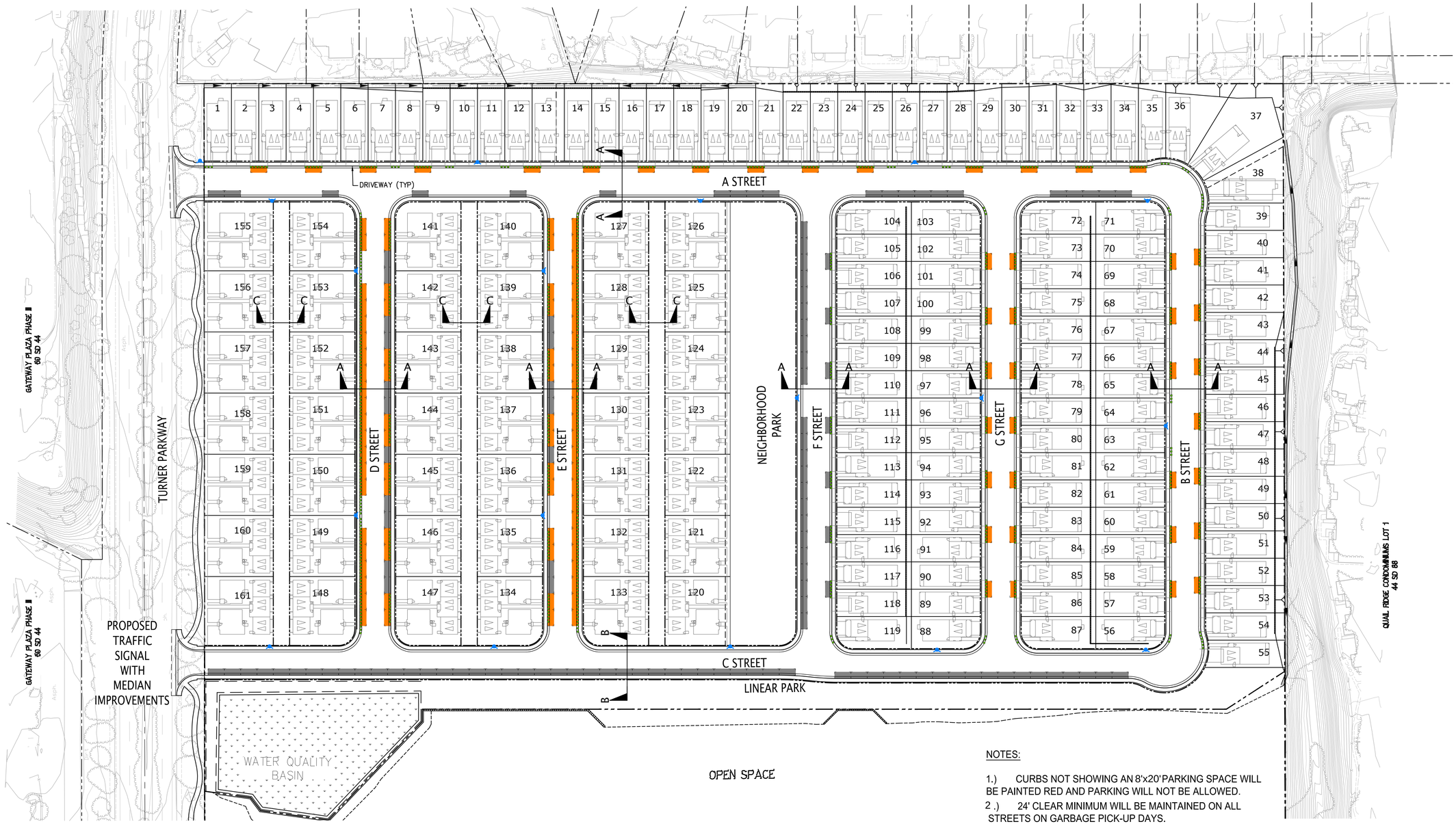
0 30 60 120
SCALE: 1"=60'

04-07-2020 1:58pm Carrie Wallace P:\19899\PLAN\SDR\C.3.2-COMM-DIMENSIONEDSITEPLAN.DWG

COMMERCIAL DIMENSIONED SITE PLAN C.3.2

FAIRVIEW at NORTHGATE

Vallejo, California REVISED: APRIL 2020 SEPTEMBER 2018



NOTES:

1.) CURBS NOT SHOWING AN 8'x20'PARKING SPACE WILL BE PAINTED RED AND PARKING WILL NOT BE ALLOWED.

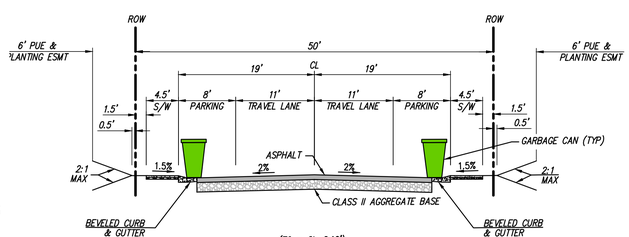
2 .) 24' CLEAR MINIMUM WILL BE MAINTAINED ON ALL STREETS ON GARBAGE PICK-UP DAYS.

LEGEND:

- PARKING SPACE (8' x 20') - 123 SPACES
- RESTRICTED PARKING SPACE (8' x 20') - 116 SPACES
- GARBAGE CAN CLUSTER (3 CANS - 2'SQ WITH 2' BETWEEN)
- FIRE HYDRANT

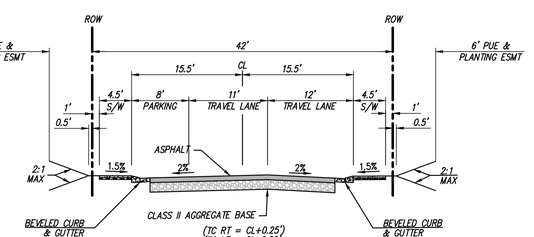
PARKING PROVIDED FOR FAIRVIEW AT NORTHGATE:

RESIDENTIAL PARKING (IN GARAGE) :	490 SPACES
RESIDENTIAL VISITOR PARKING (IN DRIVEWAY):	238 SPACES
ON STREET VISITOR PARKING (1:5UNITS = 49 SPACES):	239 SPACES
(RESTRICTED PARKING ON GARBAGE DAY:	116 SPACES)
(REMAINING PARKING ON GARBAGE DAY:	123 SPACES)
TOTAL PARKING:	967 SPACES
VISITOR PARKING REQUIRED:	*49 SPACES (1SPACE:5 UNITS)*



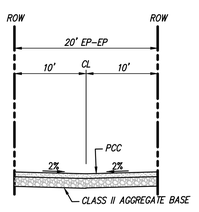
1 TYPICAL 50' R/W STREET SECTION

SCALE 1" = 10'



2 TYPICAL 42' R/W STREET SECTION

SCALE 1" = 10'



3 TYPICAL 20' ALLEY SECTION

SCALE 1" = 10'

0 30 60 120

SCALE: 1"=60'

04-08-2020 3:46pm Carrie Wallace P:\19899\PLN\SDR\C.4.1-RES-PARKINGPLAN.DWG

RESIDENTIAL PARKING and GARBAGE PLAN

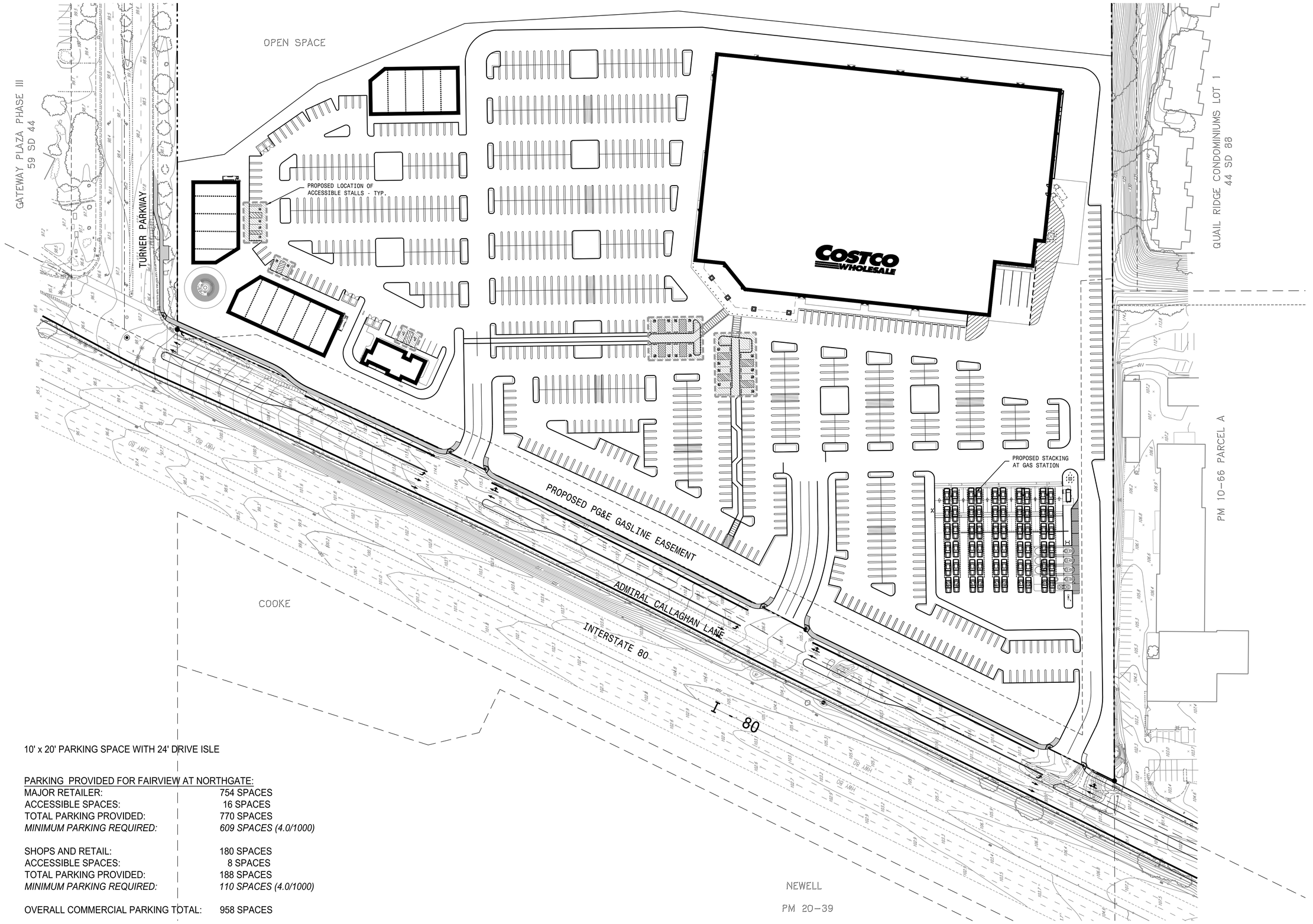
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

C.4.1

SEPTEMBER 2018



10' x 20' PARKING SPACE WITH 24' DRIVE ISLE

PARKING PROVIDED FOR FAIRVIEW AT NORTHGATE:

MAJOR RETAILER:	754 SPACES
ACCESSIBLE SPACES:	16 SPACES
TOTAL PARKING PROVIDED:	770 SPACES
MINIMUM PARKING REQUIRED:	*609 SPACES (4.0/1000)*
SHOPS AND RETAIL:	180 SPACES
ACCESSIBLE SPACES:	8 SPACES
TOTAL PARKING PROVIDED:	188 SPACES
MINIMUM PARKING REQUIRED:	*110 SPACES (4.0/1000)*
OVERALL COMMERCIAL PARKING TOTAL:	958 SPACES

NOTE: APPLICANT RESERVES THE RIGHT TO MODIFY UP TO 40% OF PARKING STALLS AS COMPACT PARKING STALLS.

NORTH

0 30 60 120

SCALE: 1"=60'

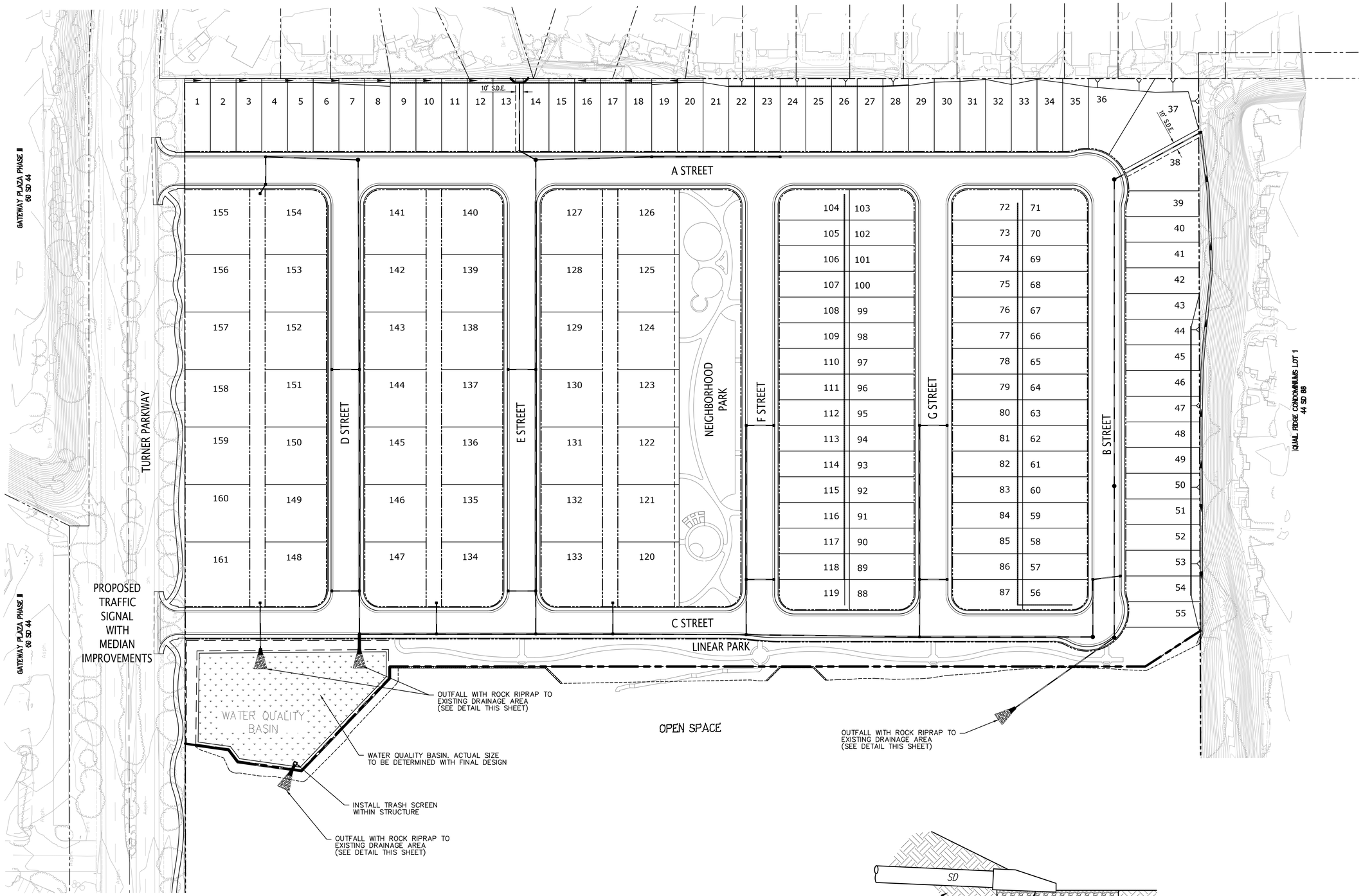
04-07-2020 2:02pm Corrie Wallace P:\19899\PLN\SDR\C.4.2-COMM-PARKINGPLAN.DWG

COMMERCIAL PARKING PLAN

FAIRVIEW at NORTHGATE

Vallejo, California REVISED: APRIL 2020 SEPTEMBER 2018

C.4.2



APPROXIMATE LOCATION OF PROPOSED WATER QUALITY FEATURE

NOTES:
1.) DEVELOPER RESERVES THE RIGHT TO OVERSIZE THE IN-TRACT STORM DRAIN SYSTEM OR USE OTHER TYPES OF UNDERGROUND STORAGE FACILITIES TO HANDLE HYDROMODIFICATION SHOULD IT BE REQUIRED.

OUTFALL ROCK RIPRAP

NOT TO SCALE

NORTH

0 25 50 100

SCALE: 1"=50'

04-08-2020 3:47pm Corrie Wallace P:\19899\PLN\SDR\C.5.1-RES-WATERQUALITY.DWG

RESIDENTIAL WATER QUALITY PLAN

FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

C.5.1

SEPTEMBER 2018

OPEN SPACE

BIORETENTION FEATURE (TYP.)

INSTALL TRASH SCREEN IN INLET

OUTLET TO EXISTING DRAINAGE AREA. (SEE DETAIL THIS SHEET)

GATEWAY PLAZA PHASE III
59 SD 44

TURNER PARKWAY

QUAIL RIDGE CONDOMINIUMS LOT 1
44 SD 88

PM 10-66 PARCEL A

COSTCO WHOLESALE

INSTALL CURB CUT TO ALLOW RUNOFF INTO WATER QUALITY BASIN

INSTALL KRISTAR TRASH SYSTEM (OR APPROVED EQUAL) AT EACH BASIN INLET. (TYP.)

PROPOSED PG&E GASLINE EASEMENT

INSTALL CURB CUT TO ALLOW RUNOFF INTO WATER QUALITY BASIN

ADMIRAL CALLAGHAN LANE

INTERSTATE 80

I-80

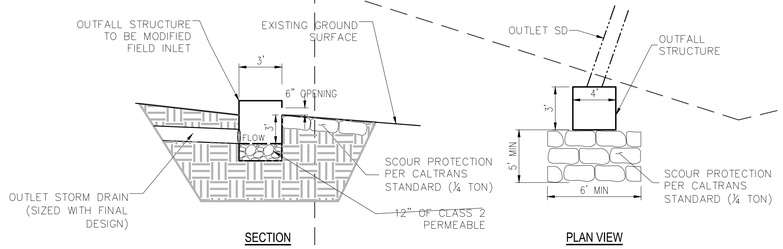
BIORETENTION FEATURE (TYP.)

INSTALL CURB CUT TO ALLOW RUNOFF INTO WATER QUALITY BASIN

COOKE

APPROXIMATE LOCATION OF PROPOSED WATER QUALITY FEATURE.

NOTES:
1.) DEVELOPER RESERVES THE RIGHT TO OVERSIZE THE IN-TRACT STORM DRAIN SYSTEM OR USE OTHER TYPES OF UNDERGROUND STORAGE FACILITIES TO HANDLE HYDROMODIFICATION SHOULD IT BE REQUIRED.



* SIDE OPENING TO BE LEVEL SIDE TO SIDE. DO NOT SLOPE OPENING IN THE MIDDLE. INSTALL WEEP HOLES AT FLOWLINE OF INLET. BASE OF INLET TO HAVE FOUR (4) – 3" DIAMETER HOLES

OUTFALL DETAIL

N.T.S.

NORTH

0 30 60 120

SCALE: 1"=60'

04-08-2020 3:48pm Corrie Wallace P:\19899\PLN\SDR\C.5.2-COMM-WATERQUALITY.DWG

COMMERCIAL WATER QUALITY PLAN

C.5.2

FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: APRIL 2020

SEPTEMBER 2018

NOTES:

- MINIMUM SIZE OF MAINS ARE AS FOLLOWS:
  - STORM DRAIN - 12"
  - SANITARY SEWER - 8" OR PER DISTRICT STANDARDS
  - SANITARY SEWER TRUNKMAIN RELOCATION - 24" PVC MAIN.
  - POTABLE WATER - 12" - COMMERCIAL, 8" - RESIDENTIAL

- SEWER MANHOLES SIZES (WILL BE ADJUSTED AS NEEDED DURING FINAL DESIGN)
  - TRUNKMAIN RELOCATION - 60" MIN
  - OTHER MAINLINE - 48" MIN

- MASTER POTABLE WATER METERS TO BE SIZED IN FINAL DESIGN. IF REQUESTED, EASEMENT CAN BE PROVIDED OVER PRIVATE WATER SYSTEM.

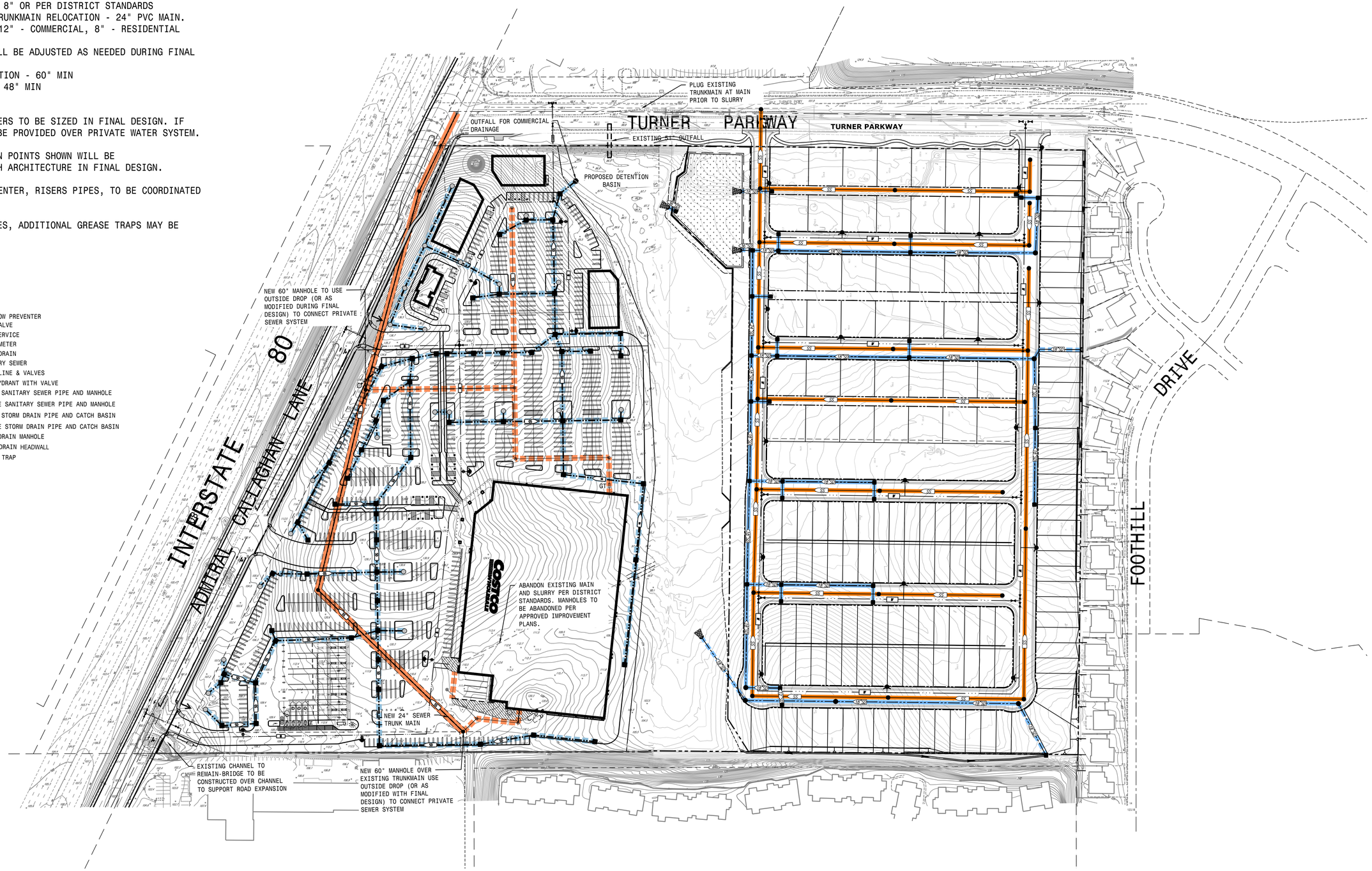
- CONCEPTUAL SERVICE TIE-IN POINTS SHOWN WILL BE COORDINATED/ADJUSTED WITH ARCHITECTURE IN FINAL DESIGN.

- ADDITIONAL BACKFLOW PREVENTER, RISERS PIPES, TO BE COORDINATED WITH FINAL DESIGN.

- DEPENDING ON ULTIMATE USES, ADDITIONAL GREASE TRAPS MAY BE REQUIRED.

LEGEND

BFP	-	BACKFLOW PREVENTER
GV	-	GATE VALVE
FS	-	FIRE SERVICE
M	-	WATER METER
SD	-	STORM DRAIN
SS	-	SANITARY SEWER
	-	WATER LINE & VALVES
	-	FIRE HYDRANT WITH VALVE
	-	PUBLIC SANITARY SEWER PIPE AND MANHOLE
	-	PRIVATE SANITARY SEWER PIPE AND MANHOLE
	-	PUBLIC STORM DRAIN PIPE AND CATCH BASIN
	-	PRIVATE STORM DRAIN PIPE AND CATCH BASIN
	-	STORM DRAIN MANHOLE
	-	STORM DRAIN HEADWALL
G T	-	GREASE TRAP



NORTH

0 50 100 200

SCALE: 1"=100'

04-08-2020 3:48pm Corrie Wallace P:\19899\PLN\SDR\C.6.0-OVERALL UTILITIES.DWG

OVERALL UTILITY PLAN

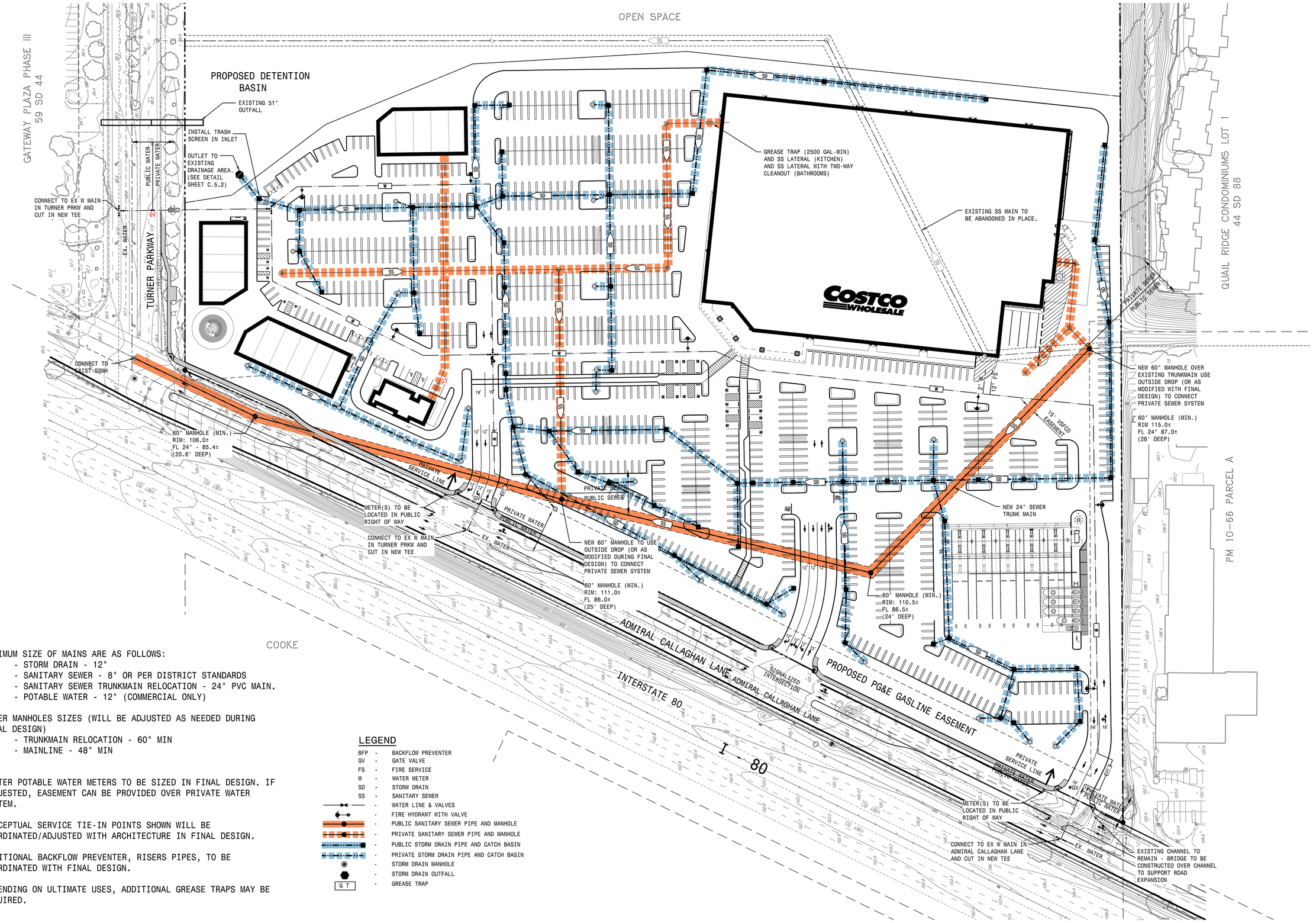
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

SEPTEMBER 2018

C.6.0



NOTES:

- MINIMUM SIZE OF MAINS ARE AS FOLLOWS:
  - STORM DRAIN - 12"
  - SANITARY SEWER - 8" OR PER DISTRICT STANDARDS
  - SANITARY SEWER TRUNKMAIN RELOCATION - 24" PVC MAIN.
  - POTABLE WATER - 12" (COMMERCIAL ONLY)
- SEWER MANHOLES SIZES (WILL BE ADJUSTED AS NEEDED DURING FINAL DESIGN)
  - TRUNKMAIN RELOCATION - 60" MIN
  - MAINLINE - 48" MIN
- MASTER POTABLE WATER METERS TO BE SIZED IN FINAL DESIGN. IF REQUESTED, EASEMENT CAN BE PROVIDED OVER PRIVATE WATER SYSTEM.
- CONCEPTUAL SERVICE TIE-IN POINTS SHOWN WILL BE COORDINATED/ADJUSTED WITH ARCHITECTURE IN FINAL DESIGN.
- ADDITIONAL BACKFLOW PREVENTER, RISERS PIPES, TO BE COORDINATED WITH FINAL DESIGN.
- DEPENDING ON ULTIMATE USES, ADDITIONAL GREASE TRAPS MAY BE REQUIRED.

LEGEND

BFP	-	BACKFLOW PREVENTER
GV	-	GATE VALVE
FS	-	FIRE SERVICE
M	-	WATER METER
SD	-	STORM DRAIN
SS	-	SANITARY SEWER
	-	WATER LINE & VALVES
	-	FIRE HYDRANT WITH VALVE
	-	PUBLIC SANITARY SEWER PIPE AND MANHOLE
	-	PRIVATE SANITARY SEWER PIPE AND MANHOLE
	-	PUBLIC STORM DRAIN PIPE AND CATCH BASIN
	-	PRIVATE STORM DRAIN PIPE AND CATCH BASIN
	-	STORM DRAIN MANHOLE
	-	STORM DRAIN OUTFALL
G T	-	GREASE TRAP

NORTH

0 30 60 120

SCALE: 1"=60'

04-07-2020 2:07pm Corrie Wallace P:\19899\PLN\SDR\C.6.1-COMM-UTILITIES.DWG

COMMERCIAL UTILITY PLAN

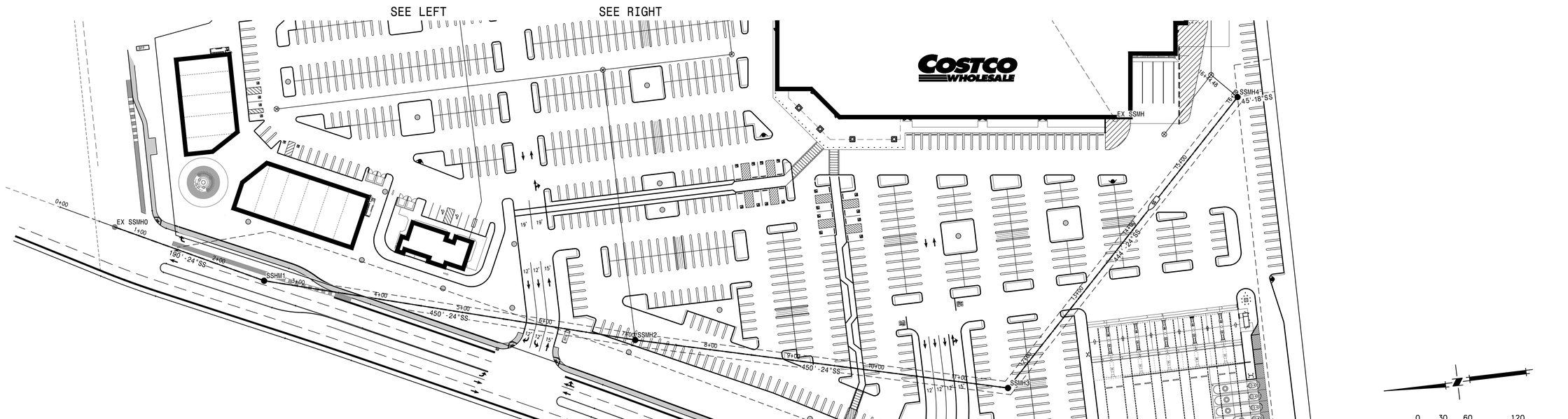
FAIRVIEW at NORTHGATE

Vallejo, California

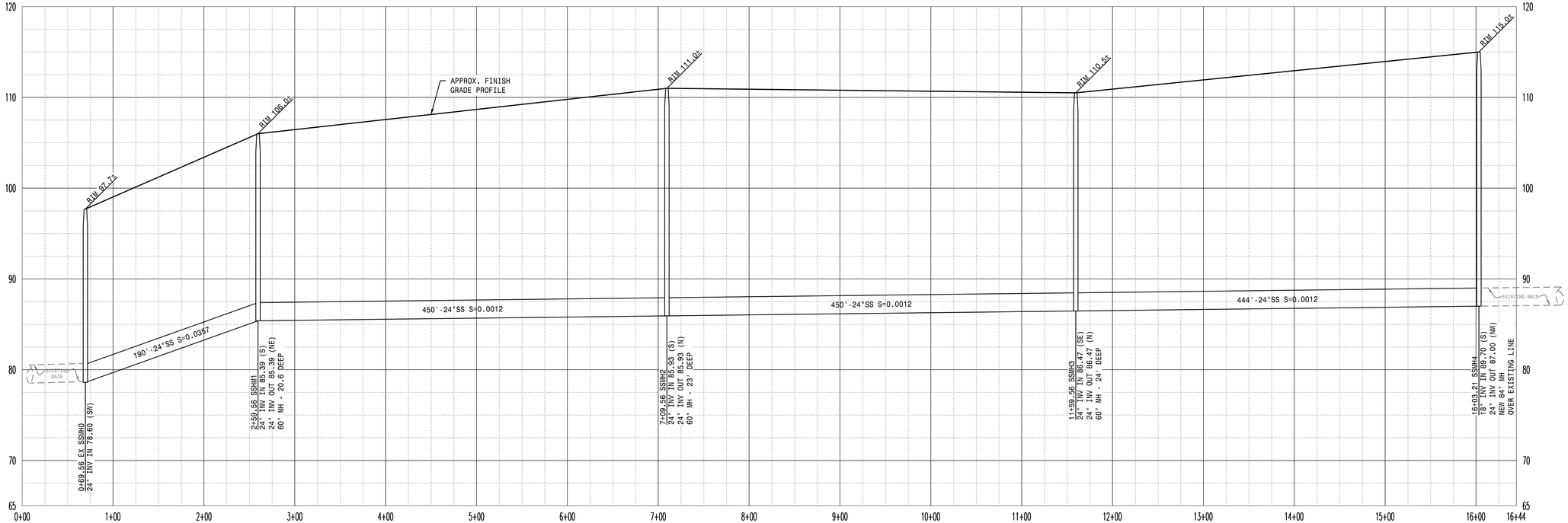
REVISED: APRIL 2020

SEPTEMBER 2018

C.6.1



SEWER TRUNKLINE THROUGH PARKING LOT (PUBLIC LINE)



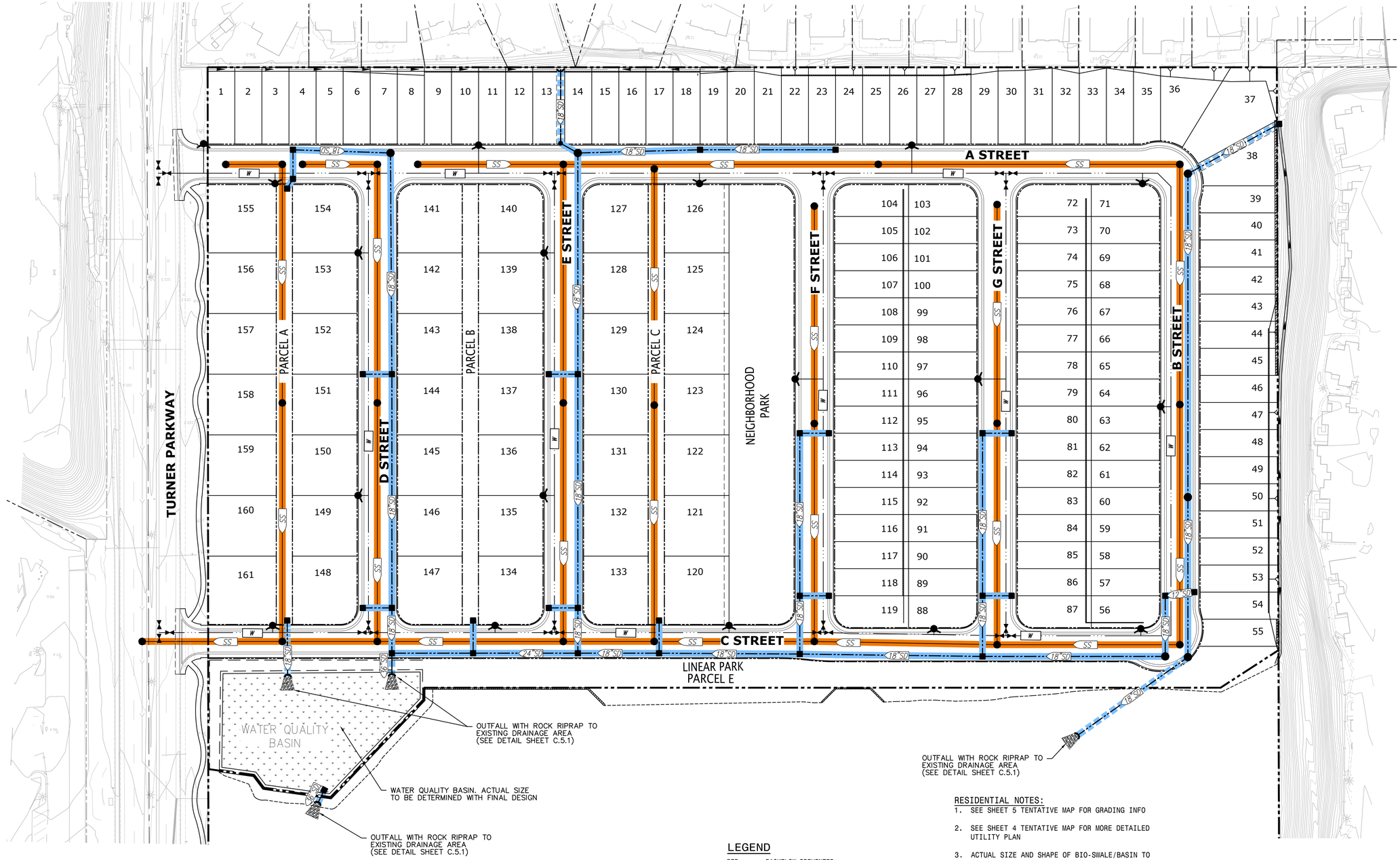
TRUNKMAIN RELOCATION PLAN C.6.1A

FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: APRIL 2020 SEPTEMBER 2018

04-07-2020 2:06pm Carrie Wallace P:\19899\PLN\SDR\C.6.1A-COMM-TRUNKMAINRELOCATION.DWG



LEGEND

BFP	-	BACKFLOW PREVENTER
GV	-	GATE VALVE
FS	-	FIRE SERVICE
M	-	WATER METER
SD	-	STORM DRAIN
SS	-	SANITARY SEWER
	-	WATER LINE & VALVES
	-	FIRE HYDRANT WITH VALVE
	-	PUBLIC SANITARY SEWER PIPE AND MANHOLE
	-	PRIVATE SANITARY SEWER PIPE AND MANHOLE
	-	PUBLIC STORM DRAIN PIPE AND CATCH BASIN
	-	PRIVATE STORM DRAIN PIPE AND CATCH BASIN
	-	STORM DRAIN MANHOLE
	-	STORM DRAIN HEADWALL

RESIDENTIAL NOTES:

1. SEE SHEET 5 TENTATIVE MAP FOR GRADING INFO
2. SEE SHEET 4 TENTATIVE MAP FOR MORE DETAILED UTILITY PLAN
3. ACTUAL SIZE AND SHAPE OF BIO-SWALE/BASIN TO BE RESOLVED WITH FINAL DESIGN
4. ALL SEWER AND WATER MAINS ARE ASSUMED TO BE 8" UNLESS NOTED. STORM DRAIN PIPES WILL VARY IN SIZE. ACTUAL SIZE TO BE DETERMINED DURING FINAL DESIGN USING DISTRICT STANDARDS.
5. ALL WATER SERVICES SHALL BE A MINIMUM OF 1" WITH A 1" METER
6. THE WATER SYSTEM SHOWN IS PRELIMINARY IN NATURE. DURING FINAL DESIGN, THE LOCATIONS OF VALVES, ARV, AND OTHER FACILITIES WILL BE DETERMINED IN CONJUNCTION WITH THE CITY'S WATER DEPARTMENT.

NORTH

0 25 50 100

SCALE: 1"=60'

04-08-2020 3:49pm Carrie Wallace P:\19899\PLN\SDR\C.6.2-RES-UTILITIES.DWG

RESIDENTIAL UTILITY PLAN

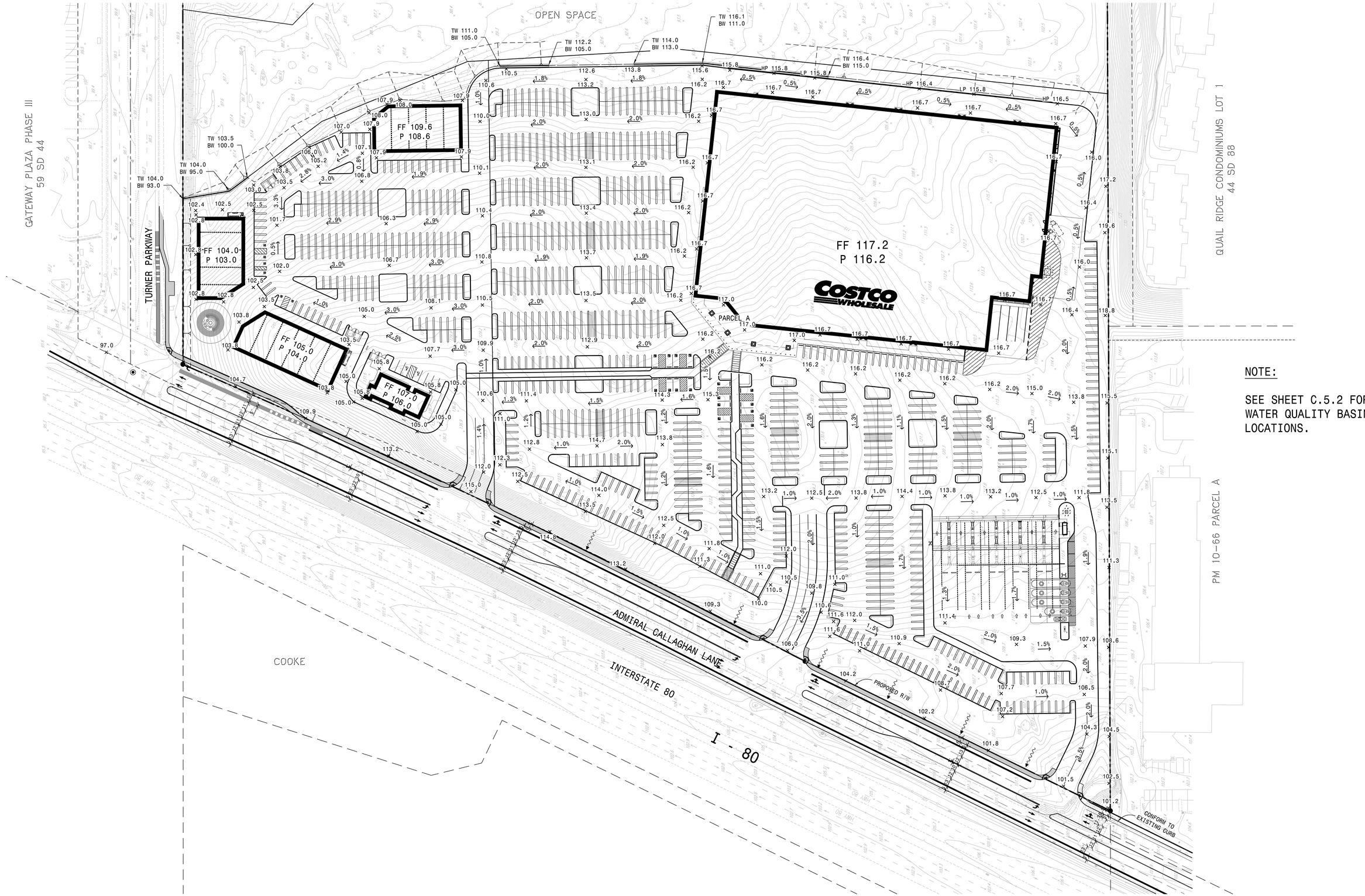
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

SEPTEMBER 2018

C.6.2



NOTE:

SEE SHEET C.5.2 FOR WATER QUALITY BASIN LOCATIONS.

NORTH

0 30 60 120

SCALE: 1"=60'

04-07-2020 2:08pm Corrie Wallace P:\19899\PLN\SDR\C.7.0-COMM-GRADING.DWG

COMMERCIAL GRADING PLAN

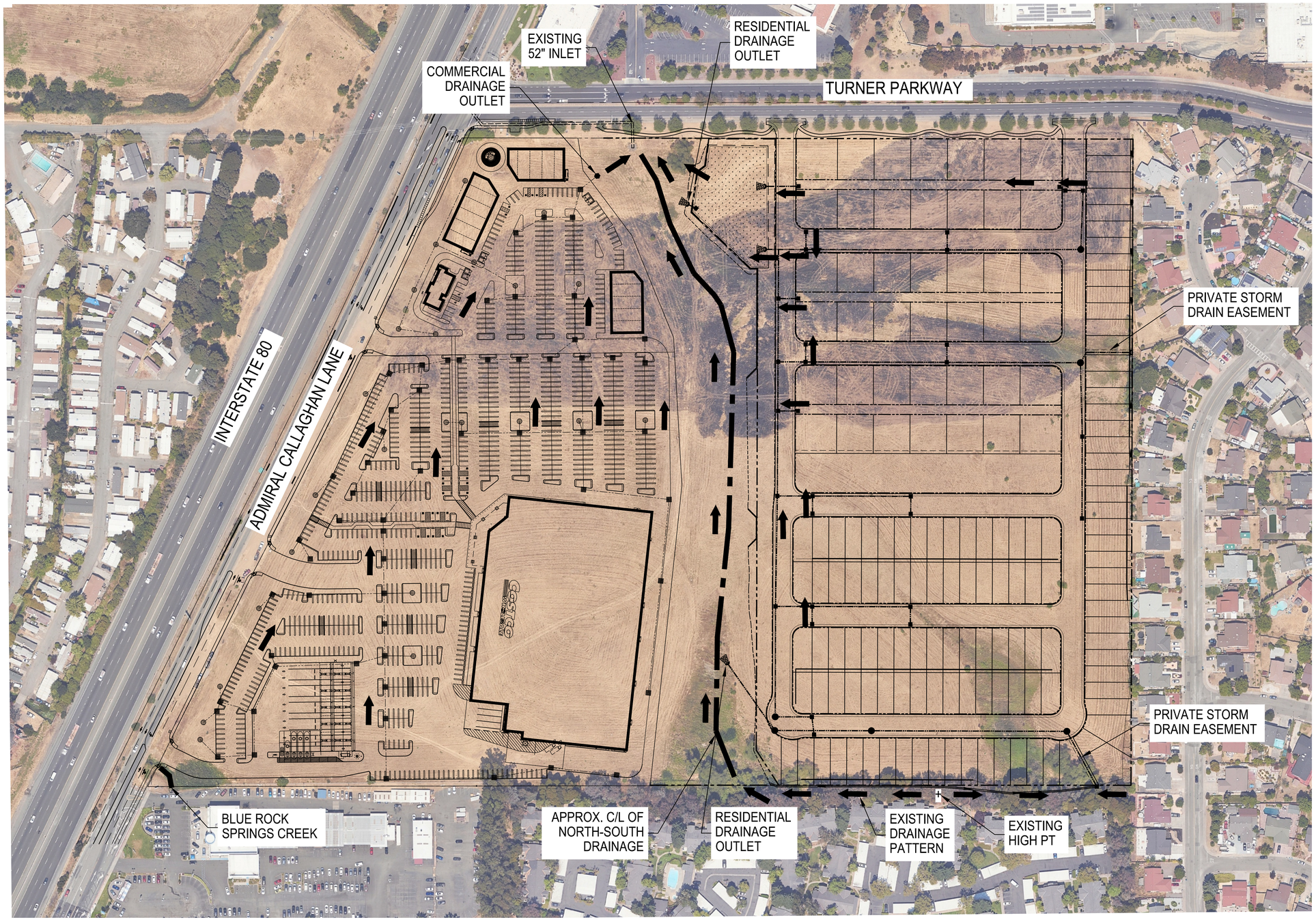
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: APRIL 2020

SEPTEMBER 2018

C.7.0



LEGEND

- BOUNDARY LINE
- PROPOSED STORM PIPE
- OVERLAND DRAINAGE DIRECTION

NORTH

0 50 100 200

SCALE: 1"=100'

04-08-2020 3:50pm Corrie Wallace P:\19899\PLN\SDR\C.8.0-OVERALL SITE DRAINAGE.DWG

OVERALL SITE DRAINAGE PLAN

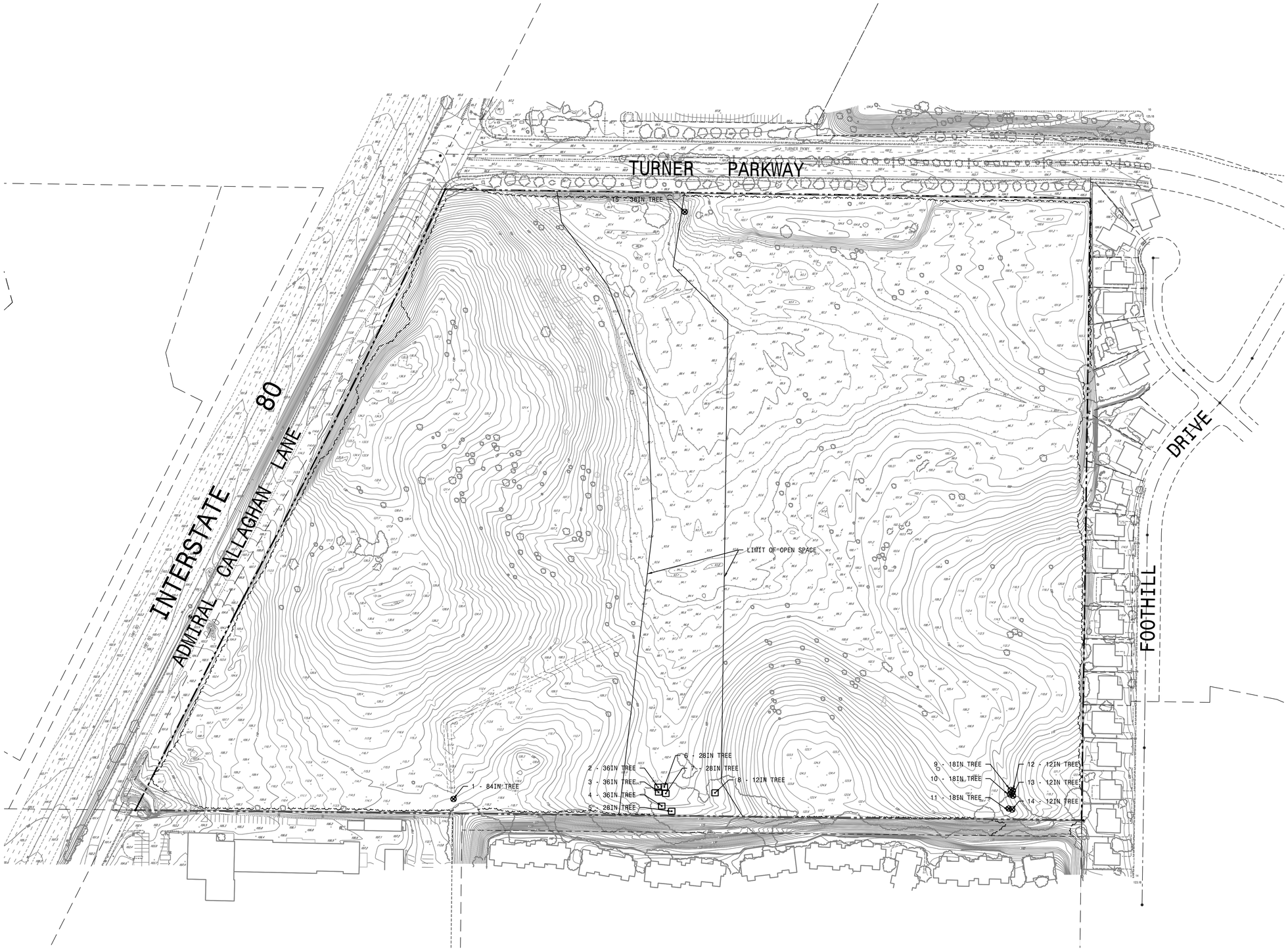
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

SEPTEMBER 2018

C.8.0



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PROPERTY BOUNDARY

TREE NUMBER	BOTANICAL NAME	COMMON NAME	STATUS
1	Eucalyptus globulus	Blue Gum	REMOVE
2	Salix laevigats	Red Willow	REMAIN
3	Salix laevigats	Red Willow	REMAIN
4	Salix laevigats	Red Willow	REMAIN
5	Salix laevigats	Red Willow	REMAIN
6	Salix laevigats	Red Willow	REMAIN
7	Salix laevigats	Red Willow	REMAIN
8	Salix laevigats	Red Willow	REAMIN
9	Salix laevigats	Red Willow	REMOVE
10	Salix laevigats	Red Willow	REMOVE
11	Salix laevigats	Red Willow	REMOVE
12	Salix laevigats	Red Willow	EWMOVE
13	Salix laevigats	Red Willow	REMOVE
14	Salix laevigats	Red Willow	REMOVE
15	Salix laevigats	Red Willow	REMOVE

NOTE: TREE SURVEY NOT CONDUCTED BY A LICENSED ARBORIST.

NORTH

0 50 100 200

SCALE: 1"=100'

04-07-2020 2:10pm Corrie Wallace P:\19899\PLN\SDR\C.9.0-OVERALL-EXISTING-TREEPLAN.DWG

EXISTING TREE PLAN

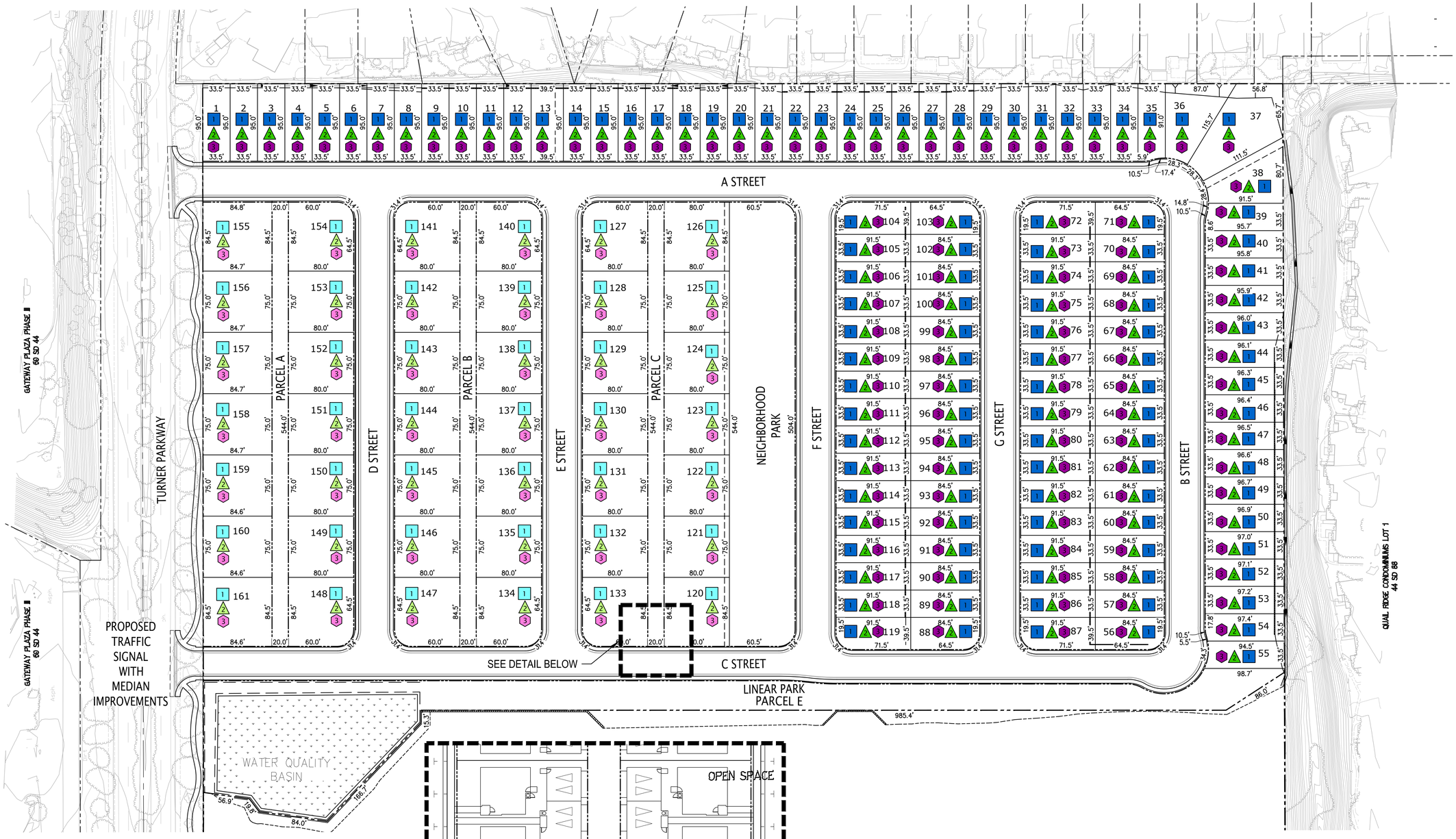
FAIRVIEW at NORTHGATE

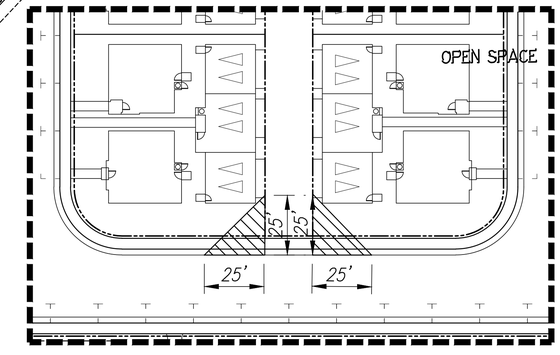
Vallejo, California

REVISED: APRIL 2020

SEPTEMBER 2018

C.9.0





SITE TRIANGLE (TYP.)

SCALE: 1"=30'

Legend

- All SF Plan (Licensed) 1's fit on this lot
- All Bungalow plan 1's fit on this lot
- All SF Plan (Licensed) 2's fit on this lot
- All Bungalow plan 2's fit on this lot
- All SF Plan (Licensed) 3's fit on this lot
- All Bungalow plan 3's fit on this lot

Note:

Individual floor plans may be placed next to or across the street from each other.
Only two of the same individual floor plans may be plotted next to each other without being interrupted by a different floor plan. If two of the same individual floor plans are plotted next to each other, the same individual floor plan may not be plotted across the street from the two. In no case will the same architectural elevation or color scheme be allowed next to or across the street from each other, unless they are a different individual floor plan.

NORTH

0 30 60 120

SCALE: 1"=60'

04-08-2020 3:51pm Carrie Wallace P:\19899\PLN\SDR\C.10.0-RES-UNIT PLAN.DWG

RESIDENTIAL PLOTTED SITE PLAN

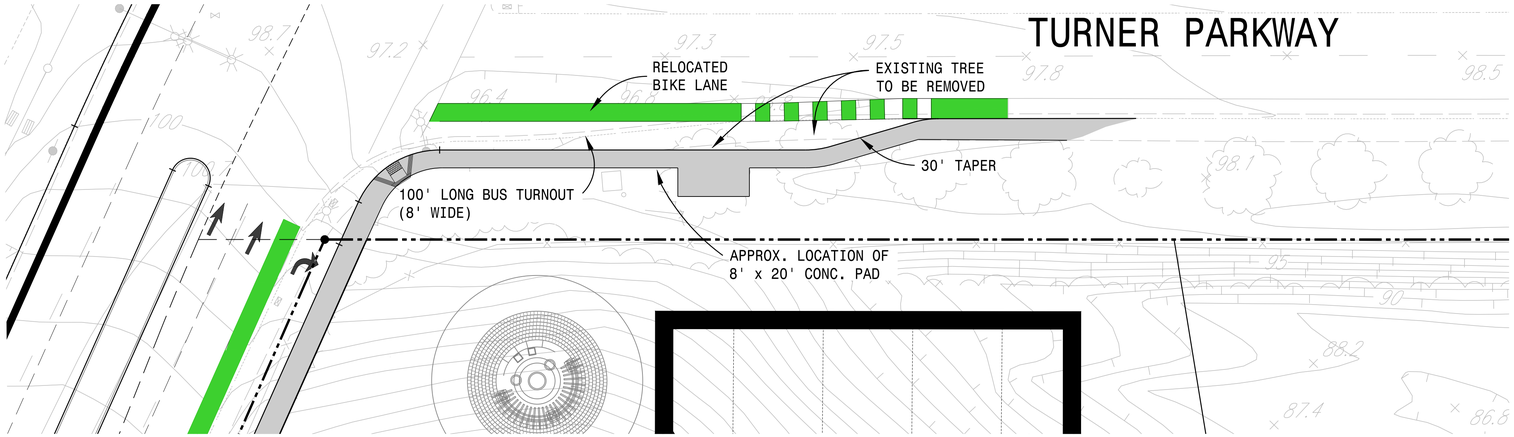
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

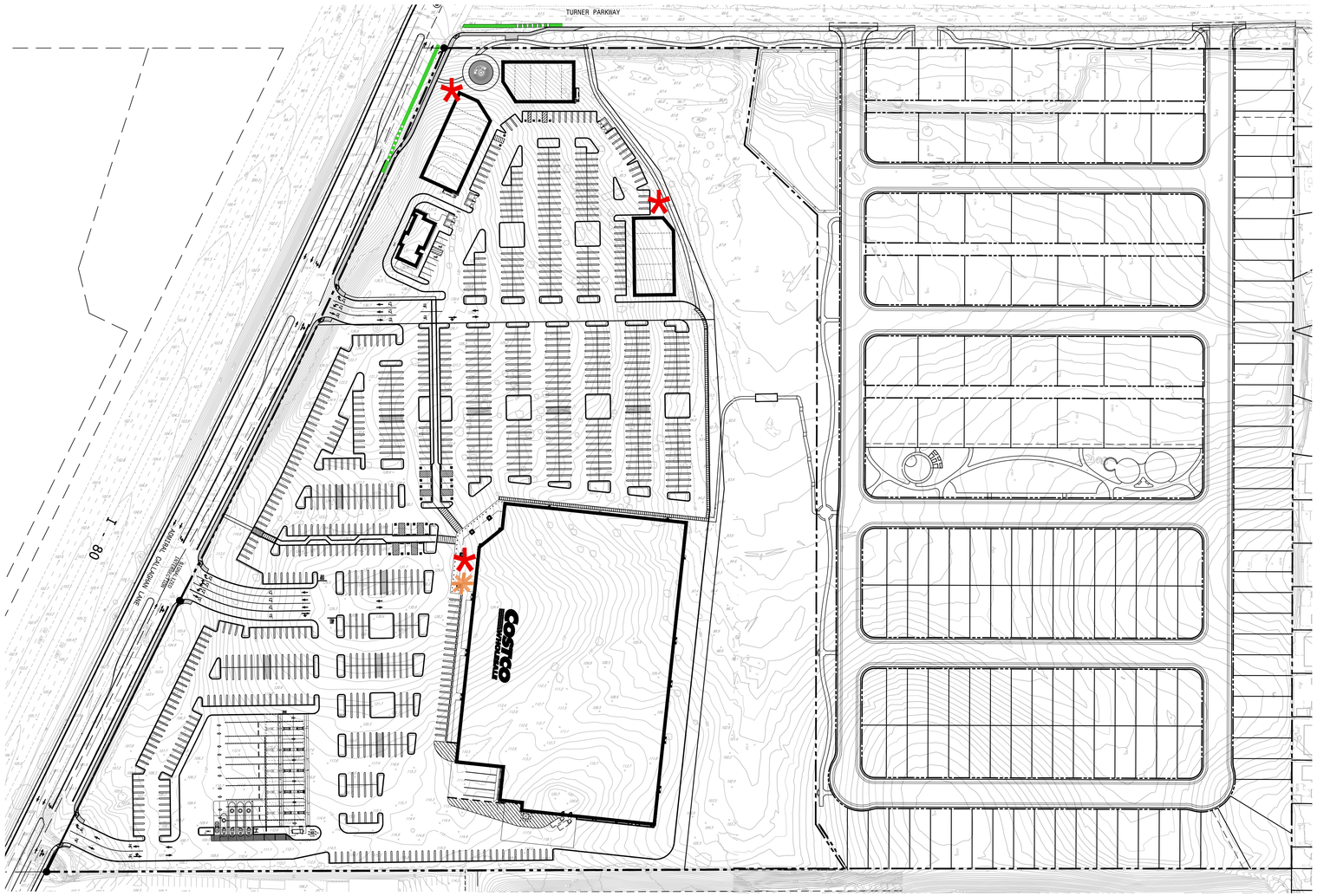
C.10.0

SEPTEMBER 2018



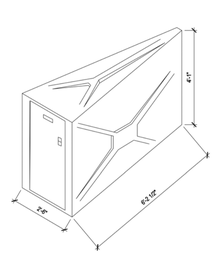
NORTH
0 10 20 40
SCALE: 1"=20'

BUS PULLOUT

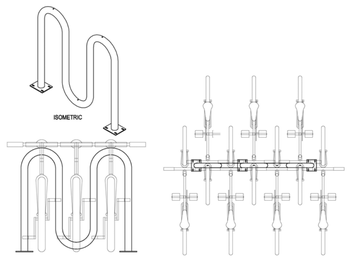


LEGEND:

- BIKE RACK
- BIKE LOCKER



A LONG TERM PARKING BICYCLE LOCKER



B SHORT TERM PARKING BICYCLE RACK

BICYCLE STORAGE (FOR ILLUSTRATIVE PURPOSES ONLY)

NORTH
0 50 100 200
SCALE: 1"=100'

BIKE PARKING LOCATIONS

TRANSIT PLAN

FAIRVIEW at NORTHGATE

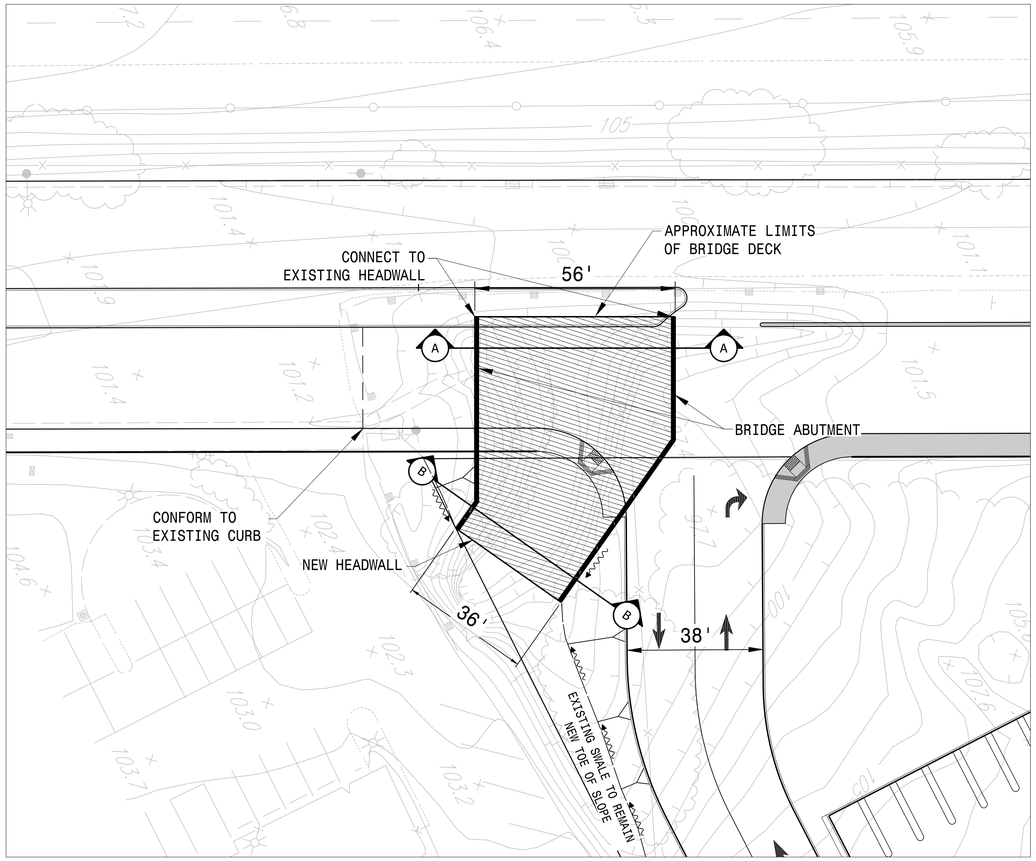
Vallejo, California

REVISED: NOV. 8, 2024

SEPTEMBER 2018

C.11.0

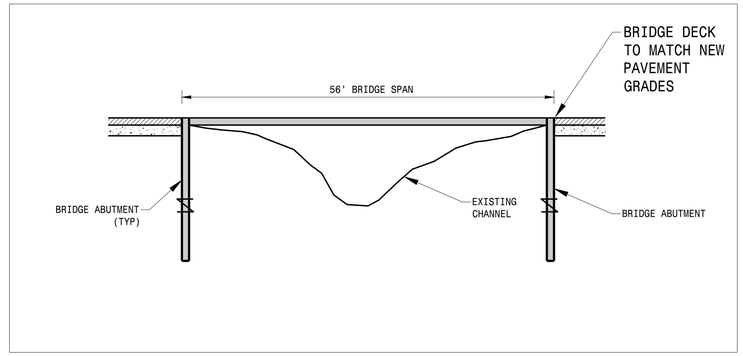
04-08-2020 3:52pm Carrie Wallace P:\19899\PLN\SDR\C.11.0-TRANSIT-PLAN.DWG



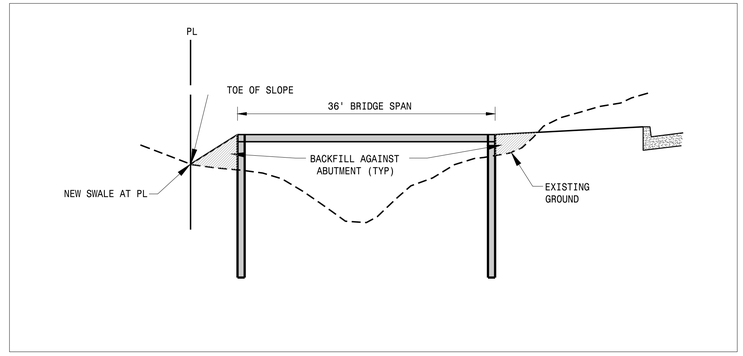
0 10 20 40
SCALE: 1"=20'

NOTE:

DEVELOPER TO WORK WITH VFWD TO RESTRICT ACCESS AT ENTRANCE TO BRIDGE STRUCTURE



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

ADMIRAL CALLAGHAN LANE BRIDGE DETAILS

FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: APRIL 2020

SEPTEMBER 2018

C.12.0

04-08-2020 3:54pm Corrie Wallace P:\19899\PLN\SDR\C.12.0 - BRIDGE EXHIBIT.DWG



PARK DEDICATION REQUIRED:

TOTAL: 2.31± AC

PARK DEDICATION PROPOSED:

OPEN SPACE (100%):	5.67± AC
LINEAR PARK (100%):	0.84± AC
NEIGHBORHOOD PARK (100%):	1.00± AC
TOTAL PARKS DEDICATED:	7.51± AC

0 50 100 200

SCALE: 1"=100'

NORTH

0 50 100 200

SCALE: 1"=100'

PARK DEDICATION

FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: DEC. 2025

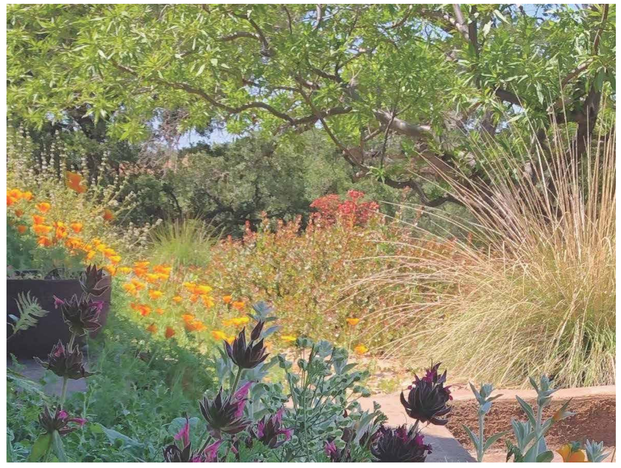
SEPTEMBER 2018

C.13.0

04-08-2020 1:19pm Corrie Wallace P:\19899\PLN\SDR\C.13.0 - PARK DEDICATION.DWG
REFERENCES: r34906; 0-TOPO-19899; BRA_wetlands_waters_SCALED TO GROUND_LAK; 0-BNDY-19899; 19899-CommercialLayout; P-CS-RESIDENTIAL-19899; P-IP-RESIDENTIAL-19899; 19899-BORDER
IMAGES:



1. Retail Plaza, see sheet L15
2. 6' concrete path, see sheet L10
3. Existing sidewalk, typ.
4. Stormwater treatment area, see sheet L12
5. Stormwater treatment planter, typ.
6. Open Space: Linear Park and Wetland, see sheet L11
7. Neighborhood park, see sheets L5-L6
8. 8' Pedestrian connections through parking lot, typical
9. Costco Gas Station
10. Single family homes, typ. See L3 for typical front yard
11. Wetland trail and bridge; see sheet C2.0
12. Modified street geometry; see sheet C3.2



REVISED DECEMBER 2025

GATES +ASSOCIATES

FAIRVIEW AT NORTHGATE VALLEJO, CA

OVERALL LANDSCAPE PLAN
APRIL 2020

L1

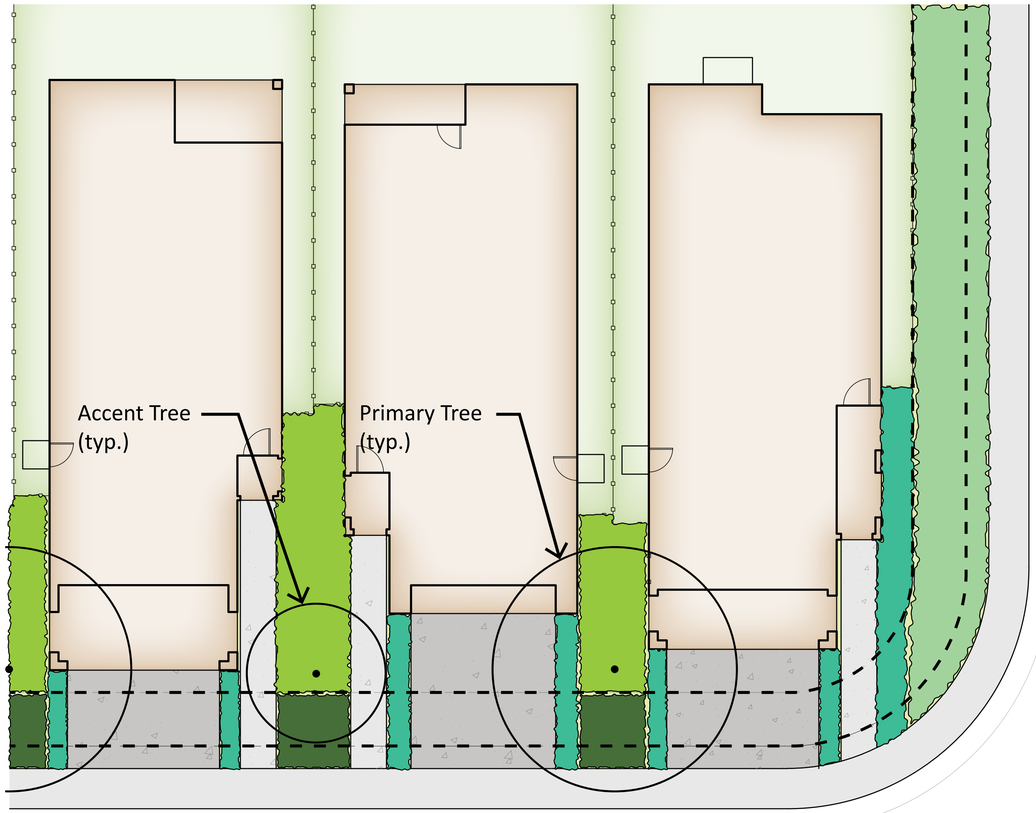


1. 6’ concrete path, see sheet L10
2. Most existing street trees along Turner Parkway to remain
3. Existing sidewalk, typ.
4. Neighborhood park, see sheets L5-L6
5. Stormwater treatment area, see sheet L12
6. Open Space: Linear Park and Wetland, see sheet L11
7. Single family homes, typ. See sheet L3 for typical front yard
8. Bungalow homes, typ. See sheet L3 for typical front yard
9. Dog park, see sheet L11
10. Wetland setback
11. Native tree and shrub planting softens retail development
12. Wetland trail and bridge; see sheet C2.0
13. Irrigation point of connection

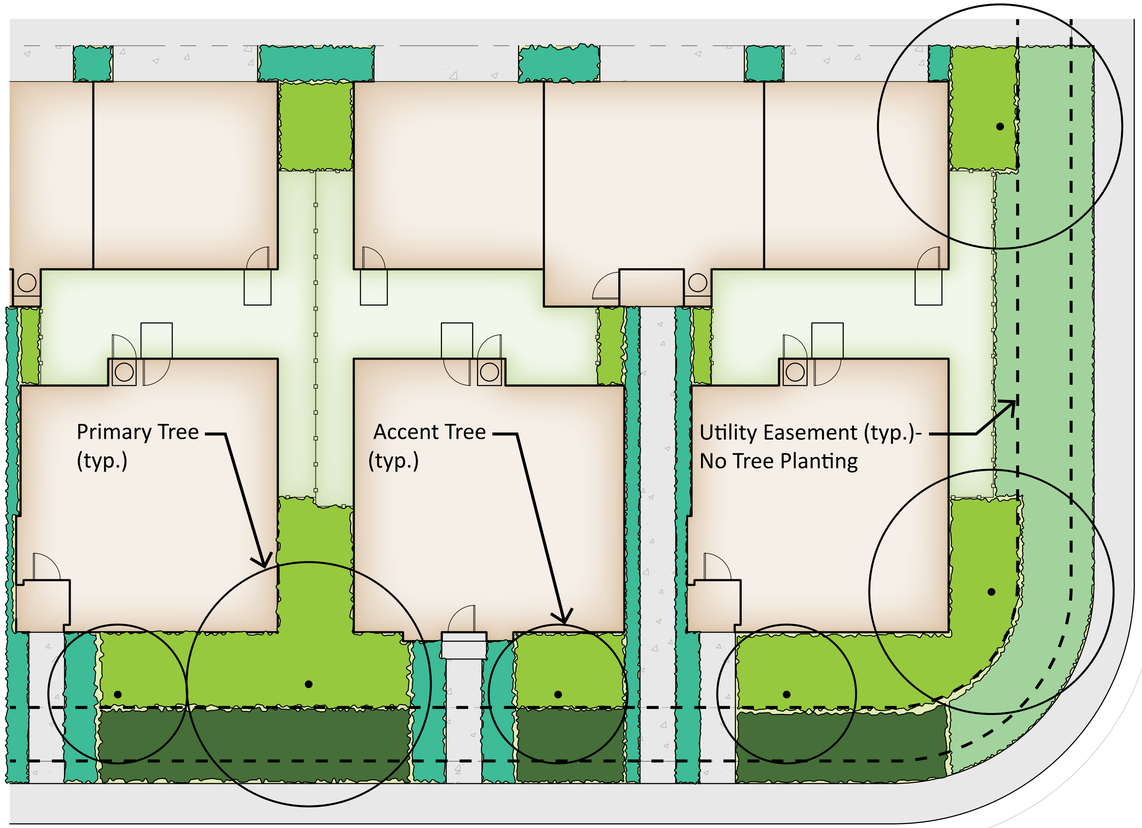


REVISED DECEMBER 2025

Single Family Typical Front Yard Landscape



Bungalow Typical Front Yard Landscape



Zone 1

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	Perennial	1 gal	2' H x 2' W	18" o.c.
Dietes grandiflora / Fortnight Lily	Perennial	5 gal	4' H x 3' W	3' o.c.
Dymondia margaretae / Silver Carpet	Groundcover	Flats	6" H x 2' W	6" o.c.
Hesperaloe parviflora / Red Yucca	Perennial	1 gal	3' H x 2' W	18" o.c.
Lantana sellowiana 'Monswee' / Lavender Swirl Trailing Lantana	Groundcover	1 gal	1' H x 5' W	4' o.c.
Lavandula angustifolia 'Hidcote Blue' / Hidecote English Lavender	Shrub	1 gal	2' H x 3' W	2'-6" o.c.
Teucrium chamaedrys / Wall Germander	Groundcover	1 gal	1' H x 2' W	18" o.c.
Teucrium fruticans 'Compactum' / Compact Bush Germander	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Thymus praecox 'Albiflorus' / White Moss Thyme	Groundcover	Flats	1' H x 1' W	6" o.c.
Thymus serpyllum 'Elfin' / Elfin Thyme	Groundcover	Flats	3" H x 1' W	6" o.c.

Zone 2

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	Perennial	1 gal	2' H x 2' W	18" o.c.
Dietes grandiflora / Fortnight Lily	Perennial	5 gal	4' H x 3' W	3' o.c.
Dymondia margaretae / Silver Carpet	Groundcover	Flats	6" H x 2' W	6" o.c.
Festuca glauca 'Elijah Blue' / Blue Fescue	Groundcover	1 gal	1' H x 1' W	12" o.c.
Lavandula angustifolia 'Hidcote Blue' / Hidecote English Lavender	Shrub	1 gal	2' H x 3' W	2'-6" o.c.
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	Perennial	1 gal	3' H x 3' W	3' o.c.
Teucrium chamaedrys / Wall Germander	Groundcover	1 gal	1' H x 2' W	18" o.c.
Teucrium fruticans 'Compactum' / Compact Bush Germander	Perennial	1 gal	3' H x 3' W	2'-6" o.c.

Zone 3

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Acer buergerianum / Trident Maple	Primary Tree	30 gal. tub/24" box	25' H x 25' W	As Shown
Cercis occidentalis / Western Redbud	Accent Tree	30 gal. tub/24" box	15' H x 15' W	As Shown
Epilobium californica / California fuchsia	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	Accent Tree	30 gal. tub/24" box	12' H x 15' W	As Shown
Lomandra longifolia 'Breeze' / Dwarf Mat Rush	Perennial	1 gal	3' H x 3' W	3' o.c.
Loropetalum chinense 'Monraz' / Razzleberri Fringe Flower	Shrub	5 gal	5' H x 4' W	3'-6" o.c.
Olea europaea 'Monher' / Fruitless Olive	Primary Tree	30 gal. tub/24" box	30' H x 25' W	As Shown
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	Primary Tree	30 gal. tub/24" box	30' H x 25' W	As Shown
Pittosporum tenuifolium 'Golf Ball' / Golf Ball Kohuhu	Shrub	5 gal	4' H x 4' W	3'-6" o.c.
Punica granatum 'Nana' / Dwarf Pomegranate	Shrub	5 gal	3' H x 3' W	3' o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Groundcover	1 gal	18" H x 6' W	4'-6" o.c.
Westringia fruticosa 'Smokey' / Coast Rosemary	Shrub	5 gal	4' H x 4' W	4' o.c.

Zone 4

Botanical Name / Common Name	Plant Type	Container Size	Plant Size	Plant Spacing
Epilobium californica / California Fuchsia	Perennial	1 gal	3' H x 3' W	2'-6" o.c.
Lantana sellowiana 'Monswee' / Lavender Swirl Trailing Lantana	Groundcover	1 gal	1' H x 5' W	4' o.c.
Leymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye	Grass	1 gal	3' H x 3' W	3' o.c.
Loropetalum chinense 'Monraz' / Razzleberri Fringe Flower	Shrub	5 gal	5' H x 4' W	3'-6" o.c.
Muhlenbergia dubia / Pine Muhly	Grass	1 gal	3' H x 3' W	3' o.c.
Myoporum parvifolium 'Fine Leaf Form' / Fine-leaf Myoporum	Groundcover	1 gal	1' H x 6' W	5' o.c.
Pittosporum tenuifolium 'Golf Ball' / Golf Ball Kohuhu	Shrub	5 gal	4' H x 4' W	3'-6" o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Groundcover	1 gal	18" H x 6' W	4'-6" o.c.
Rosmarinus officinalis 'Tuscan Blue' / Rosmary	Shrub	5 gal	5' H x 4' W	4' o.c.

DBA # 2319

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T: 925.283.5070

FAIRVIEW AT NORTHGATE

TYPICAL FRONT YARD LANDSCAPE

0 4' 8' 16'

SCALE 1/8"= 1'

NOVEMBER 8, 2024

NORTH

SHEET L3

TREES



Malus pumila 'Anna'
Apple



Olea europaea 'Monher'
Fruitless Olive



Quercus agrifolia
Coast Live Oak



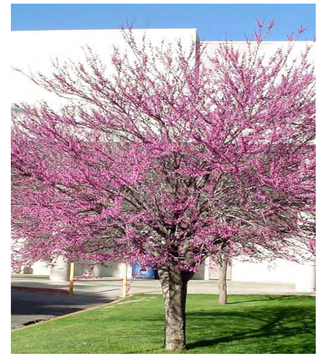
Pistacia chinensis
Chinese Pistache



Acer buergerianum
Trident Maple



Lagerstroemia indica 'Natchez'
Crape Myrtle



Cercis occidentalis
Western Redbud

GRASS



Lomandra longifolia 'Breeze'
Mat Rush



Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye



Muhlenbergia dubia
Pine Muhly



Muhlenbergia capillaris
Pink Muhlygrass

SHRUBS



Pittosporum tenuifolium 'Golf Ball'
Golf Ball Kohuhu



Loropetalum chinese 'Monraz'
Razzleberri Fringe Flower



Westringia fruticosa 'Smokey'
Coast Rosemary

SHRUBS



Punica granatum 'Nana'
Dwarf Pomegranate



Hesperaloe parviflora
Red Yucca



Rosmarinus officinalis
Rosemary



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



Zauschneria californica
California Fuchsia

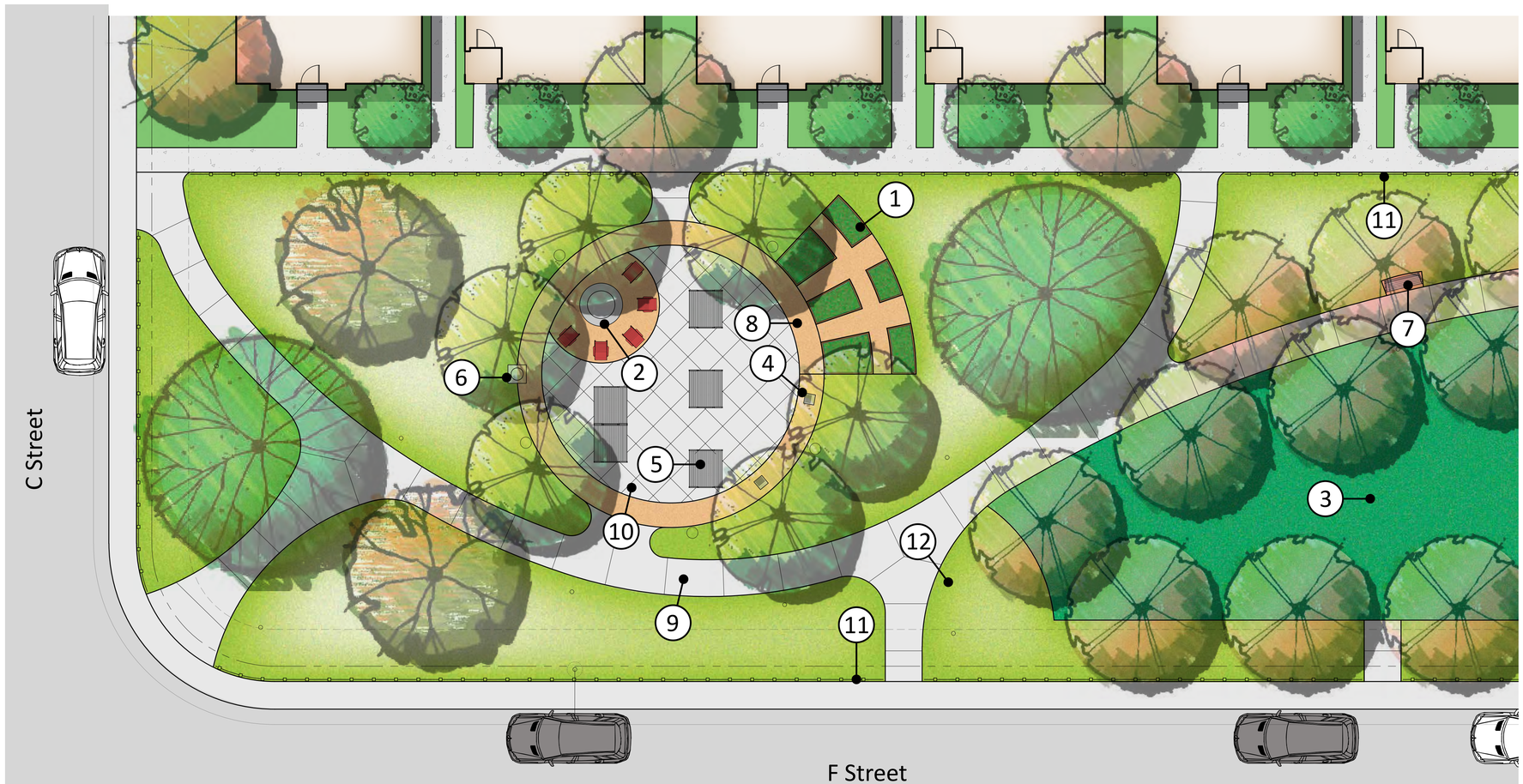


Coleonema pulchellum 'Sunset Gold'
Golden Breath of Heaven

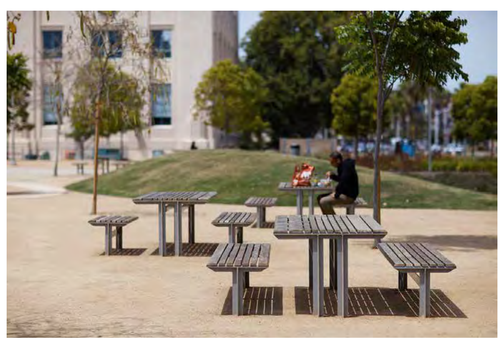


Dieties grandiflora
Fortnight Lily

This list represents a sample of trees and shrubs for the residential neighborhood.



1. Edible Garden Area with Raised Planter Boxes
2. Firepit Area with Lounge Seating
3. Great Lawn
4. Charcoal Grill, typ.
5. Picnic Table, typ.
6. Sculpture Element
7. Bench, typ.
8. Decomposed Granite Paving
9. Concrete Pedestrian Walkways
10. Decorative Concrete Paving
11. Concrete Split Rail Fence
12. Shrubs, Perennials, and Groundcover Planting







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FAIRVIEW AT NORTHGATE

NEIGHBORHOOD PARK COMMUNITY AREA

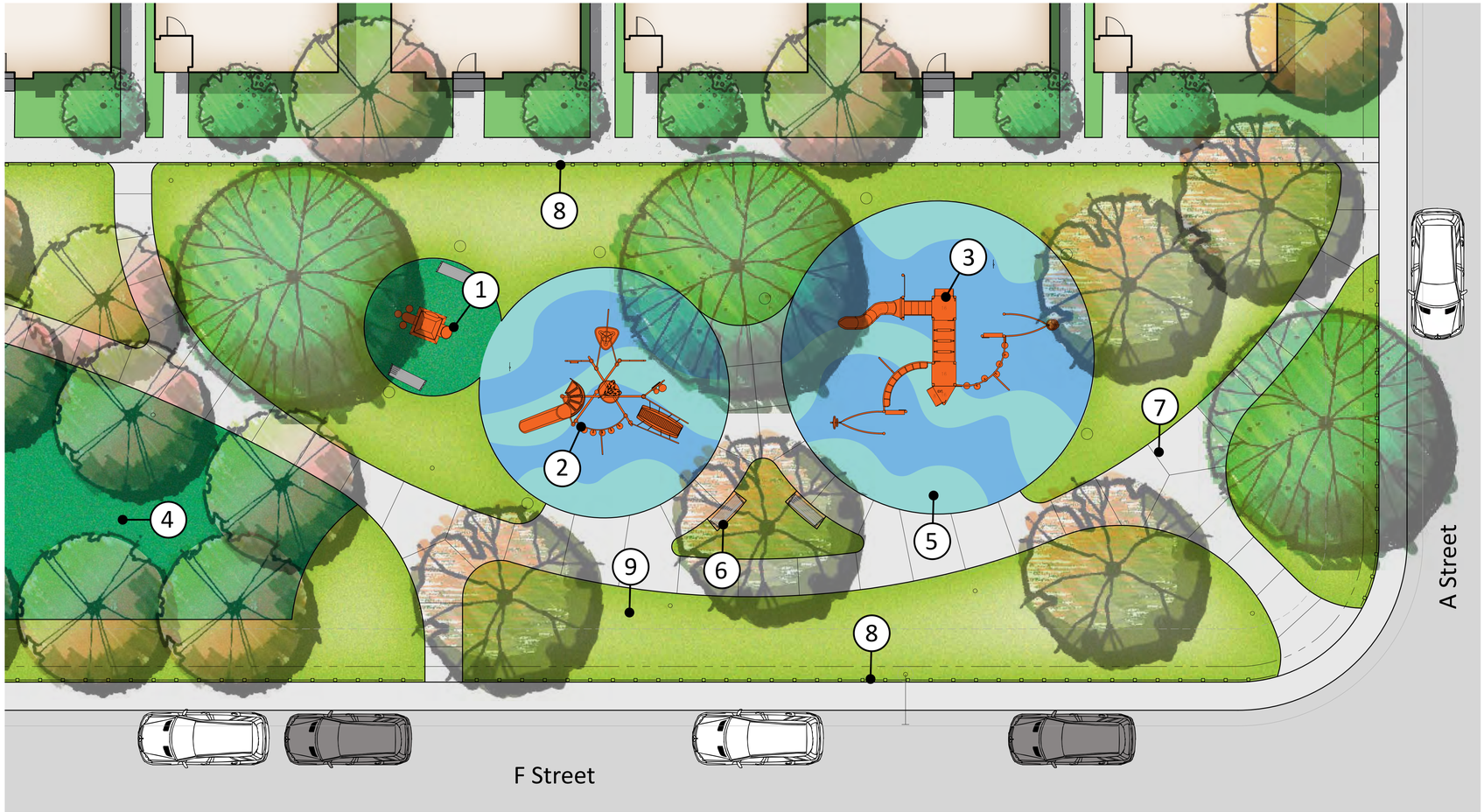
0 5' 10' 20'

SCALE 1"= 10'

NOVEMBER 8, 2024

NORTH

L5



1. Tot Play Area
2. 2-5 Year Old Play Area
3. 5-12 Year Old Play Area
4. Great Lawn
5. Poured Rubber Playground Surfacing (Multi-Colored)
6. Bench, typ.
7. Concrete Pedestrian Walkways
8. Split Rail Fence
9. Shrubs, Perennials, and Groundcover Planting







DBA # 2319

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FAIRVIEW AT NORTHGATE

NEIGHBORHOOD PARK PLAY AREA

0 5' 10' 20'

SCALE 1"= 10'

NOVEMBER 8, 2024

NORTH

L6

Site Furnishings



Maglin 720 Chair - Metal
(Anchored to Pavement)



Forms+Surfaces Trio Bollard



Forms+Surfaces Trio Pedestrian Light



Forms+Surfaces Trio Table Ensemble - Metal



Forms+Surfaces Trio Bench - Metal

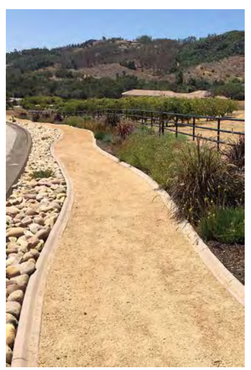


Forms+Surfaces Dispatch Litter
and Recycling Receptacle

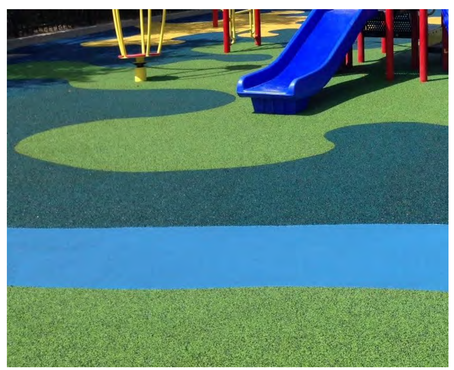


Charcoal Grill

Hardscape Materials



Decomposed Granite Paving



Poured Rubber Playground Surfacing (Multi-Colored)



Decorative Concrete Walkway

DBA # 2319

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ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD. , SUITE 235
LAFAYETTE, CALIFORNIA 94549
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Section 1

Section 2

Section 3

Section 4

Section 5

Section 6

Section 7

Section 8

Section 9

Section 10

A Street

B Street

C Street

D Street

E Street

F Street

G Street

Turner Parkway

Symbol Indicates Mailbox Location, typ.

1. **36 Residences**
   Three 12-door mailbox units
2. **24 Residences**
   Two 12-door mailbox units
3. **24 Residences**
   Two 12-door mailbox units
4. **24 Residences**
   Two 12-door mailbox units
5. **18 Residences**
   One 12-door and one 8-door mailbox unit
6. **18 Residences**
   One 12-door and one 8-door mailbox unit
7. **18 Residences**
   One 12-door and one 8-door mailbox unit
8. **24 Residences**
   Two 12-door mailbox units
9. **24 Residences**
   Two 12-door mailbox units
10. **35 Residences**
    Three 12-door mailbox units



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ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

FAIRVIEW AT NORTHGATE

MAILBOX LOCATION PLAN

0 30' 60' 120'

SCALE 1"= 60'

NOVEMBER 8, 2024

NORTH

L8





6’ Wood Residential Screen Fence



4’ Concrete Split Rail Fence



4’ Vinyl Coated Chain Link Fence



4’ Wood Split Rail Fence

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FAIRVIEW AT NORTHGATE

FENCE LOCATION PLAN

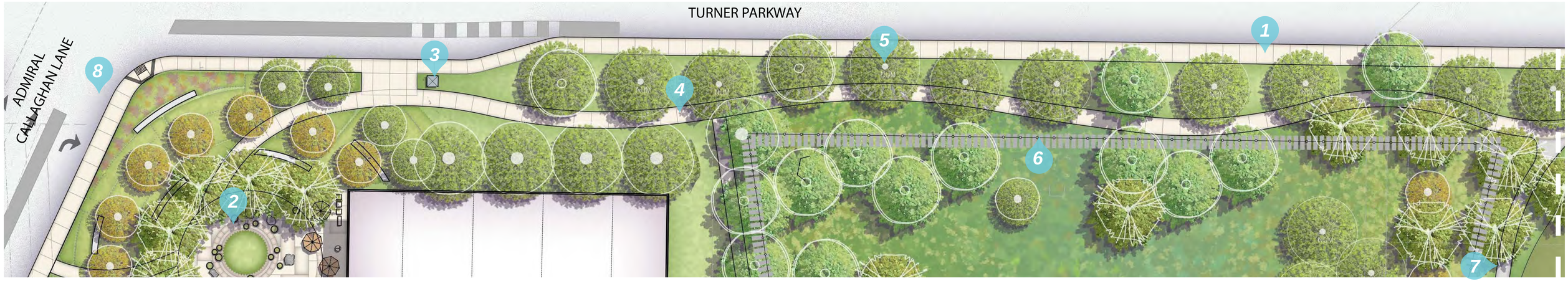
0 30’ 60’ 120’

SCALE 1"= 60’

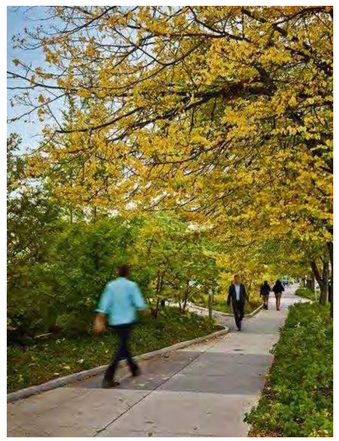
DECEMBER 5, 2025

NORTH

L9



1. Existing sidewalk, typ.
2. Retail Plaza, See L15
3. Stone markers define entries, typ.
4. 6' wide concrete pedestrian path along Turner Parkway
5. Most existing street trees along Turner Parkway to remain
6. Wood split rail fence at wetland edge
7. 6' wide pedestrian connection to Linear Park
8. Modified street geometry; see sheet C3.2



0 8 16 32

REVISED NOVEMBER 8, 2024



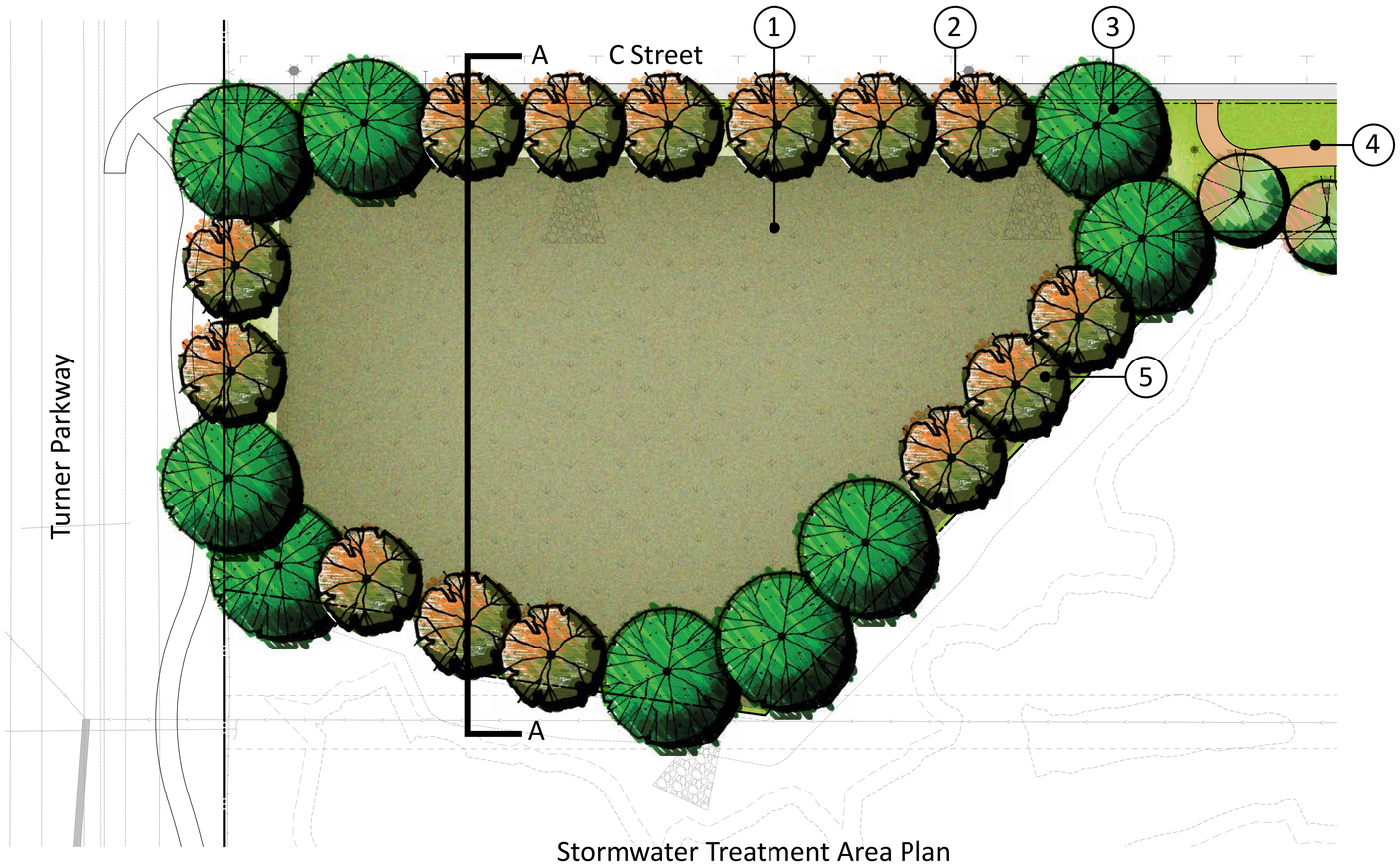
1. Existing sidewalk
2. Wood split rail fence at wetland edge
3. 6’ concrete path, see sheet L10
4. Stormwater treatment area, see sheet L12
5. Dog park, see sheet L11
6. 4’ Vinyl chain link fence at perimeter of dog park
7. Decomposed granite pathway
8. Bench, typ.
9. Picnic table, typ.
10. Accent planting at pedestrian node area, typ.
11. Wetland trail and bridge, see sheet C2.0
12. Tree and shrub planting soften Costco & parking
13. Wetland open space with native planting
14. Wetland setback line





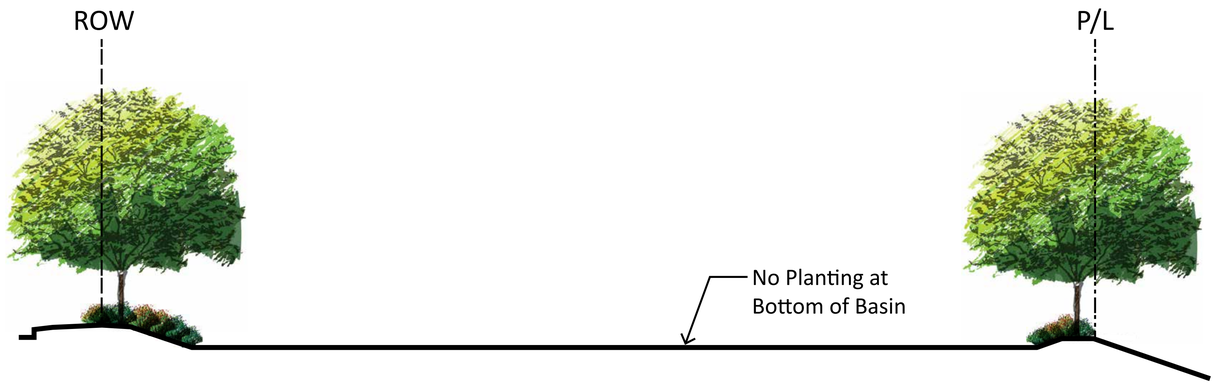
0 20 40 80

REVISED DECEMBER 2025



Stormwater Treatment Area Plan

Scale: 1”=20’



Section A-A

N.T.S.

1. Stormwater Treatment Area
2. 4.5’ Concrete Sidewalk
3. Grasses Planting at Perimeter of Basin, see Sheet L12
4. Linear Park, see Sheet L10
5. Shade Trees

Note: See Sheet L1 for Tree Legend





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FAIRVIEW AT NORTHGATE

STORMWATER TREATMENT AREA

SCALE AS SHOWN

DECEMBER 5, 2025

NORTH

L12

TREES



Aesculus californica
California Buckeye



Cercis occidentalis
Western Redbud



Prunus ilicifolia
Hollyleaf Cherry



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak



Sambucus nigra ssp. caerulea
Blue Elderberry

SHRUBS



Artemisia douglasiana
California Mugwort



Ceanothus 'Julia Phelps'
Julia Phelps Ceanothus



Ceanothus ray hartman
Mountain Lilac



Diplacus aurantiacus
Sticky Monkey Flower



Epilobium californica bert bluff
Bert Bluff Fuchsia



Festuca californica
California Fescue



Frangula californica 'Mound San Bruno'
Mound San Bruno Coffee



Lupinus arboreus
Bush Lupine



Monardella villosa
Coyote Mint



Muhlenbergia rigens
Deer Grass



Penstemon centranthifolius
Scarlet Bugler



Salvia bee's bliss
Creeping Sage



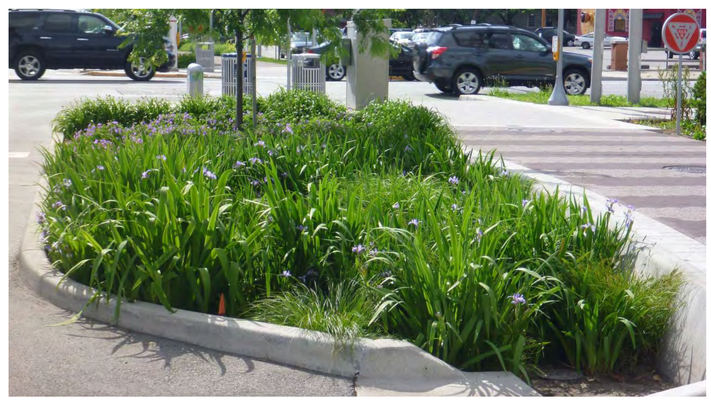
Salvia spathacea
Hummingbird Sage

This list represents species selected by the project environmental consultants: WRA, Inc.



1. 6’ concrete path, see sheet L3.0
2. Native Trees screen retail development
   - Primary: *Aesculus californica* (California Buckeye)
   - Secondary: *Quercus lobata* (Valley Oak)
3. Stormwater treatment planter, typ.
4. Existing sidewalk
5. Retail Plaza, see sheet L4.1
6. Drive-thru is screened from street
7. 8’ wide pedestrian connections through parking lot, typical
8. Proposed PG&E gas line easement (shrub planting, no trees)
9. Costco Gas Station
10. 5’ concrete path
11. Pedestrian connection to wetland open space; see sheet C2.0
12. Modified street geometry; see sheet C3.2







1. Proposed PG&E gas line easement (no trees)
2. Bands of ornamental grasses
3. Existing sidewalk, typ.
4. Low stone walls
5. Colorful planting
6. Signage on low stone wall
7. Bold planting in circular bands
8. Stone marker at pedestrian walk
9. 6' concrete path, see sheet L3.0
10. Most existing street trees to remain on Turner Parkway
11. Raised planting with seatwalls
12. Tables and umbrellas near cafe entries
13. Seating niche with pots, seatwalls, flowering trees
14. Focal entry feature with planting
15. Modified street geometry; see sheet C3.2









0 8 16 32

GATES +ASSOCIATES

FAIRVIEW AT NORTHGATE VALLEJO, CA

RETAIL PLAZA *L15*
APRIL 2020

TREES



Acer Buergerianum
Trident Maple



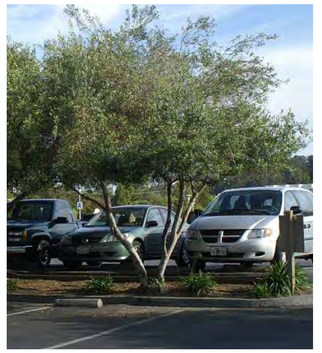
Celtis sinensis
Chinese Hackberry



Fraxinus angustifolia 'Raywood'
Raywood Ash



Gingko biloba (male)
Gingko



Olea europaea 'Monher'
Fruitless Olive



Tilia tomentosa
Silver Linden



Zelkova serrata
Zelkova

SHRUBS



Agave attenuata
Soft agave



Chondropetalum elephantinum
Large Cape Rush



Dietes grandiflora
Fortnight Lily



Frangula californica 'Mound San Bruno'
Mound San Bruno Coffee



Hesperaloe parviflora
Red Yucca



Juncus patens 'Elk Blue'
Gray Rush



Lantana montevidensis
Lantana



Leymus condensatus
Canyon Prince Wild Rye



Lomandra longifolia 'Breeze'
Mat Rush



Punica granatum 'Nana'
Dwarf Pomegranate



Salvia bee's bliss
Creeping Sage



Senecio mandraliscae
Blue Chalk Sticks



Teucrium fruticans 'Compactum'
Bush Germander



Zauschneria californica
California Fuschia

This list represents a sample of trees and shrubs for the retail neighborhood. Additional plant species will be utilized.

FAIRVIEW AT NORTHGATE

Bungalows

VALLEJO, CA

Lewis Group Of Companies

11/08/2024

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PLANNING + ARCHITECTURE



PLAN 3A PLAN 1A PLAN 2A PLAN 3B PLAN 1B PLAN 2B PLAN 3C PLAN 1C PLAN 2C

ELEVATION - A ELEVATION - B ELEVATION - C

STREET "A"

STREET SCENE

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-2

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PLAN 3 PLAN 1 PLAN 2

ELEVATION - A

CONCEPTUAL CLUSTER ELEVATION A

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-3

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PLAN 3 PLAN 1 PLAN 2

ELEVATION - B

CONCEPTUAL CLUSTER ELEVATION B

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-4

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PLAN 3 PLAN 1 PLAN 2

ELEVATION - C

CONCEPTUAL CLUSTER ELEVATION C

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-5

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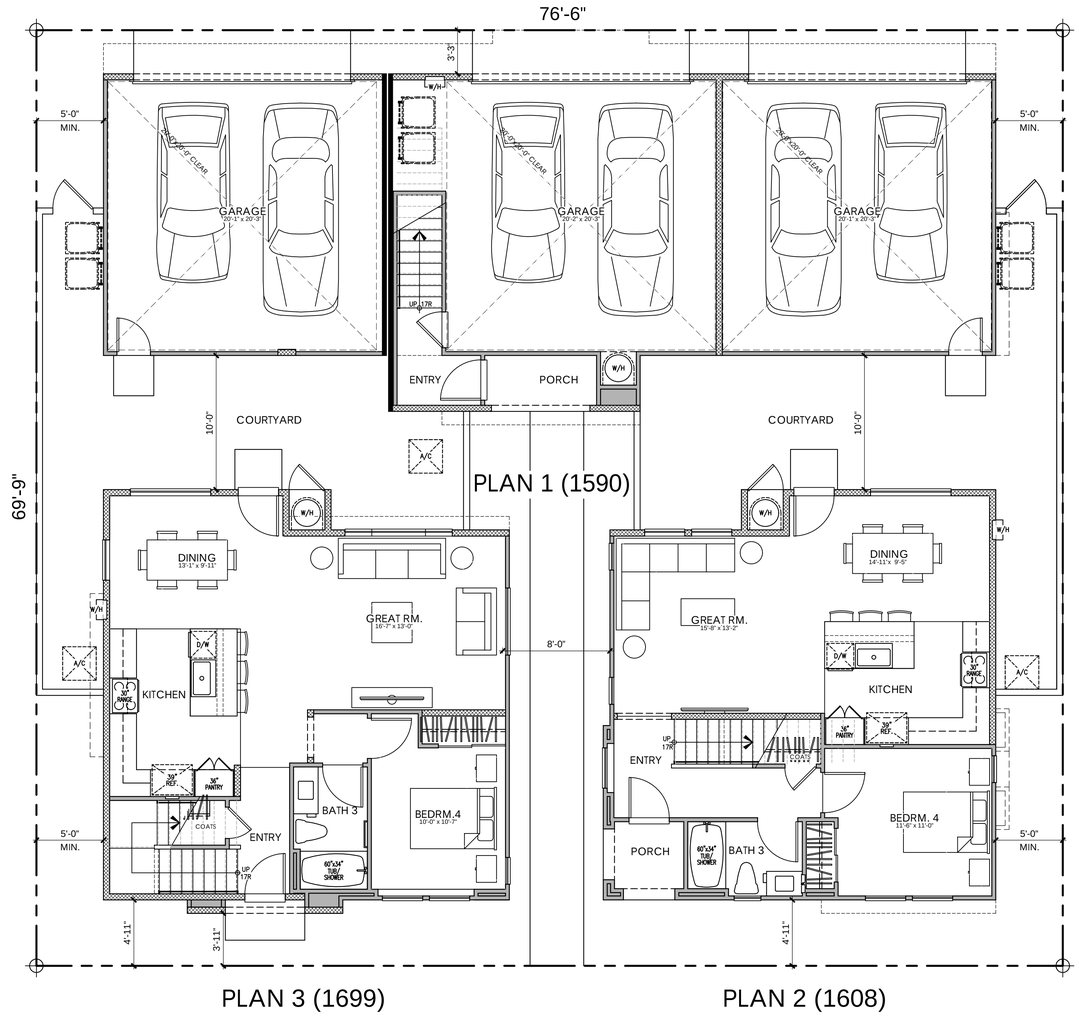

FIRST FLOOR PLAN

CLUSTER PLAN

1590 - 1699 S.F.

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FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-6

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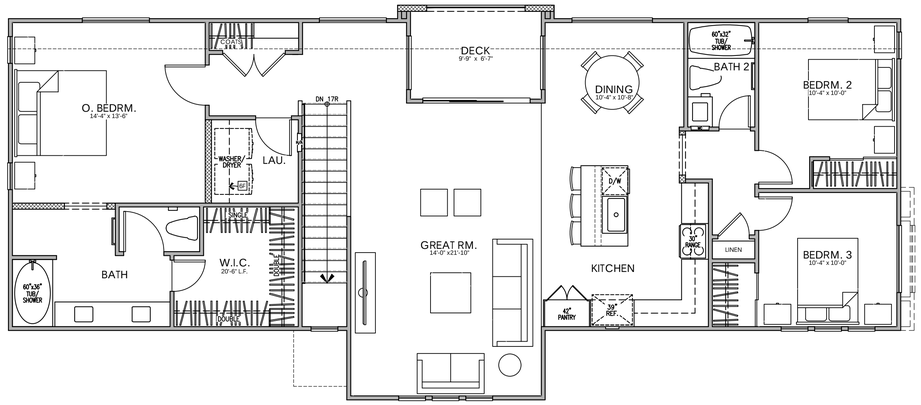
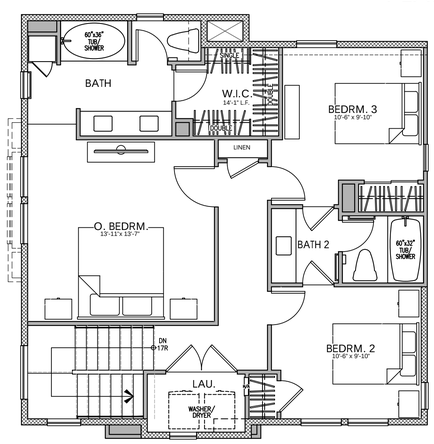
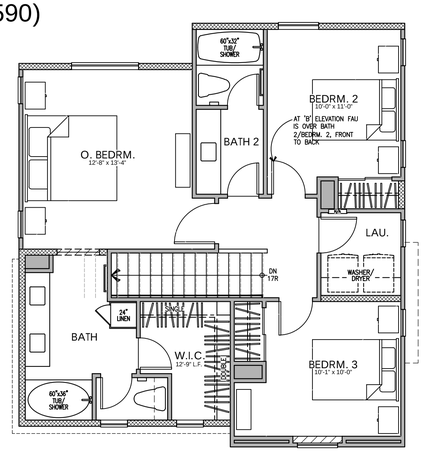


PLAN 1 (1590)



PLAN 3 (1699)



PLAN 2 (1608)

SECOND FLOOR PLAN

CLUSTER PLAN

1590 - 1699 S.F.

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

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A-7

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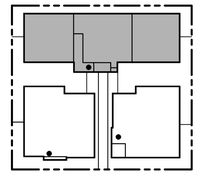

KEYMAP



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION A



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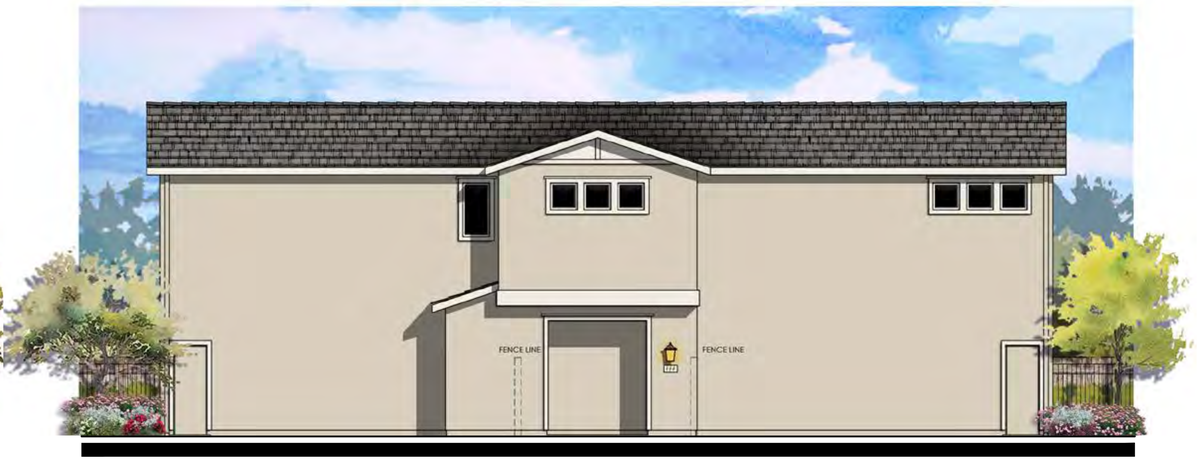
Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION B



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Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION C

PLAN 1 (1590)

FRONT ELEVATIONS

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-8

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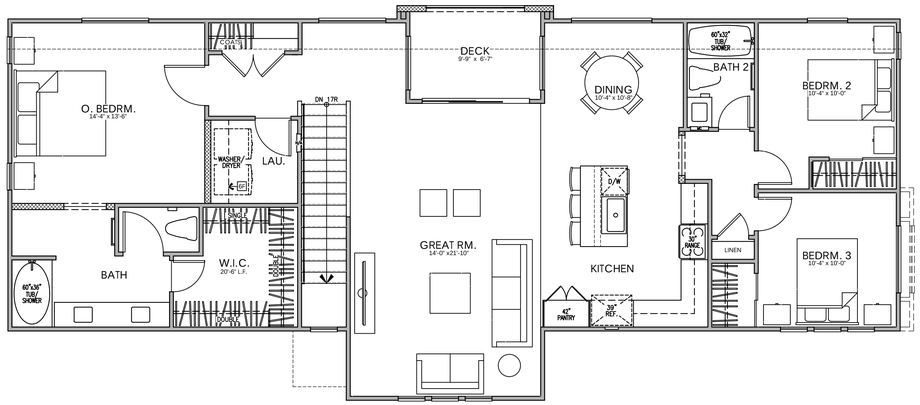
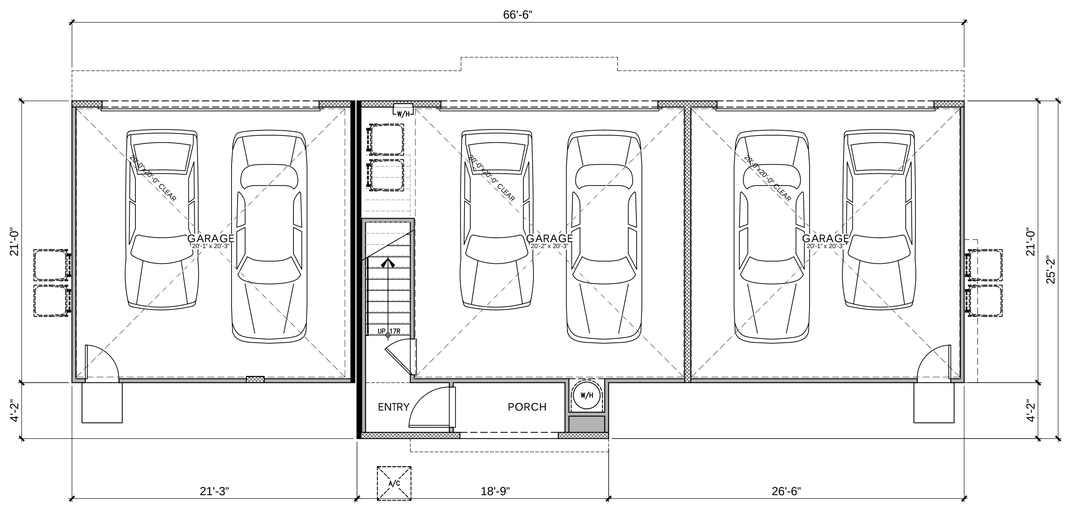
PLANNING + ARCHITECTURE



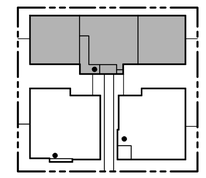
SECOND FLOOR



FIRST FLOOR

PLAN 1A (1590)

3 BEDROOM, 2 BATH
FLOOR PLAN



KEYMAP

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	83 SQ. FT.
SECOND FLOOR AREA	1,507 SQ. FT.
TOTAL DWELLING	1,590 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	483 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "B"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
DECK	70 SQ. FT.

NOTE: GROSS S.F. IS 2,178

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

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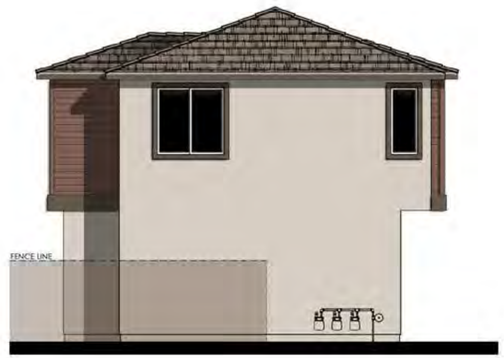
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM

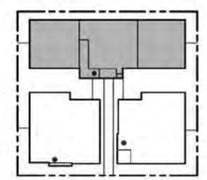


REAR

COLOR SCHEME 1



LEFT



KEYMAP

0 2 4 8 12

PLAN 1A (1590)

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

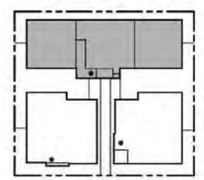
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 1B (1590)

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-11

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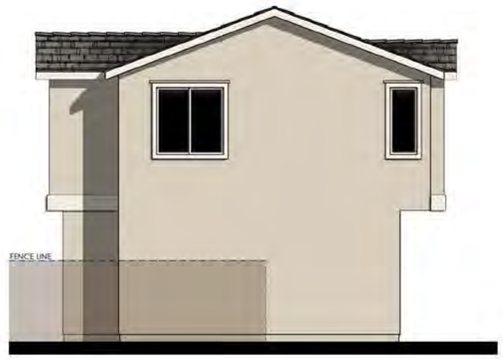
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

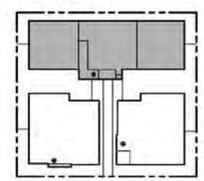
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 7

PLAN 1C (1590)

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-12

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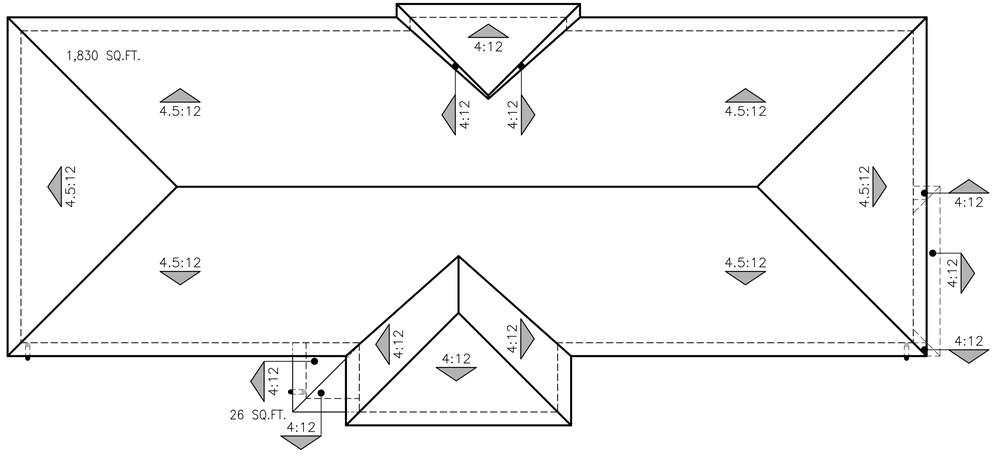
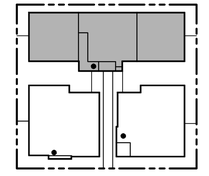
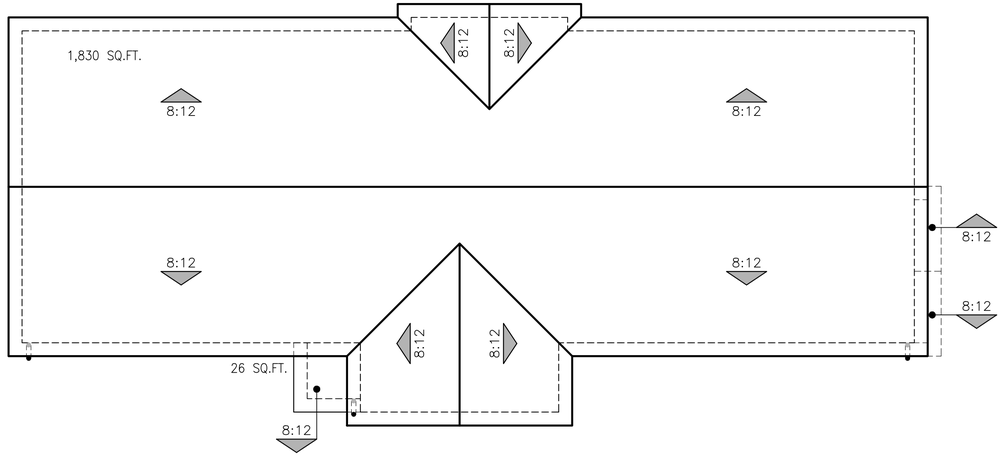


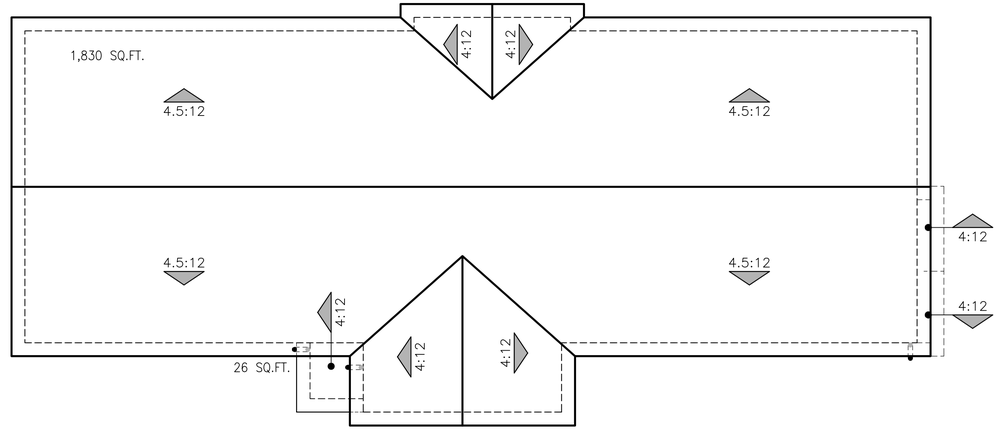
ELEVATION - A



KEYMAP



ELEVATION - B



ELEVATION - C

PLAN 1 (1590)

ROOF PLANS

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-13

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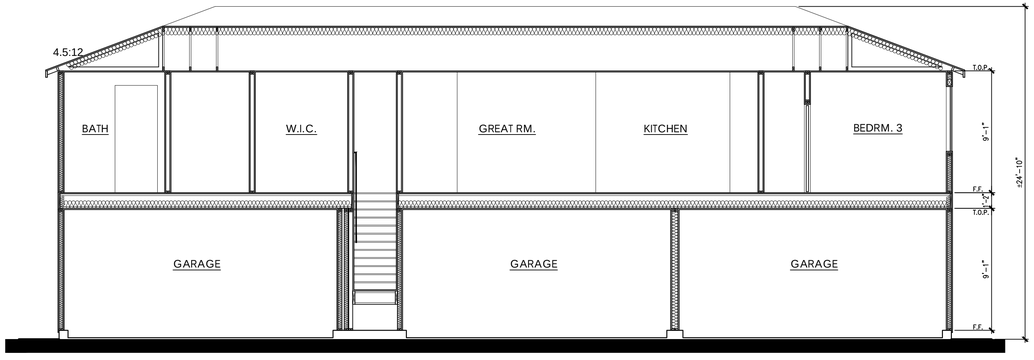
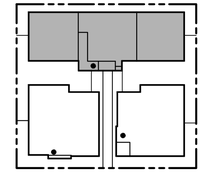
PLANNING + ARCHITECTURE



SECTION



KEYMAP

PLAN 1A (1590)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-14

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION A



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

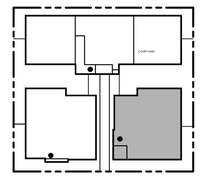
ELEVATION B



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION C



KEYMAP

PLAN 2 (1608)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

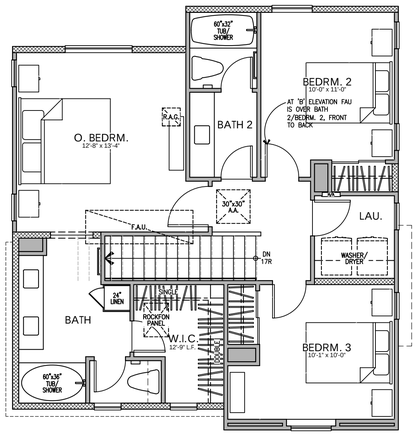
VALLEJO, CA

11/08/24

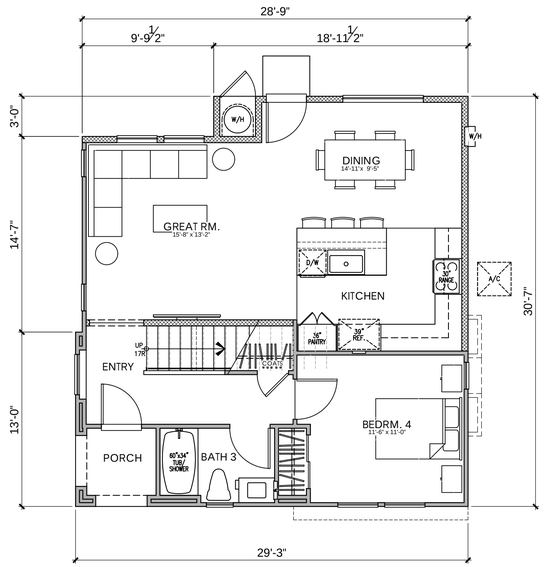
A-15

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



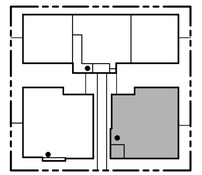
SECOND FLOOR



FIRST FLOOR

PLAN 2A (1608)

4 BEDROOM, 3 BATH FLOOR PLAN



KEYMAP

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	808 SQ. FT.
SECOND FLOOR AREA	800 SQ. FT.
TOTAL DWELLING	1,608 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "B"	35 SQ. FT.
PORCH "C"	115 SQ. FT.
W/H CLOSET	9 SQ. FT.

NOTE: GROSS S.F. IS 2,091

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-16

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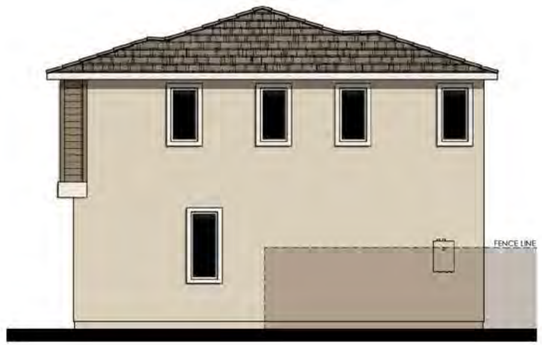
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

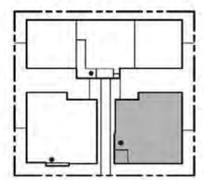
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 2

PLAN 2A (1608)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-17

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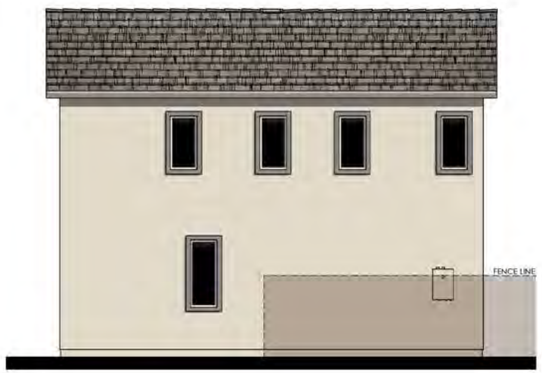
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

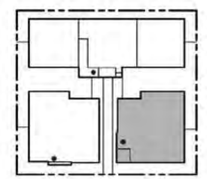
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT



KEYMAP

0 2 4 8 12

COLOR SCHEME 5

PLAN 2B (1608)

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-18

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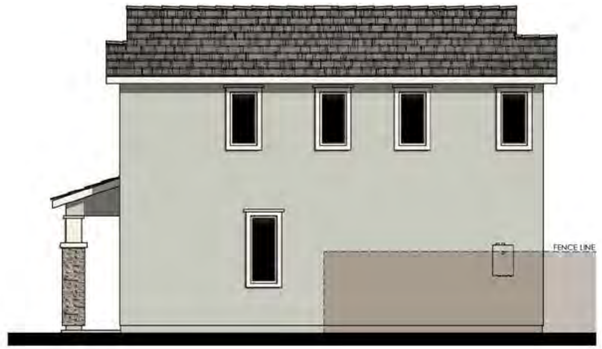
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

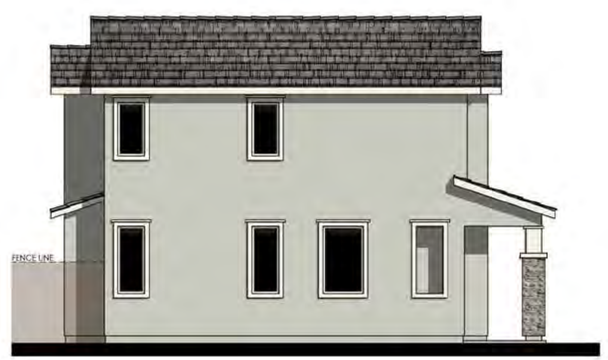
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM

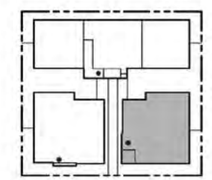


REAR

COLOR SCHEME 8



LEFT



KEYMAP

0 2 4 8 12

PLAN 2C (1608)

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-19

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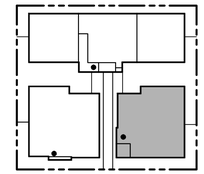
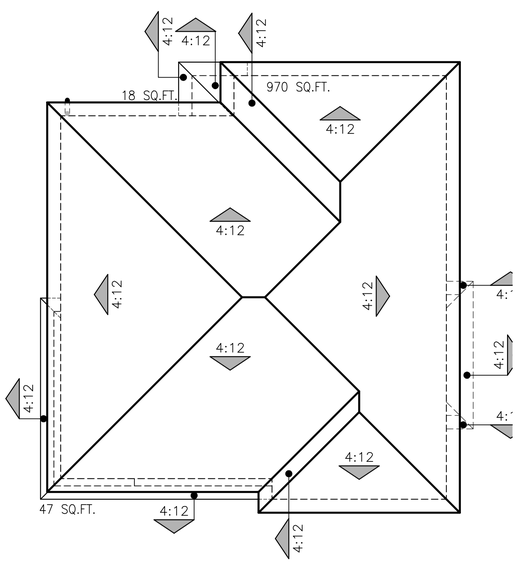
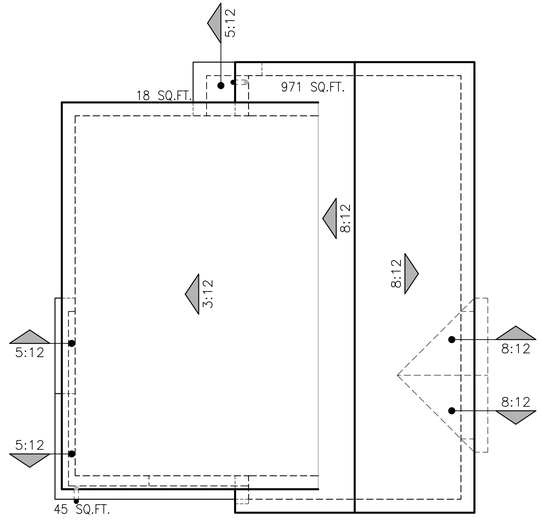


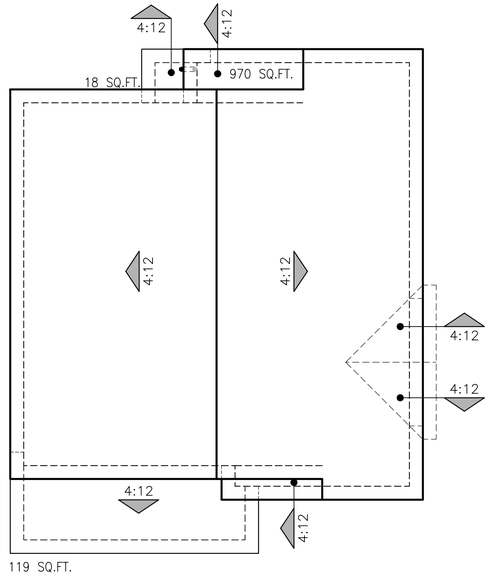
KEYMAP



ELEVATION - A



ELEVATION - B



ELEVATION - C

PLAN 2 (1608)

ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-20

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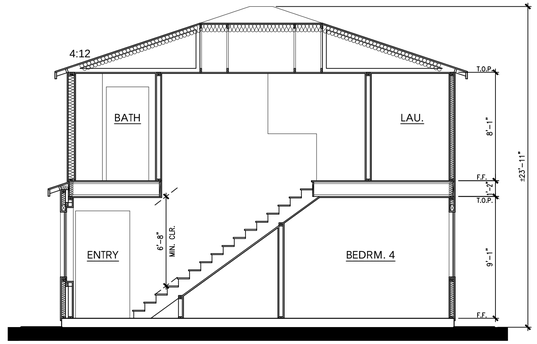
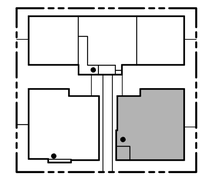


SECTION



KEYMAP

0 2 4 8 12

PLAN 2A (1608)

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-21

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Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION A



Ⓒ 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

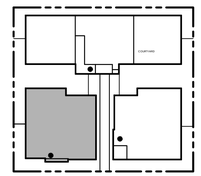
ELEVATION B



Ⓒ 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION C



KEYMAP

PLAN 3 (1699)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-22

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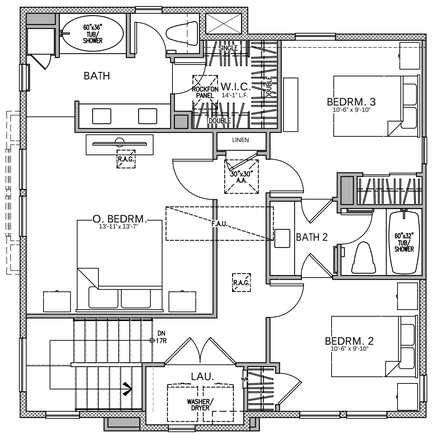
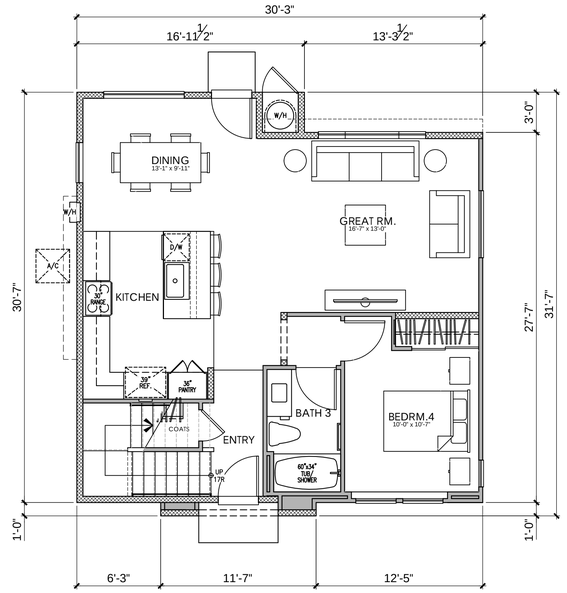
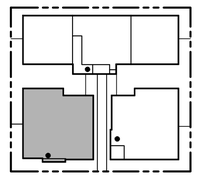


SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	868 SQ. FT.
SECOND FLOOR AREA	831 SQ. FT.
TOTAL DWELLING	1,699 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	443 SQ. FT.
W/H CLOSET	9 SQ. FT.

NOTE: GROSS S.F. IS 2,181

PLAN 3A (1699)

4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

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11/08/24

A-23

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

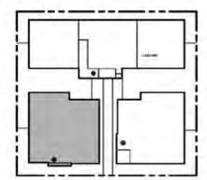
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 3

PLAN 3A (1699)

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Bungalows

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11/08/24

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

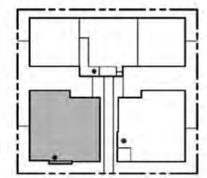
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT



KEYMAP

0 2 4 8 12

COLOR SCHEME 6

PLAN 3B (1699)

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FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-25

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

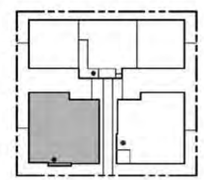
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 9

PLAN 3C (1699)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

A-26

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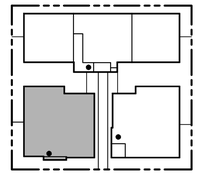
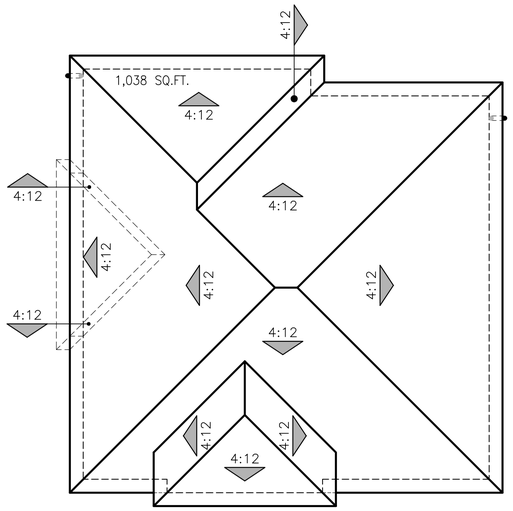
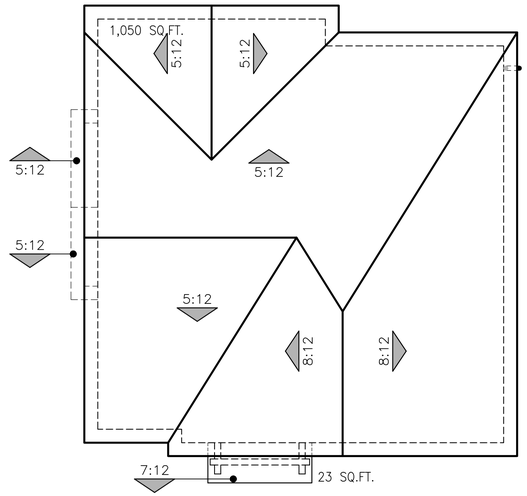


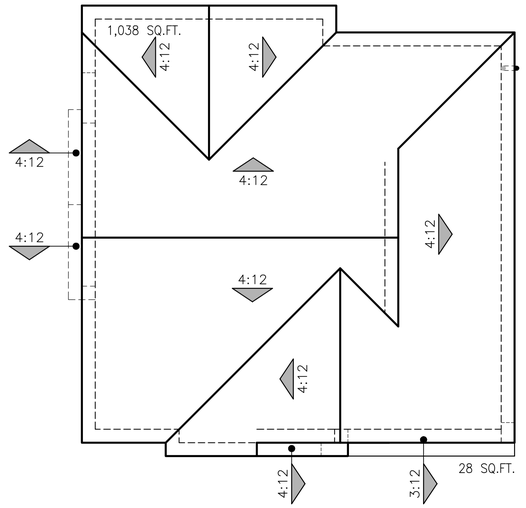
KEYMAP



ELEVATION - A



ELEVATION - B



ELEVATION - C

PLAN 3 (1699)

ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - *Bungalows*

VALLEJO, CA

11/08/24

A-27

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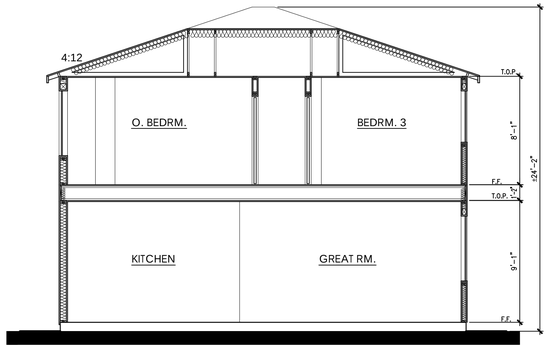

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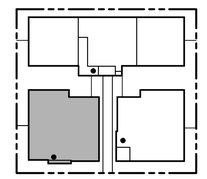


KEYMAP

PLAN 3A (1699)

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/24

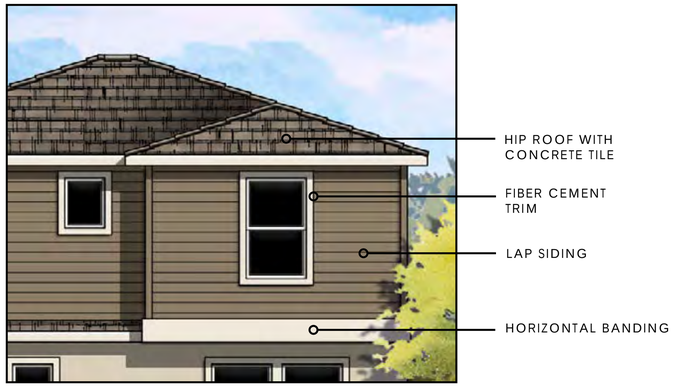
A-28

Kevin L. Crook Architect Inc #23100

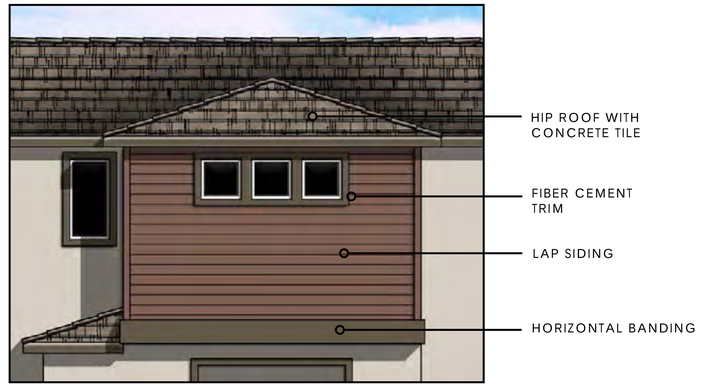
PLANNING • ARCHITECTURE



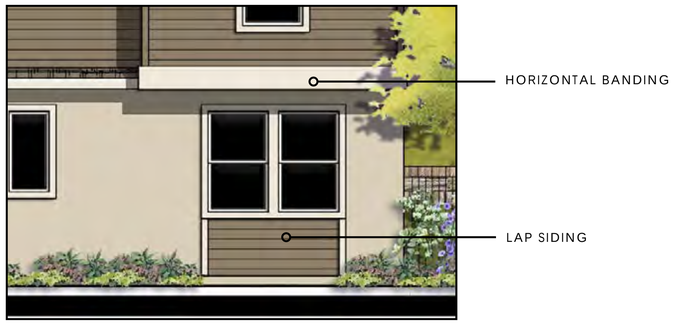
ENTRY PORCH



CANTILEVER PROJECTION



CANTILEVER PROJECTION





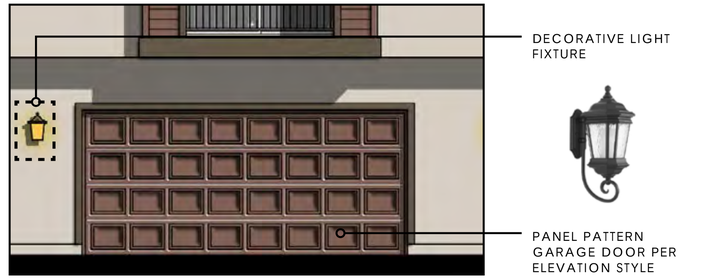
DECK DETAIL



WINDOW DETAILS

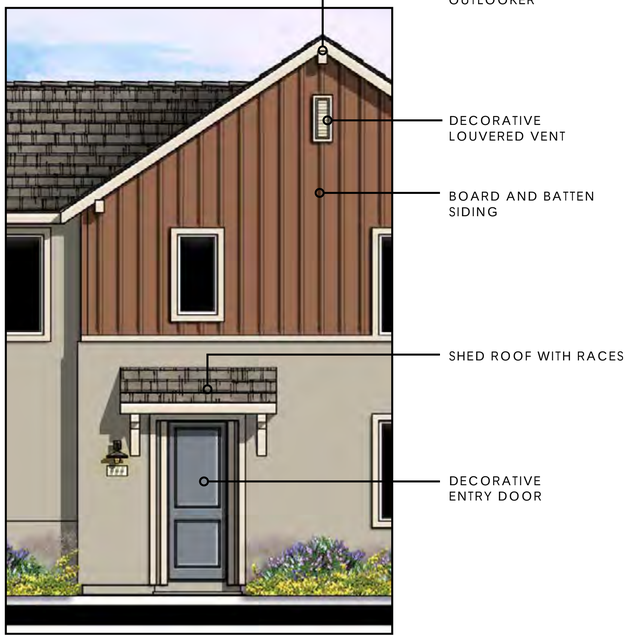


ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

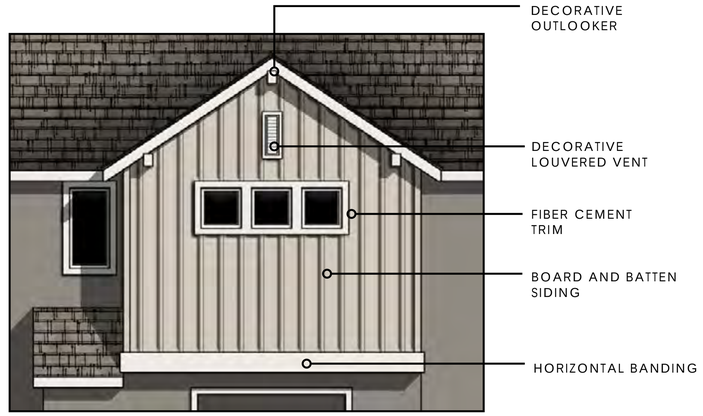
ARCHITECTURAL DETAILS
ELEVATION ‘A’



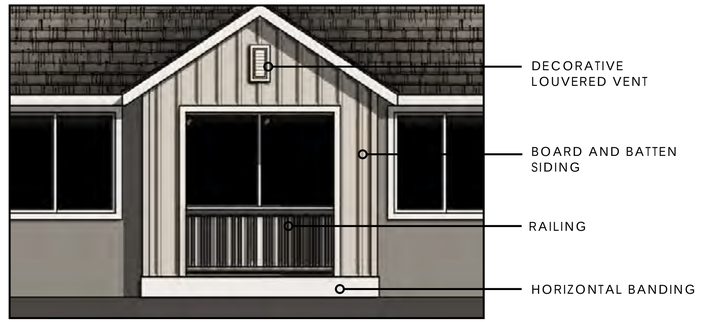
ENTRY PORCH



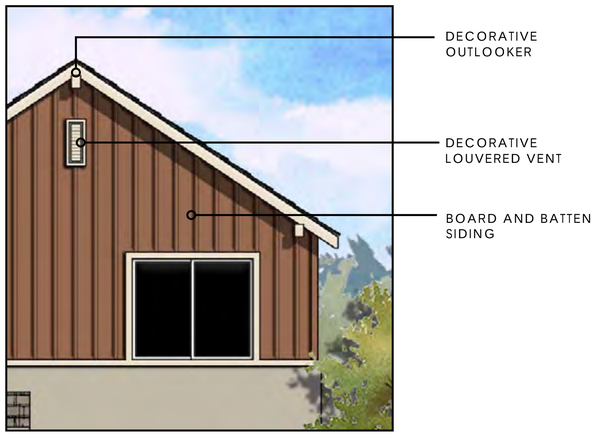
GABLE DETAIL



CANTILEVER PROJECTION



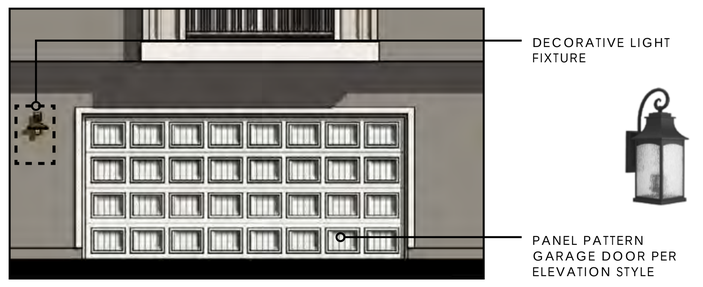
DECK DETAIL



WINDOW DETAILS

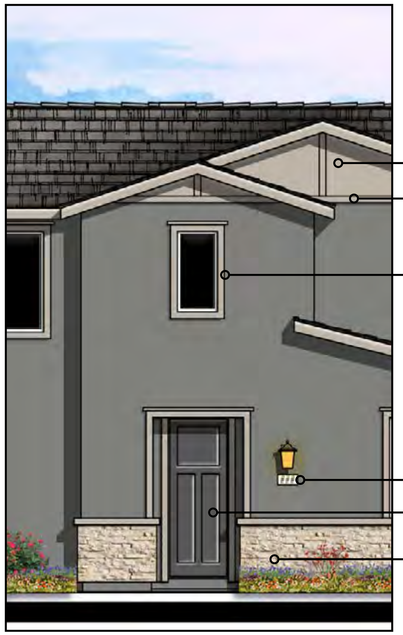


ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

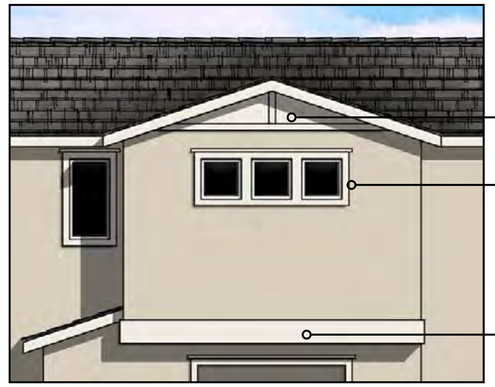
ARCHITECTURAL DETAILS
ELEVATION ‘B’



ENTRY PORCH



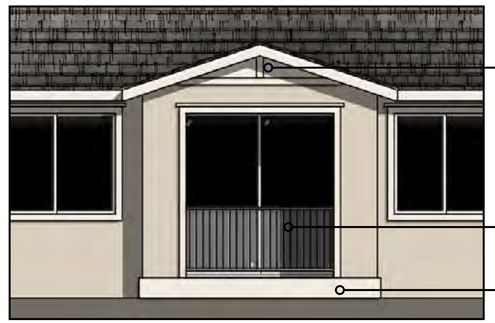
GABLE DETAIL



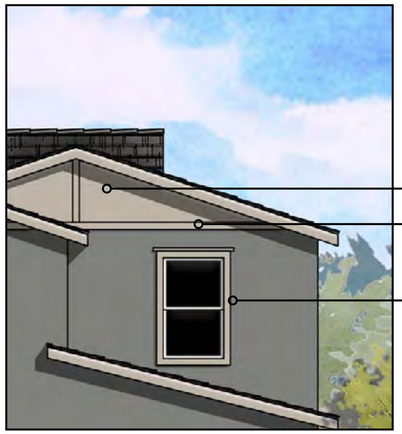
CANTILEVER PROJECTION



COLUMN DETAILS



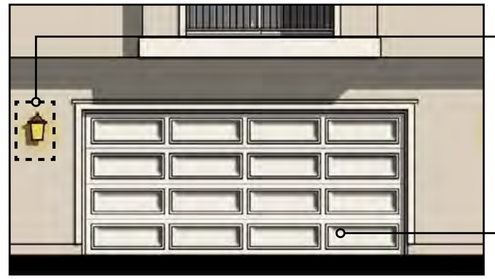
DECK DETAIL



WINDOW DETAILS



ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION 'C'

FAIRVIEW AT NORTHGATE

VALLEJO, CA

JOB # 23100 Bungalows

CREATED 12/13/23

"A" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY	SW7632 MODERN GRAY	SW6148 WOOL SKEIN	SW2822 DOWNING SAND
FASCIA / TRIM	SW7054 SUITABLE BROWN	SW7012 CREAMY	SW6146 UMBER
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6047 HOT COCOA	SW6151 QUIVER TAN	SW7743 MOUNTAIN ROAD
FRONT DOOR / SHUTTERS	SW6992 INKWELL	SW7737 MEADOW TRAIL	SW6123 BAGUETTE
ROOF: FLAT SHAKE PONDEROSA	5808 TOMBSTONE	5808 TOMBSTONE	5808 TOMBSTONE

"B" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SW7018 DOVETAIL	SW7568 NEUTRAL GROUND	SW7638 JOGGING PATH
FASCIA / TRIM / GARAGE DOOR	SW7005 PURE WHITE	SW7018 DOVETAIL	SW7571 CASA BLANCA
BOARD & BATTEN SIDING	SW7029 AGREEABLE GRAY	SW7652 MINERAL DEPOSIT	SW7705 WHEAT PENNY
FRONT DOOR / SHUTTERS	SW6472 COMPOSED	SW7680 LANYARD	SW6256 SERIOUS GRAY
ROOF: FLAT SLATE BEL AIR	SCB 8802 NANTUCKET BLEND	SCB 8802 NANTUCKET BLEND	SCB 8802 NANTUCKET BLEND

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	ELDORADO

"C" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	SW7541 GRECIAN IVORY	SW6197 ALOOF GRAY	SW7067 CITYSCAPE
FASCIA / TRIM / GARAGE DOOR / ACCENT STUCCO	SW7551 GREEK VILLA	SW7562 ROMAN COLUMN	SW7044 AMAZING GRAY
FRONT DOOR / SHUTTERS	SW7630 RAISIN	SW6207 RETREAT	SW7674 PEPPERCORN
ROOF: FLAT SLATE GOLDEN EAGLE	4097 SLATE RANGE	4097 SLATE RANGE	4097 SLATE RANGE
STONE: (DRYSTACK) EUROPEAN LEDGE	IRON MILL	COTTONWOOD	LINEN

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

“A” ELEVATIONS
SCHEME #1



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“A” ELEVATIONS
SCHEME #2



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

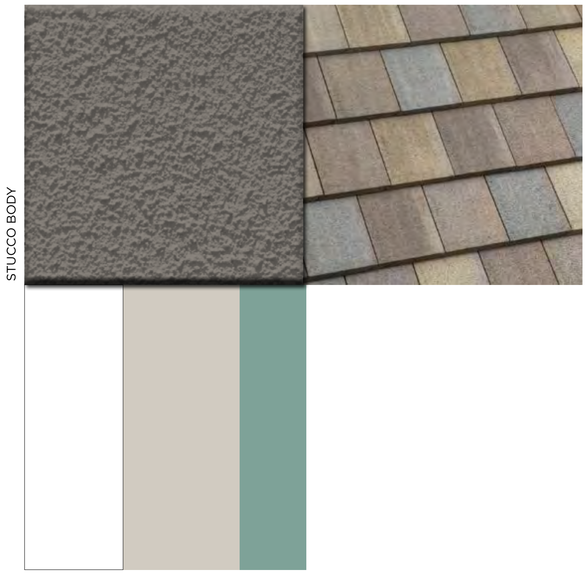
“A” ELEVATIONS
SCHEME #3



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

COLOR BOARDS - “A“ ELEVATIONS

“B” ELEVATIONS
SCHEME #4



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #5



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #6



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

COLOR BOARDS - “B“ ELEVATIONS

“C” ELEVATIONS
SCHEME #7



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #8



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #9



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / BUNGALOWS
DEC. 13, 2023

COLOR BOARDS - “C“ ELEVATIONS

FAIRVIEW AT NORTHGATE

Licensed

VALLEJO, CA

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ELEVATION - A



Ⓒ 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B



Ⓒ 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - C

PLAN 1 (2241)

FRONT ELEVATIONS

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Licensed

VALLEJO, CA

11/08/24

A-37

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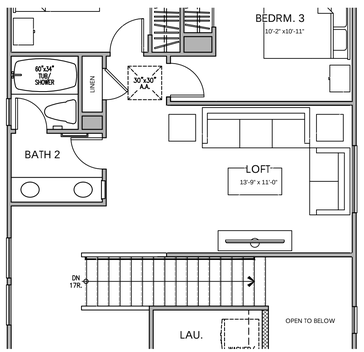
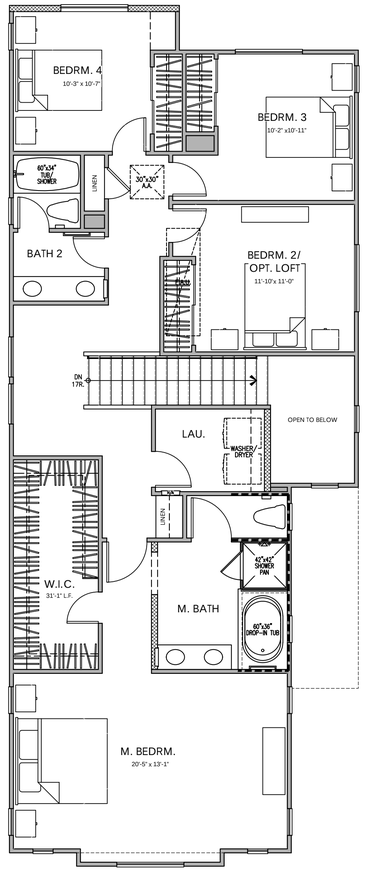
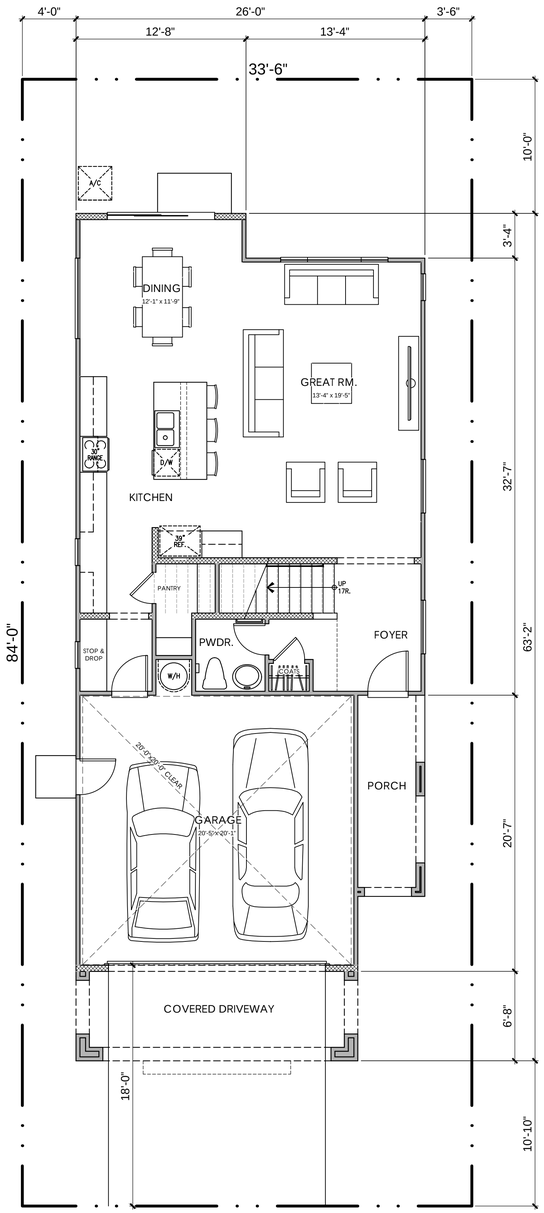


OPT. LOFT



SECOND FLOOR



FIRST FLOOR

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	882 SQ. FT.
SECOND FLOOR AREA	1,359 SQ. FT.
TOTAL DWELLING	2,241 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	439 SQ. FT.
PORCH "A"	75 SQ. FT.
PORCH "B"	75 SQ. FT.
PORCH "C"	75 SQ. FT.

NOTE: GROSS S.F. IS 2,756

0 2 4 8 12

PLAN 1A (2241)

4 BEDROOM, 2.5 BATH, OPT. LOFT
FLOOR PLAN

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (2241)

0 2 4 8 12



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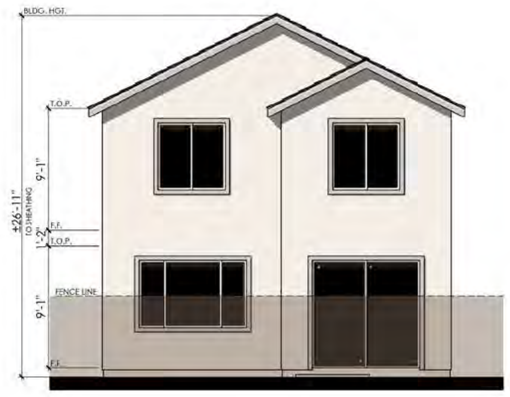
FRONT



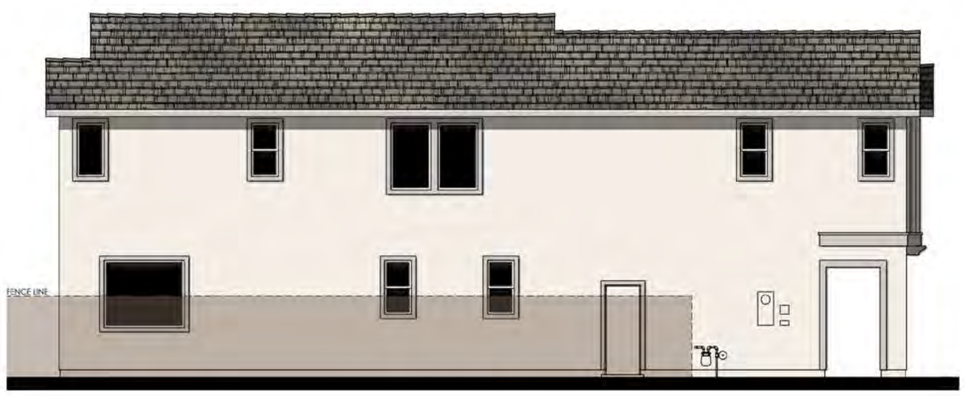
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (2241)

0 2 4 8 12

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (2241)

0 2 4 8 12

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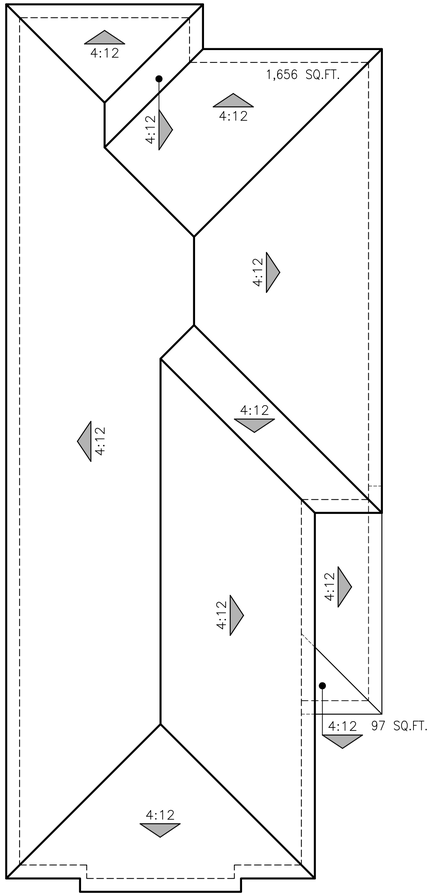
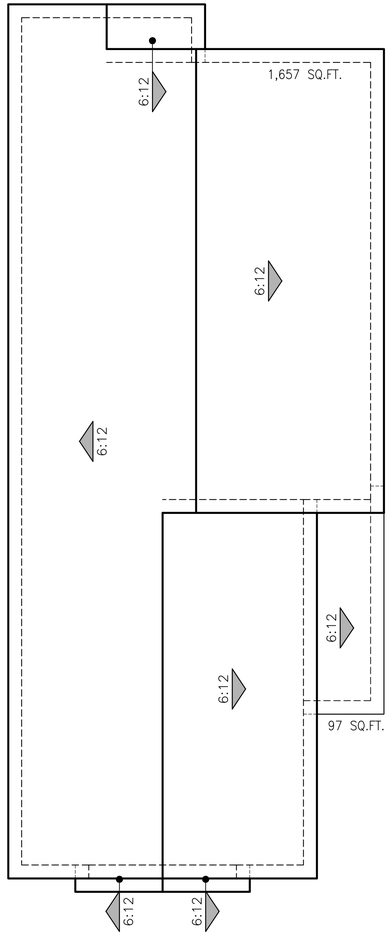
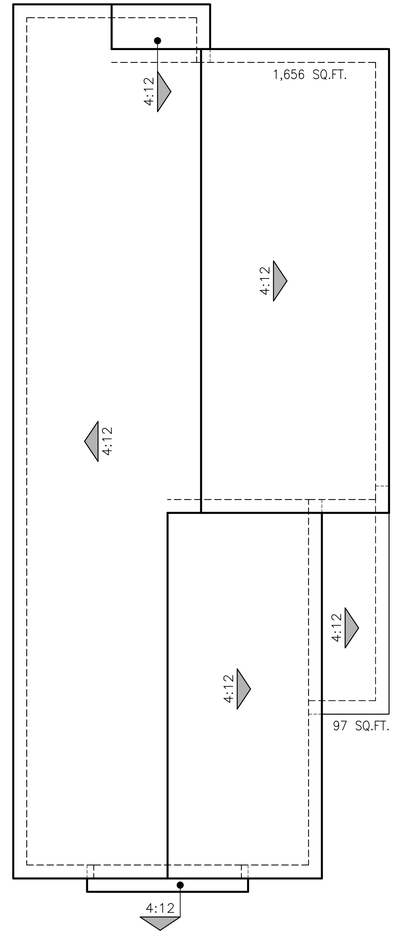


ELEVATION - A



ELEVATION - B

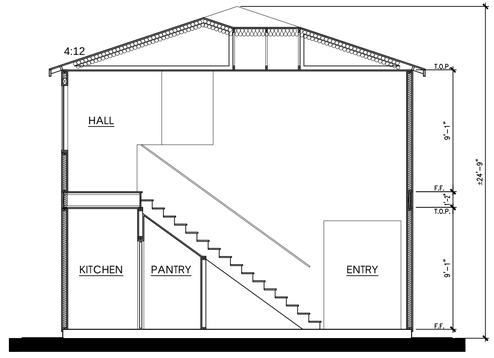


ELEVATION - C

PLAN 1 (2241)

ROOF PLANS

0 2 4 8 12



SECTION

PLAN 1A (2241)

0 2 4 8 12

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A-43

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ELEVATION - A



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - C

PLAN 2 (2341)

FRONT ELEVATIONS

0 2 4 8 12

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A-44

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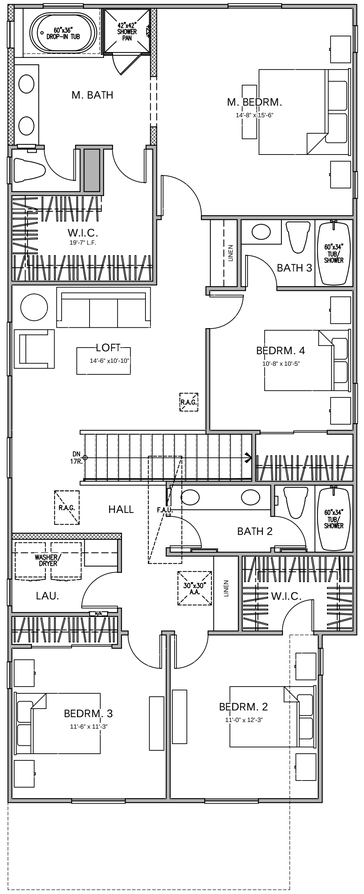
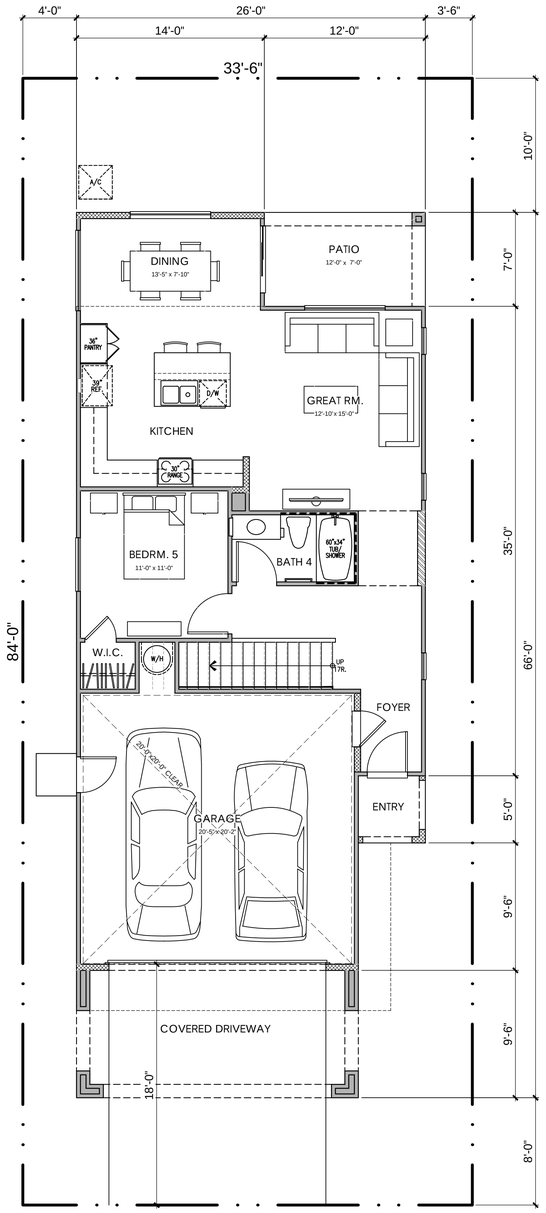
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	870 SQ. FT.
SECOND FLOOR AREA	1,471 SQ. FT.
TOTAL DWELLING	2,341 SQ. FT.

UNCONDITIONED SPACE

GARAGE	442 SQ. FT.
PATIO	84 SQ. FT.
PORCH "A"	25 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	25 SQ. FT.

NOTE: GROSS S.F. IS 2,892

0 2 4 8 12

PLAN 2A (2341)

5 BEDROOM, 4 BATH, LOFT
FLOOR PLAN

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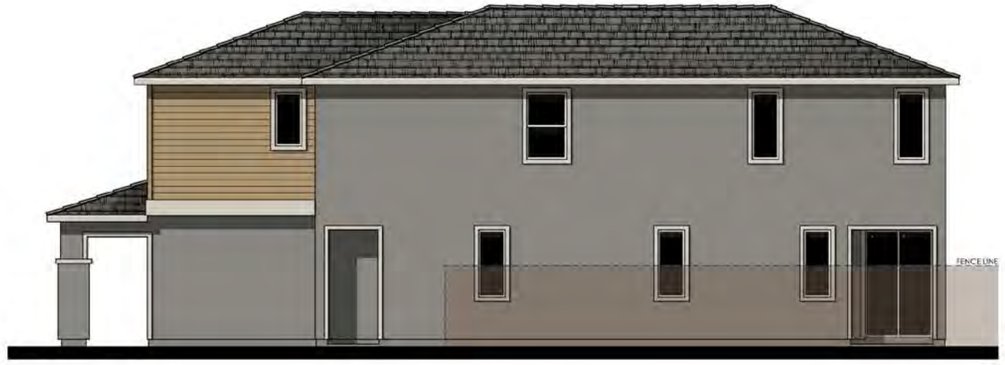
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (2341)

0 2 4 8 12

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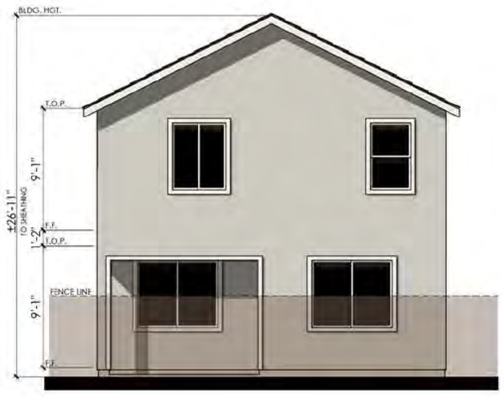
FRONT



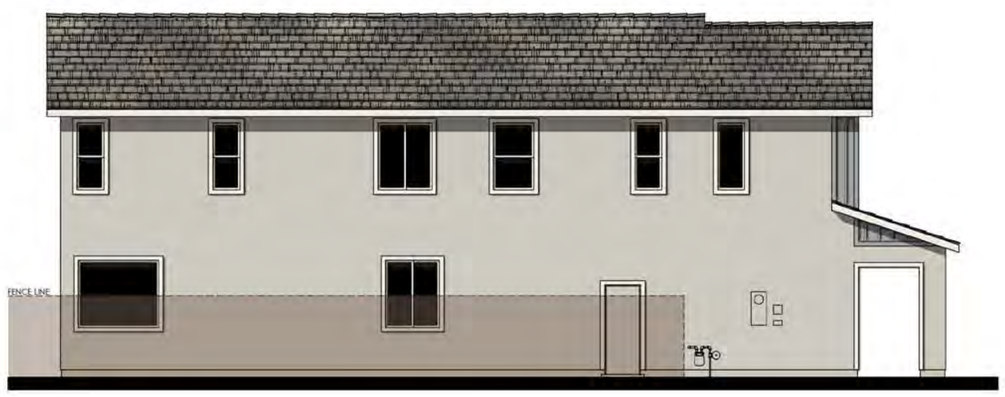
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2341)

0 2 4 8 12

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VALLEJO, CA

11/08/24

A-47

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PLANNING + ARCHITECTURE



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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (2341)

0 2 4 8 12

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11/08/24

A-48

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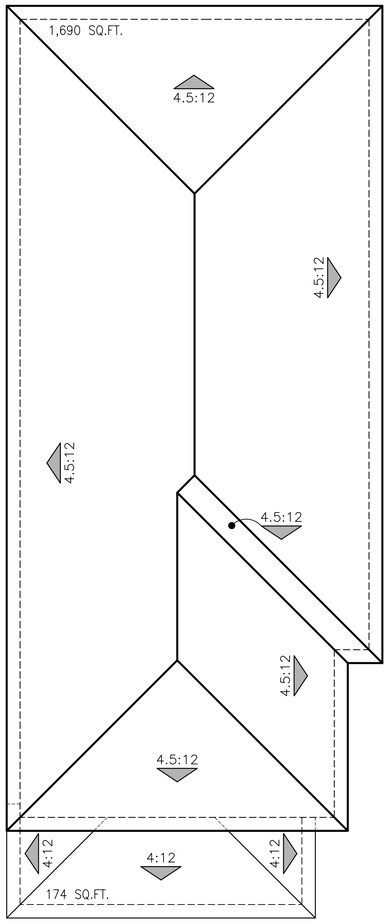
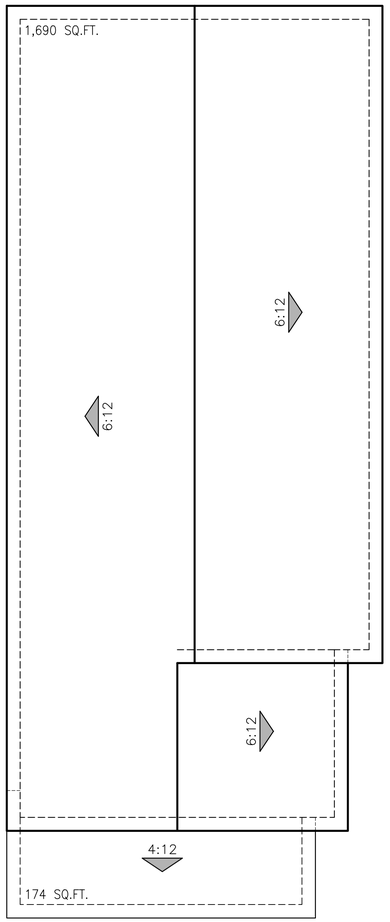
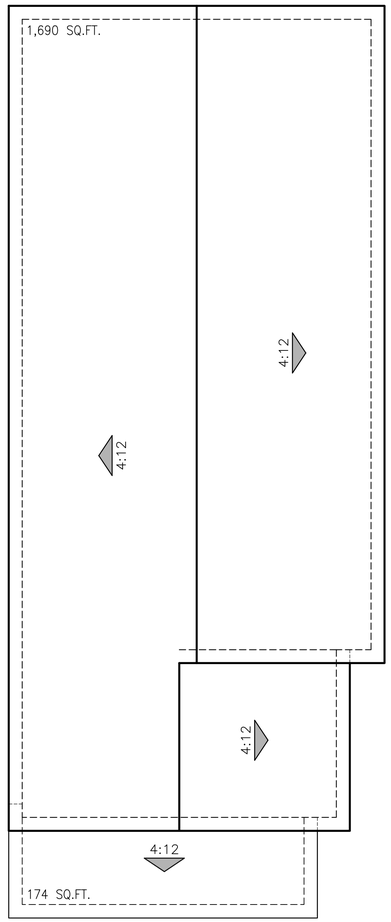
PLANNING + ARCHITECTURE



ELEVATION - A



ELEVATION - B



ELEVATION - C

PLAN 2 (2341)

ROOF PLANS

0 2 4 8 12

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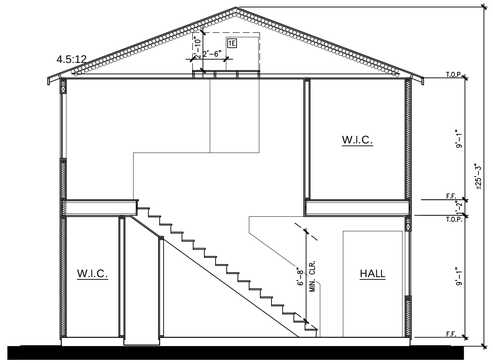
VALLEJO, CA

11/08/24

A-49

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



SECTION

PLAN 2A (2341)

0 2 4 8 12

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FAIRVIEW AT NORTHGATE - Licensed

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11/08/24

A-50

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ELEVATION - A



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - B



Ⓒ 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

ELEVATION - C

PLAN 3 (2350)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Licensed

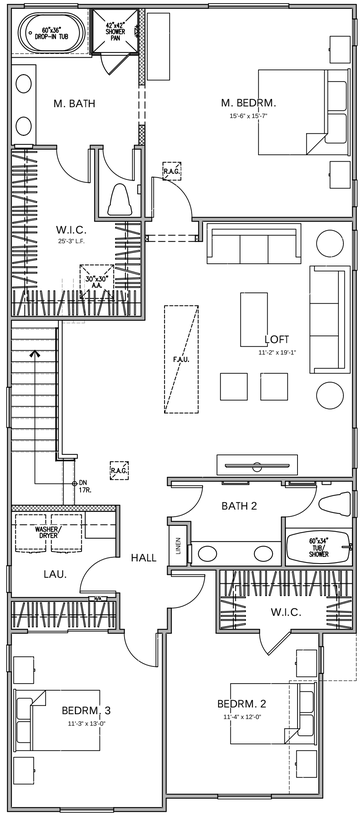
VALLEJO, CA

11/08/24

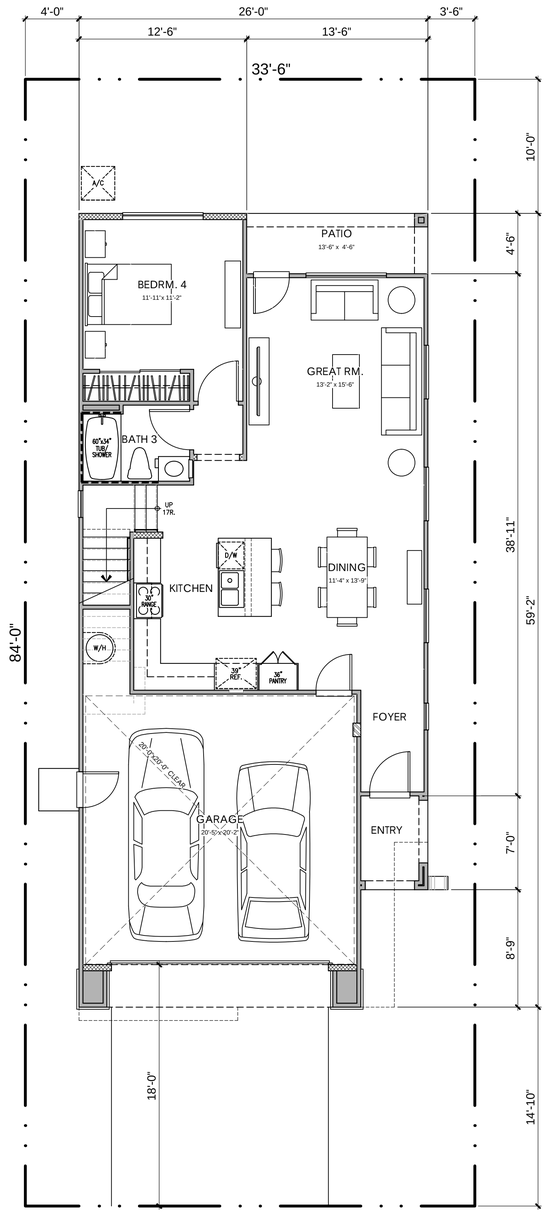
A-51

Kevin L. Crook Architect Inc #23100

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 3A (2350)

4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	887 SQ. FT.
SECOND FLOOR AREA	1,463 SQ. FT.
TOTAL DWELLING	2,350 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.
PATIO	61 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "C"	35 SQ. FT.
PORCH "D"	35 SQ. FT.

NOTE: GROSS S.F. IS 2,958

0 2 4 8 12

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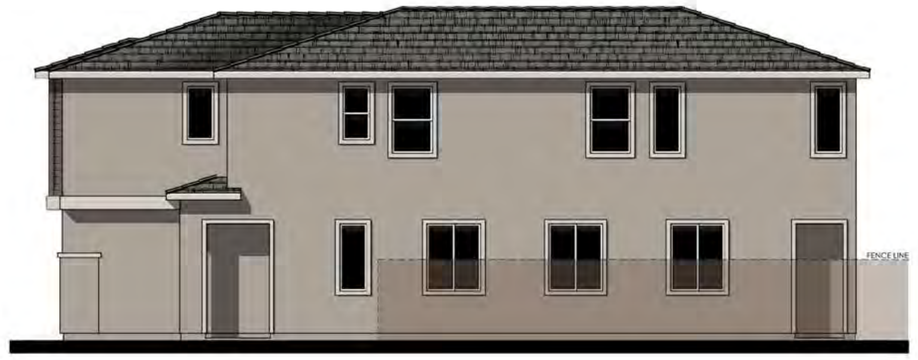
© 2023 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (2350)

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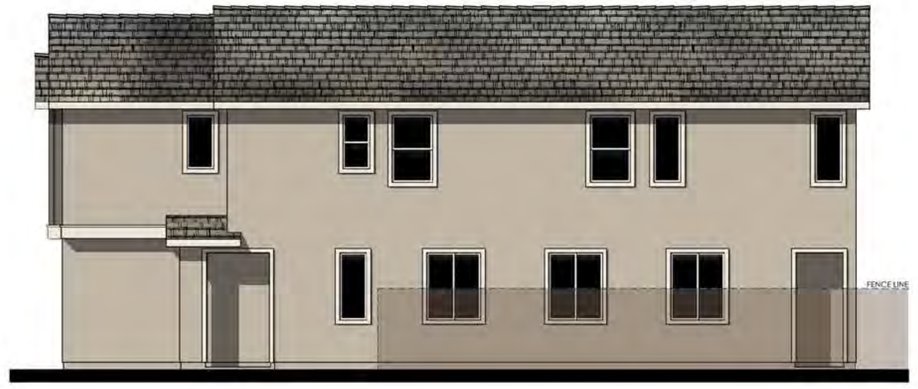
FRONT



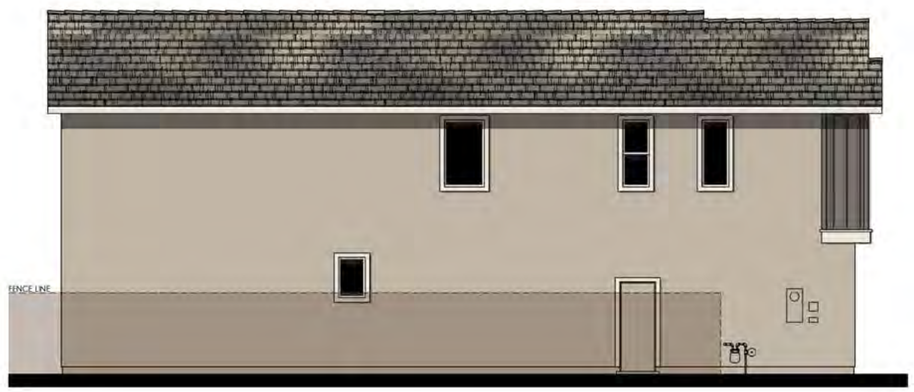
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2350)

0 2 4 8 12

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VALLEJO, CA

11/08/24

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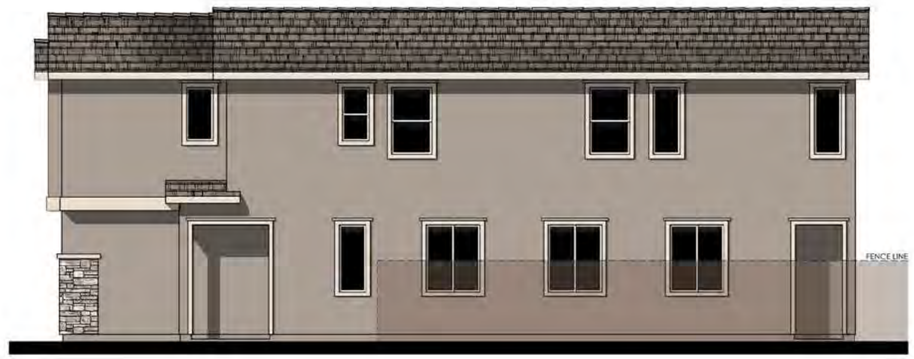
Kevin L. Crook Architect Inc #23100
PLANNING + ARCHITECTURE



© 2023 Kevin L. Crook Architect, inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (2350)

0 2 4 8 12

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A-55

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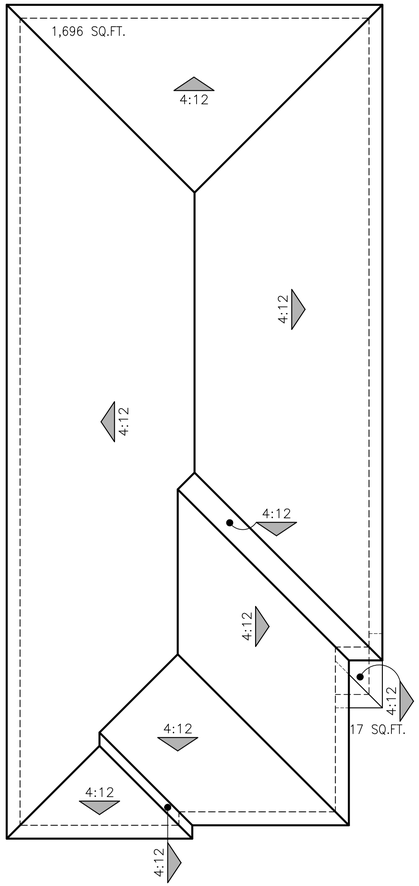
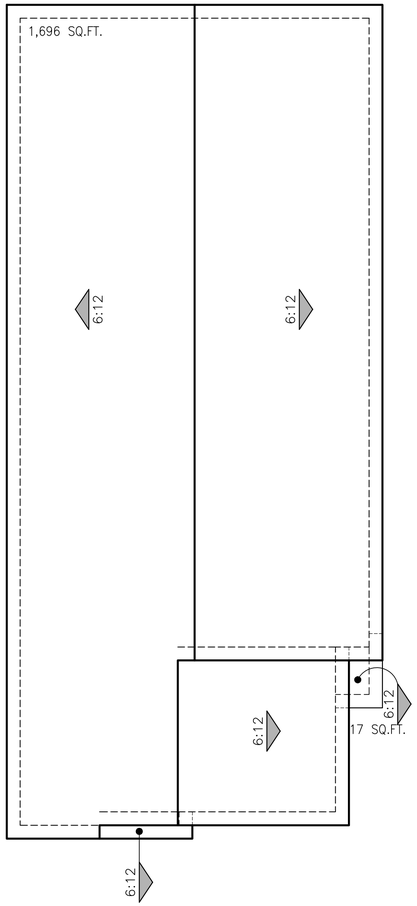
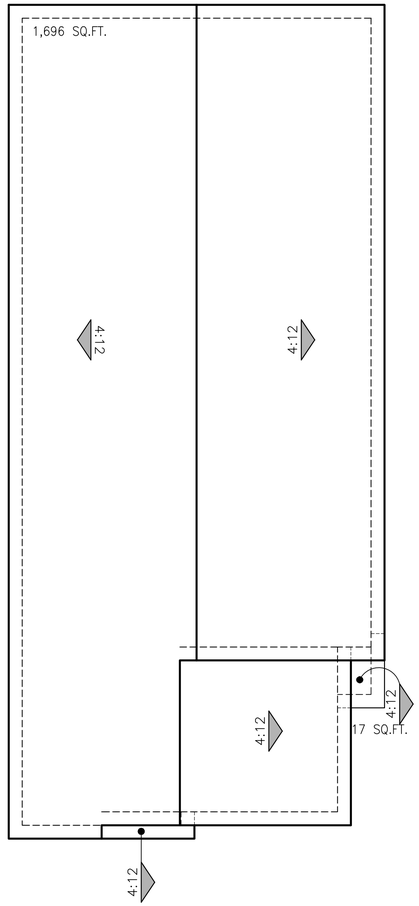
PLANNING + ARCHITECTURE



ELEVATION - A



ELEVATION - B

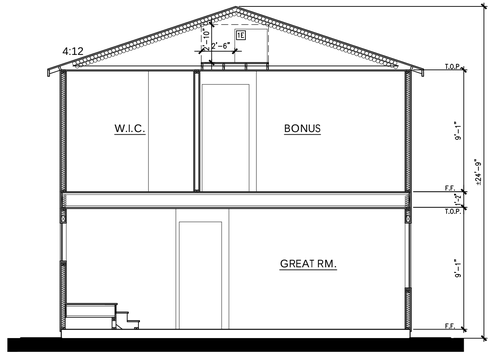


ELEVATION - C

PLAN 3 (2350)

ROOF PLANS

0 2 4 8 12



SECTION

PLAN 3A (2350)

0 2 4 8 12

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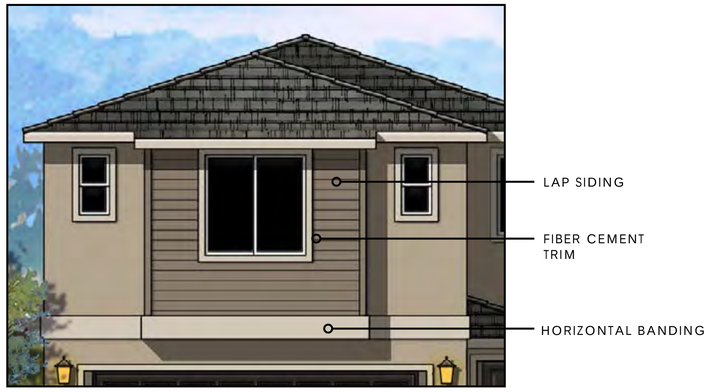
VALLEJO, CA

11/08/24

A-57

Kevin L. Crook Architect Inc #23100

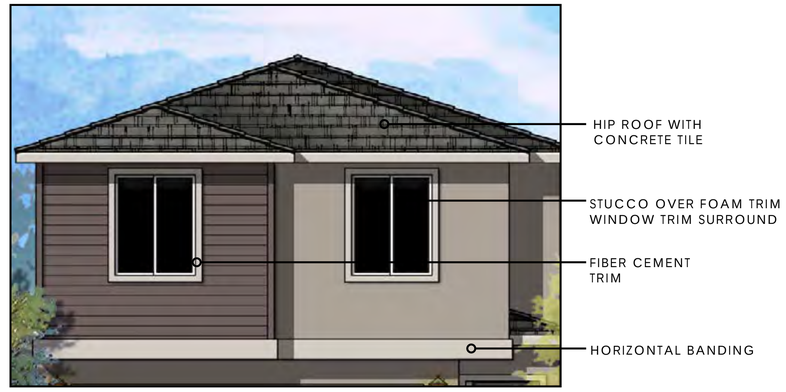
PLANNING + ARCHITECTURE



CANTILEVER PROJECTION



SECOND FLOOR DETAIL



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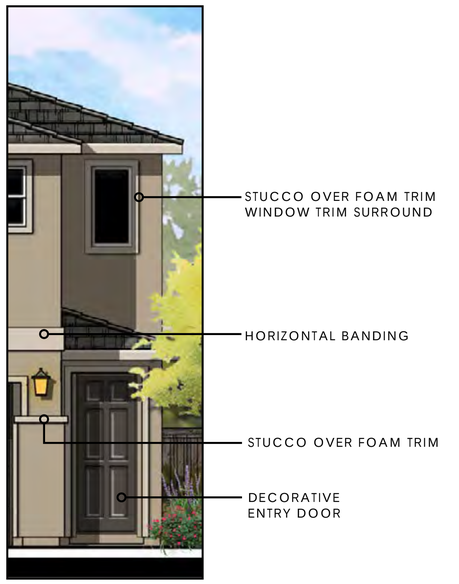
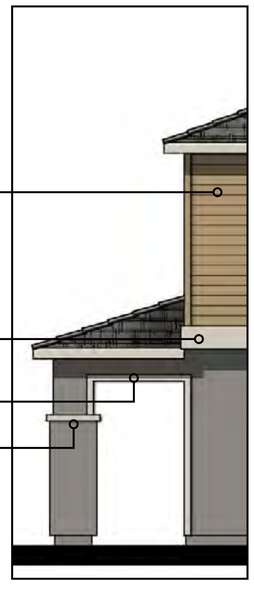


ENTRY PORCH



ENTRY PORCH



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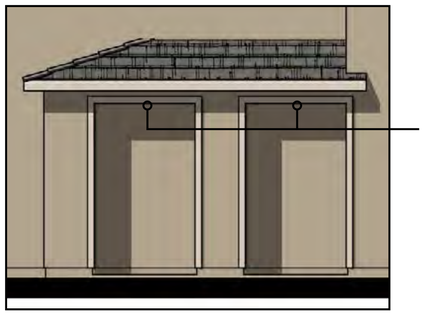
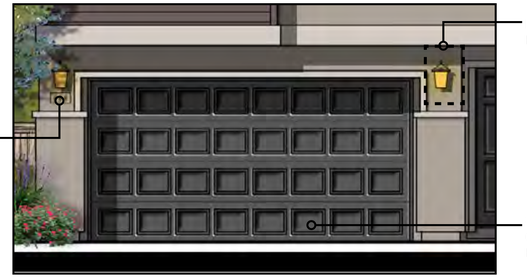


SOFFIT AT PORCH



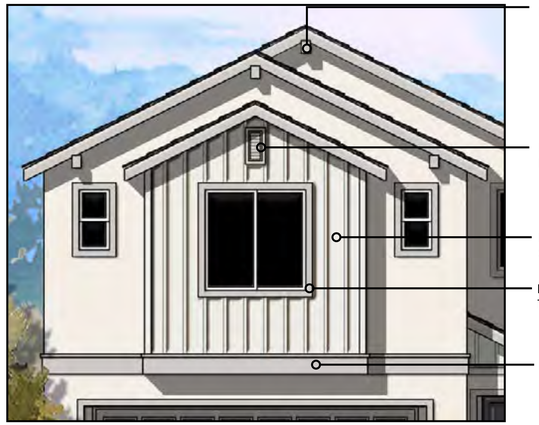
ENTRY PORCH





GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION ‘A’



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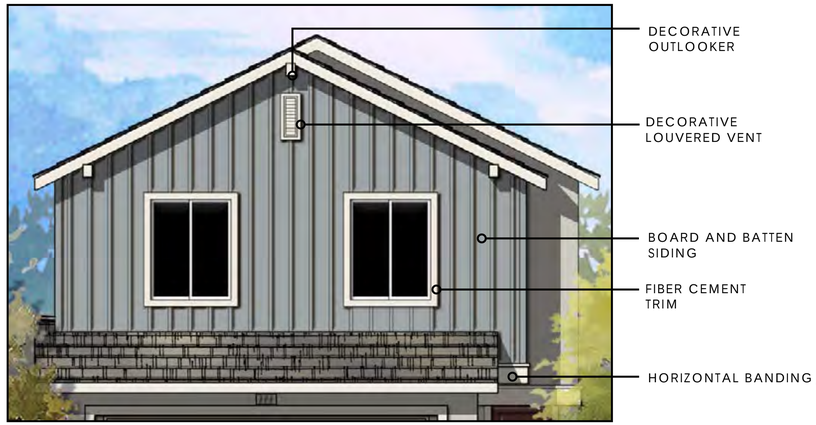
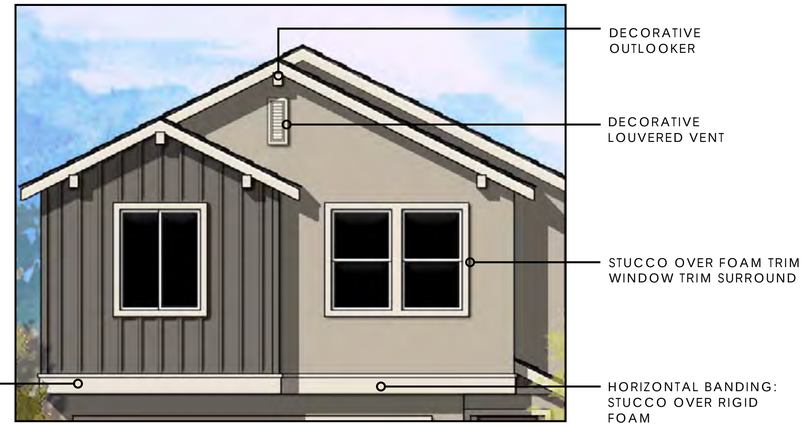


GABLE DETAIL



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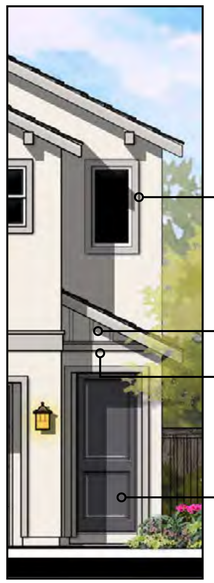
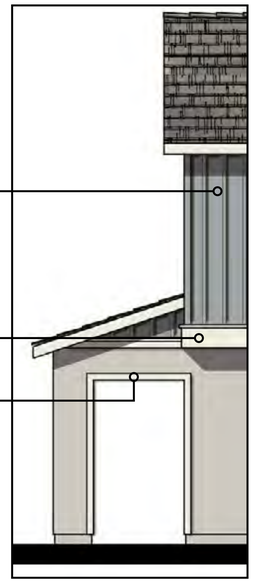


ENTRY PORCH



ENTRY PORCH



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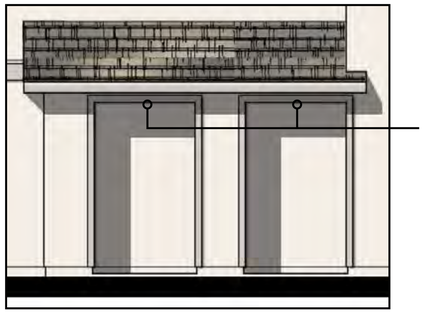
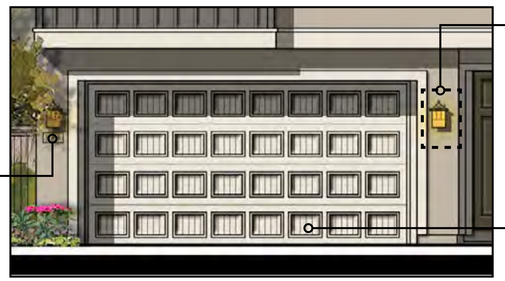


SOFFIT AT PORCH

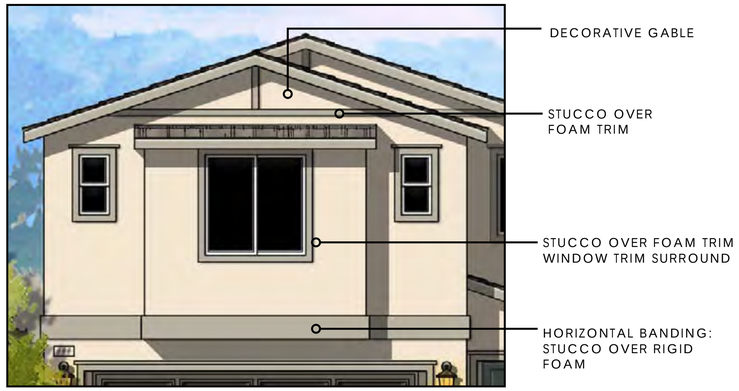


ENTRY PORCH

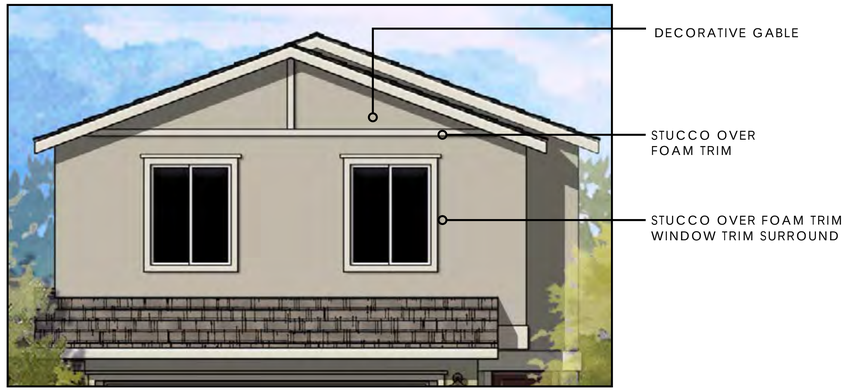


GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION 'B'



CANTILEVER PROJECTION



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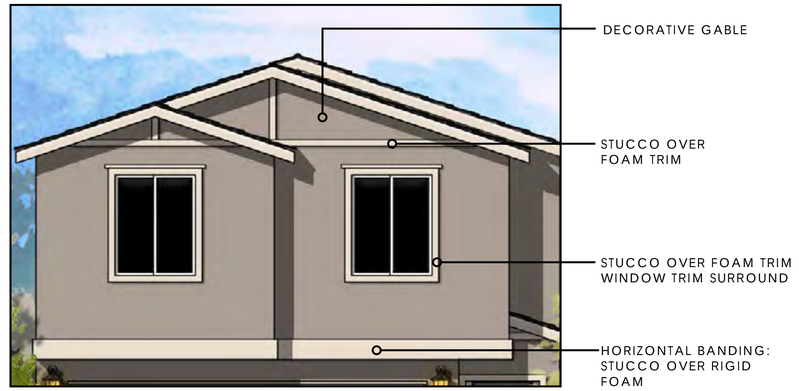

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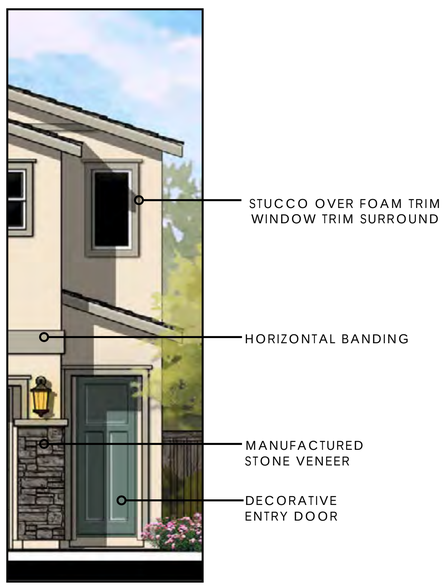
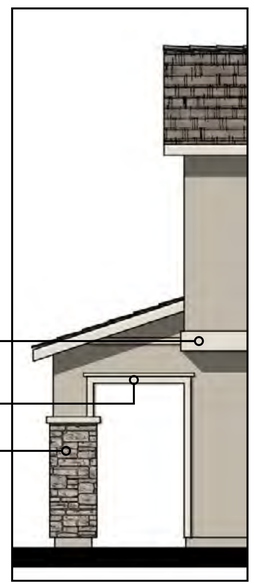


ENTRY PORCH



ENTRY PORCH



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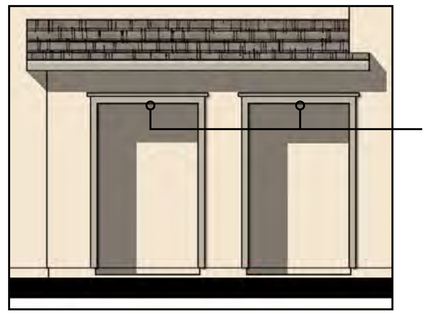

SOFFIT AT PORCH



ENTRY PORCH



GARAGE DOOR WITH COACH LIGHT

ARCHITECTURAL DETAILS
ELEVATION 'C'

FAIRVIEW AT NORTHGATE

VALLEJO, CA

JOB # 23100 SFD

CREATED 12/13/23

"A" ELEVATIONS		SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY		SW7546 PRAIRIE GRASS	SW0077 CLASSIC FRENCH	SW7024 FUNCTIONAL GRAY
FASCIA / TRIM		SW7036 ACCESSIBLE BEIGE	SW7050 USEFUL GRAY	SW7634 PEDIMENT
LAP SIDING		SW7032 WARM STONE	SW6137 BURLAP	SW6012 BROWSE BROWN
GARAGE DOOR / FRONT DOOR		SW7020 BLACK FOX	SW6991 BLACK MAGIC	SW7674 PEPPERCORN
ROOF: FLAT SHAKE PONDEROSA		5699 CHARCOAL RANGE	5699 CHARCOAL RANGE	5699 CHARCOAL RANGE

"B" ELEVATIONS		SCHEME 4	SCHEME 5	SCHEME 6
STUCCO		SW7100 ARCADE WHITE	SW7015 REPOSE GRAY	SW7051 ANALYTICAL GRAY
FASCIA / TRIM / GARAGE DOOR		SW6001 GRAYISH	SW8917 SHELL WHITE	SW7013 IVORY LACE
ALL SIDING		SW7005 PURE WHITE	SW7073 NETWORK GRAY	SW7019 GAUNTLET GRAY
FRONT DOOR		SW6278 CLOAK GRAY	SW7594 CARRIAGE DOOR	SW0014 SHERATON SAGE
ROOF: FLAT SLATE BEL AIR		SCB8827 TACOMA BLEND	SCB8827 TACOMA BLEND	SCB8827 TACOMA BLEND

"C" ELEVATIONS		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY		SW0046 WHITE HYACINTH	SW6170 TECHNO GRAY	SW7635 PALISADE
FASCIA / TRIM / GARAGE DOOR		SW0049 SILVER GRAY	SW7637 OYSTER WHITE	SW6140 MODERN WHITE
FRONT DOOR		SW0047 STUDIO BLUE GREEN	SW7595 SOMMELIER	SW7068 GRIZZLE GRAY
ROOF: FLAT SLATE GOLDEN EAGLE		4087 BROWN GRAY RANGE	4087 BROWN GRAY RANGE	4087 BROWN GRAY RANGE
STONE: (DRYSTACK) LEDGECUT 33		SAGE	BIRCH	WHITE CAP

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	ELDORADO

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

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Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

“A” ELEVATIONS
SCHEME #1



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FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / SFD
DEC. 13, 2023

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“A” ELEVATIONS
SCHEME #2



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FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / SFD
DEC. 13, 2023

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“A” ELEVATIONS
SCHEME #3



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FAIRVIEW AT NORTHGATE
VALLEJO, CA

#23100 / SFD
DEC. 13, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “A“ ELEVATIONS

“B” ELEVATIONS
SCHEME #4



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #5



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“B” ELEVATIONS
SCHEME #6



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

COLOR BOARDS - “B“ ELEVATIONS

“C” ELEVATIONS
SCHEME #7



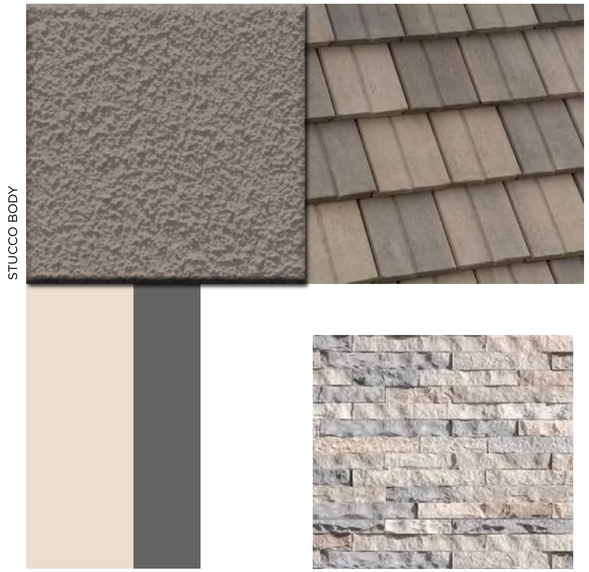
FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #8



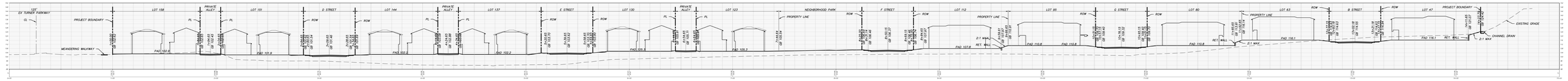
FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

“C” ELEVATIONS
SCHEME #9



FAIRVIEW AT NORTHGATE
VALLEJO, CA
#23100 / SFD
DEC. 13, 2023

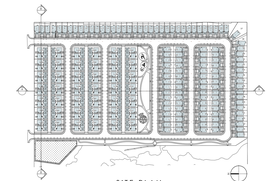
COLOR BOARDS - “C“ ELEVATIONS



SECTION A



SECTION B



SITE PLAN



STREET SCENE

Lewis Group Of Companies

FAIRVIEW AT NORTHGATE - Bungalows

VALLEJO, CA

11/08/2024

A-66

Kevin L. Crook **Architect** Inc #23100

PLANNING • ARCHITECTURE



STREET SCENE



MG2

OCTOBER 16th, 2019
PROJECT # PRELIMINARY
VALLEJO, CA

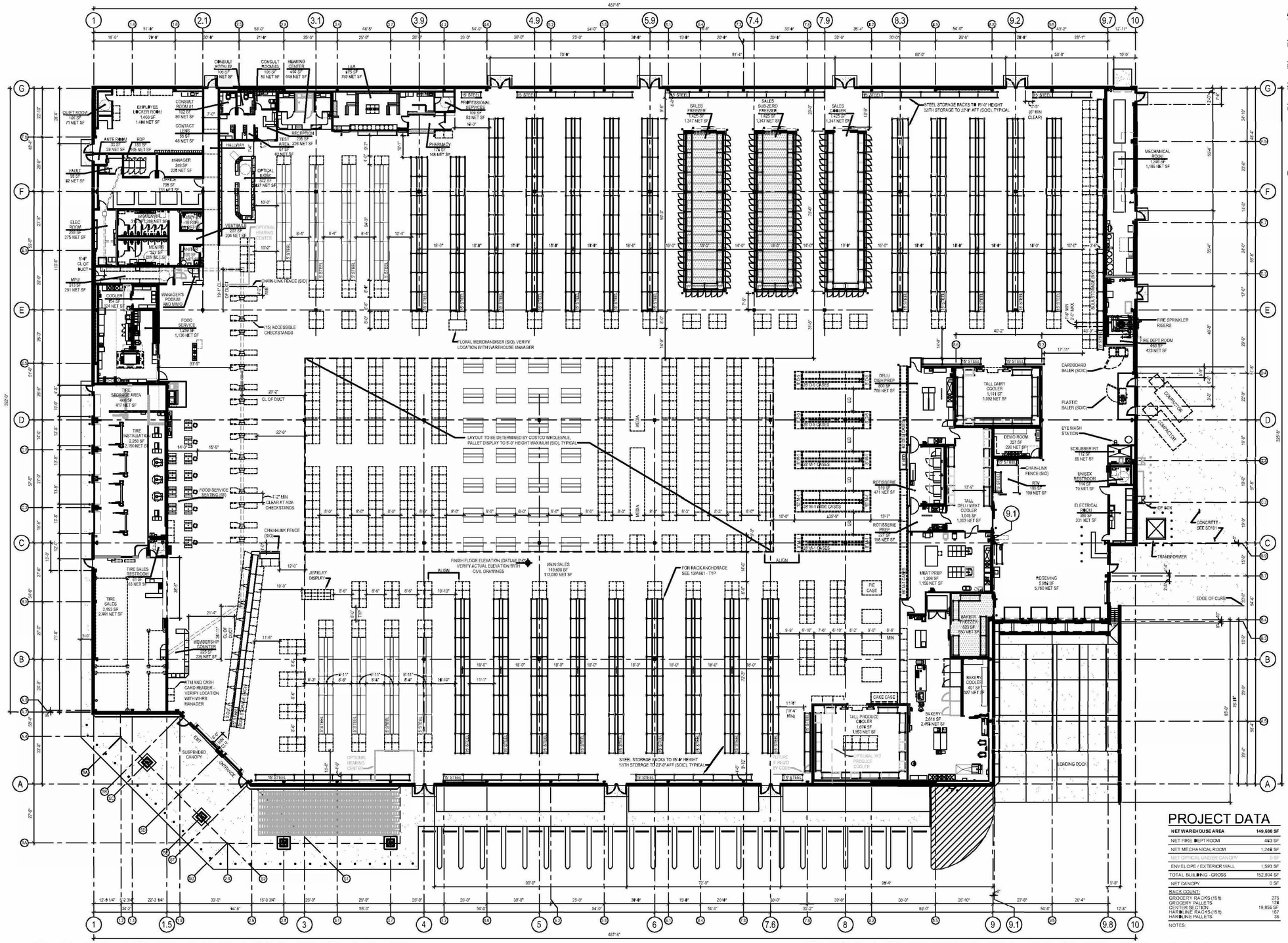
V. #

ENTRY PERSPECTIVE

COSTCO WHOLESALE

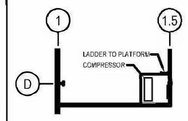
COMMERCIAL ARCHITECTURE - COSTCO ENTRY A-68
FAIRVIEW at NORTHGATE
Vallejo, California
REVISED: JANUARY 2020 SEPTEMBER 2018

01-08-2020 10:38am Carrie Wallace P:\19899\PLN\SDR\A.5.0-ARCH-COSTCO-ENTRY.DWG



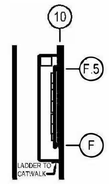
APPROVED BY:

PRESIDENT	DATE:
EXECUTIVE VP	DATE:
SENIOR VP	DATE:
REGIONAL VP	DATE:



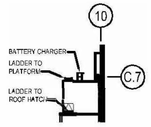
COMPRESSOR PLATFORM

SCALE: 1/16" = 1'-0"



MECHANICAL CATWALK

SCALE: 1/16" = 1'-0"



RECEIVING PLATFORM

SCALE: 1/16" = 1'-0"



PROJECT DATA

NET WAREHOUSE AREA	149,600 SF
NET FIRE DEPT ROOM	463 SF
NET MECHANICAL ROOM	1,248 SF
NET OPTICAL UNDER CANOPY	0 SF
ENVELOPE / EXTERIOR WALL	1,593 SF
TOTAL BUILDING - GROSS	152,904 SF
NET CANOPY	0 SF
RACK COUNT:	
GROCERY RACKS (15ft)	275
GROCERY PALLETS	128
CENTER SECTION	19,856 SF
HARDLINE RACKS (15ft)	167
HARDLINE PALLETS	36

NOTES:

COSTCO WHOLESALE

VALLEJO, CA

SEC OF ADMIRAL CALLAGHAN LN & TURNER PKWY VALLEJO, CA

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

18-5347-01
NOVEMBER 19, 2018

CONCEPT FLOOR PLAN

DD21-01

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COSTCO WHOLESALE

VALLEJO, CALIFORNIA

CONCEPT FLOOR PLAN

NOVEMBER 19, 2018

COMMERCIAL ARCHITECTURE - COSTCO FOOTPRINT

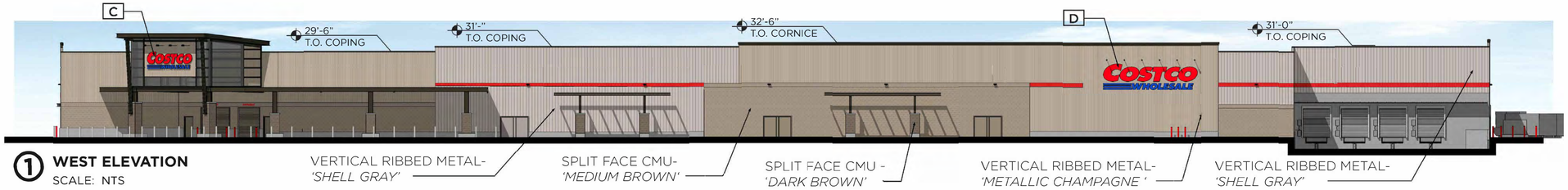
FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: JANUARY 2020 SEPTEMBER 2018

A-69

01-08-2020 10:47am Carrie Wallace P:\19899\PLN\SDR\A.5.1-ARCH-COSTCO-FLOORPLAN.DWG



① WEST ELEVATION
SCALE: NTS

VERTICAL RIBBED METAL- *'SHELL GRAY'*
SPLIT FACE CMU- *'MEDIUM BROWN'*
SPLIT FACE CMU - *'DARK BROWN'*
VERTICAL RIBBED METAL- *'METALLIC CHAMPAGNE '*
VERTICAL RIBBED METAL- *'SHELL GRAY'*



② NORTH ELEVATION
SCALE: NTS

VERTICAL RIBBED METAL- *'METALLIC CHAMPAGNE'*
STEEL TRELLIS - 'COOL HARVEST'
CONCRETE STEM WALL- *'NATURAL'*



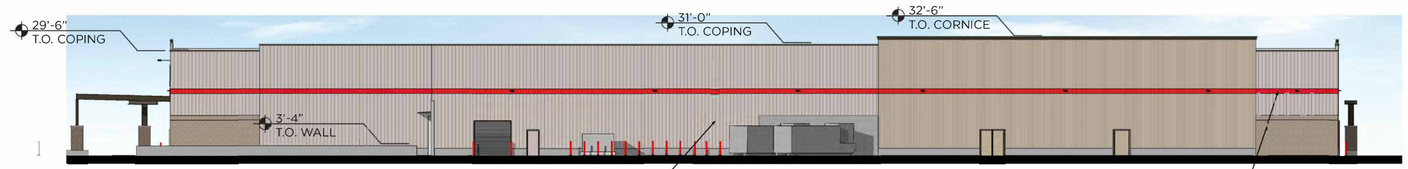
③ ENTRY CANOPY ELEVATION
SCALE: 1" = 40'

VERTICAL RIBBED METAL- *'METALLIC CHAMPAGNE'*



④ EAST ELEVATION
SCALE: NTS

SPLIT FACE CMU - *'DARK BROWN'*
COPING- *'COOL HARVEST'*
STEEL TRELLIS - *'COOL HARVEST'*



⑤ SOUTHW ELEVATION
SCALE: NTS

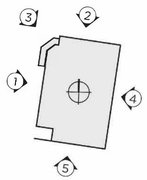
VERTICAL RIBBED METAL- *'SHELL GRAY'*
RED STRIPE- *'COSTCO RED'*

SIGN TABLE

	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
B	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	31 SF
C	1	COSTCO WHOLESALE	4'-6" C	158 SF	158 SF
D	2	COSTCO WHOLESALE	6'-0" C	280 SF	560 SF
				TOTAL SIGN AREA	749 SF



⑥ WAREHOUSE SIGNS
SCALE: NTS



MG2

DECEMBER 12TH, 2019
PROJECT #18-5347-01
VALLEJO, CA

CONCEPT ELEVATIONS

COSTCO WHOLESALE

COMMERCIAL ARCHITECTURE - COSTCO ELEVATIONS **A-70**
FAIRVIEW at NORTHGATE
Vallejo, California
REVISED: JANUARY 2020 SEPTEMBER 2018

01-08-2020 10:39am Carrie Wallace P:\19899\PLN\SDR\A.5.2-ARCH-COSTCO-ELEVATIONS.DWG

FINISHES:

- A — STANDING SEAM METAL ROOF
- B — EXTERIOR CEMENT PLASTER FINISH
- C — ALUMINUM STOREFRONT SYSTEM
- D — METAL TRELLIS
- E — COMPOSITE WOOD SIDING
- F — STONE VENEER
- G — METAL AWNING
- H — METAL CANOPY
- J — BRAKE METAL, NATURAL FINISH
- K — METAL POST/BEAM
- L — METAL DOORS
- M — SIGNAGE, BY OTHERS

COLORS:

1. SW 7563 "RESTFULWHITE" By: Sherwin Williams
2. SW 6185 "ESCAPE GRAY" By: Sherwin Williams
3. SW 7667 "ZIRCON" By: Sherwin Williams
4. SW 7067 "CITYSCAPE" By: Sherwin Williams
5. SW 7072 "VERSATILE GRAY" By: Sherwin Williams
6. CYPRESS RIDGE "ORCHARD" By: El Dorado Stone
7. OLD TOWN GRAY By: AEP Span
8. COUNTRYLANE RED JH90-20 By: James Hardie
9. SANDSTONE BEIGE JH30-20 By: James Hardie
10. CHARLESTON RANCH" By: Reclaimed Wood Source
11. PERMAFLUOR: "DOVE GRAY" By: Kawneer



WEST ELEVATION



NORTH ELEVATION



KEY PLAN



EAST ELEVATION



SOUTH ELEVATION



DATE: 12.12.2019
MCG JOB #: 17.433.01

DATE	REVISIONS

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EXTERIOR ELEVATIONS
SHOPS BUILDING 1

COOKE PROPERTY
VALLEJO, CA

Lewis Retail Centers
a member of the Lewis group of companies

250 Sutter, Suite 500
San Francisco, California 94108
T 415.974.6002 F 415.974.1556
mcgarchitecture.com

COMMERCIAL ARCHITECTURE - SMALL RETAIL BUILDING 1 A-71
FAIRVIEW at NORTHGATE
Vallejo, California REVISED: JANUARY 2020 SEPTEMBER 2018

01-08-2020 10:46am Carrie Wallace P:\19899\PLN\SDR\A.5.3-ARCH-SMALLRETAILBLDG1.DWG

FINISHES:

- A — STANDING SEAM METAL ROOF
- B — EXTERIOR CEMET PLASTER FINISH
- C — ALUMINUM STOREFRONT SYSTEM
- D — METAL SIDING
- E — COMPOSITE WOOD SIDING
- F — STONE VENEER
- G — METAL AWNING
- H — METAL CANOPY
- J — BRAKE METAL, NATURAL FINISH
- K — METAL POST/BEAM
- L — METAL DOORS
- M — SIGNAGE, BY OTHERS

COLORS:

- 1 — SW 7563 "RESTFULWHITE" By: Sherwin Williams
- 2 — SW 6185 "ESCAPE GRAY" By: Sherwin Williams
- 3 — SW 7667 "ZIRCON" By: Sherwin Williams
- 4 — SW 7067 "CITYSCAPE" By: Sherwin Williams
- 5 — SW 7072 "VERSATILE GRAY" By: Sherwin Williams
- 6 — CYPRESS RIDGE "ORCHARD" By: El Dorado Stone
- 7 — OLD TOWN GRAY By: AEP Span
- 8 — COUNTRYLANE RED JH90-20 By: James Hardie
- 9 — SANDSTONE BEIGE JH30-20 By: James Hardie
- 10 — CHARLESTON RANCH" By: Reclaimed Wood Source
- 11 — PERMAFLUOR: "DOVE GRAY" By: Kawneer



WEST ELEVATION



NORTH ELEVATION



KEY PLAN



EAST ELEVATION



SOUTH ELEVATION



PATIO CONCEPTUAL LAYOUT

DATE: 12.12.2019
MCG JOB #: 17.433.01

DATE	REVISIONS

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EXTERIOR ELEVATIONS
SHOPS BUILDING 2

COOKE PROPERTY
VALLEJO, CA

Lewis Retail Centers
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COMMERCIAL ARCHITECTURE - SMALL RETAIL BUILDING 2 A-72
FAIRVIEW at NORTHGATE
Vallejo, California REVISED: JANUARY 2020 SEPTEMBER 2018

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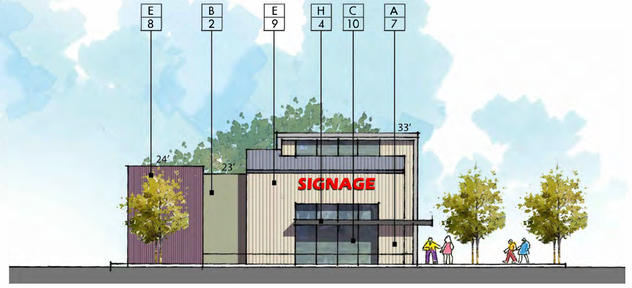
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



KEY PLAN

FINISHES:

A	STANDING SEAM METAL ROOF
B	EXTERIOR CEMENT PLASTER FINISH
C	ALUMINUM STOREFRONT SYSTEM
D	METAL TRELLIS
E	COMPOSITE WOOD SIDING
F	STONE VENEER
G	METAL AWNING
H	METAL CANOPY
J	BRAKE METAL, NATURAL FINISH
K	METAL POST/BEAM
L	METAL DOORS
M	SIGNAGE, BY OTHERS

COLORS:

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11	PERMAFLUOR: "DOVE GRAY" By: Kawneer

DATE: 12.12.2019
MCG JOB #: 17.433.01

DATE	REVISIONS

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EXTERIOR ELEVATIONS
PAD BUILDING 3

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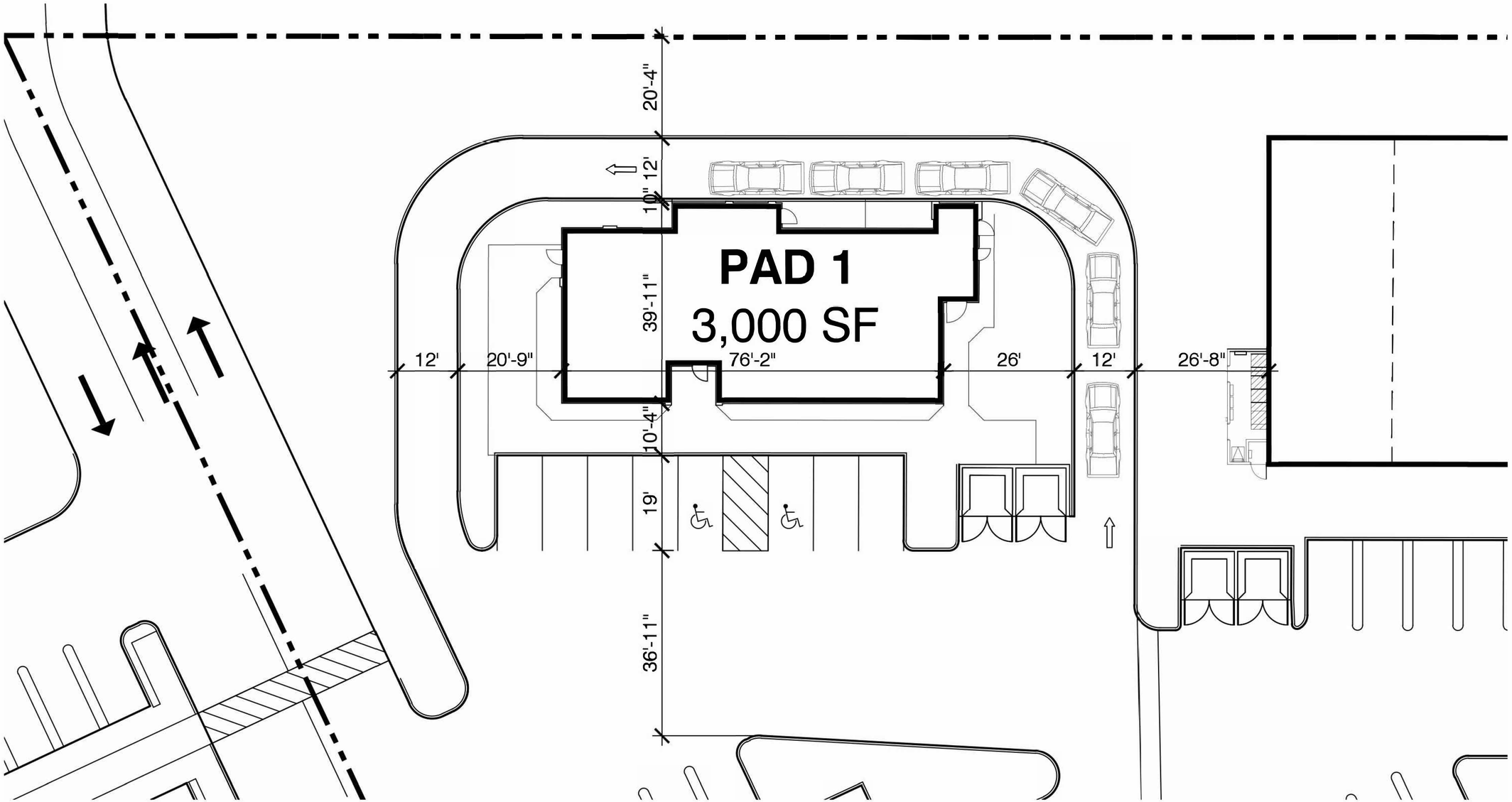
COMMERCIAL ARCHITECTURE - SMALL RETAIL BUILDING 3 A-73
FAIRVIEW at NORTHGATE
Vallejo, California REVISED: JANUARY 2020 SEPTEMBER 2018

01-08-2020 10:50am Carrie Wallace P:\19899\PLN\SDR\A.5.5-ARCH-SMALLRETAILBLDG3.DWG



PAD 1

COOKE PROPERTY

VALLEJO, CALIFORNIA

DATE: DECEMBER, 13 2019
MCG JOB #: 17.344.01

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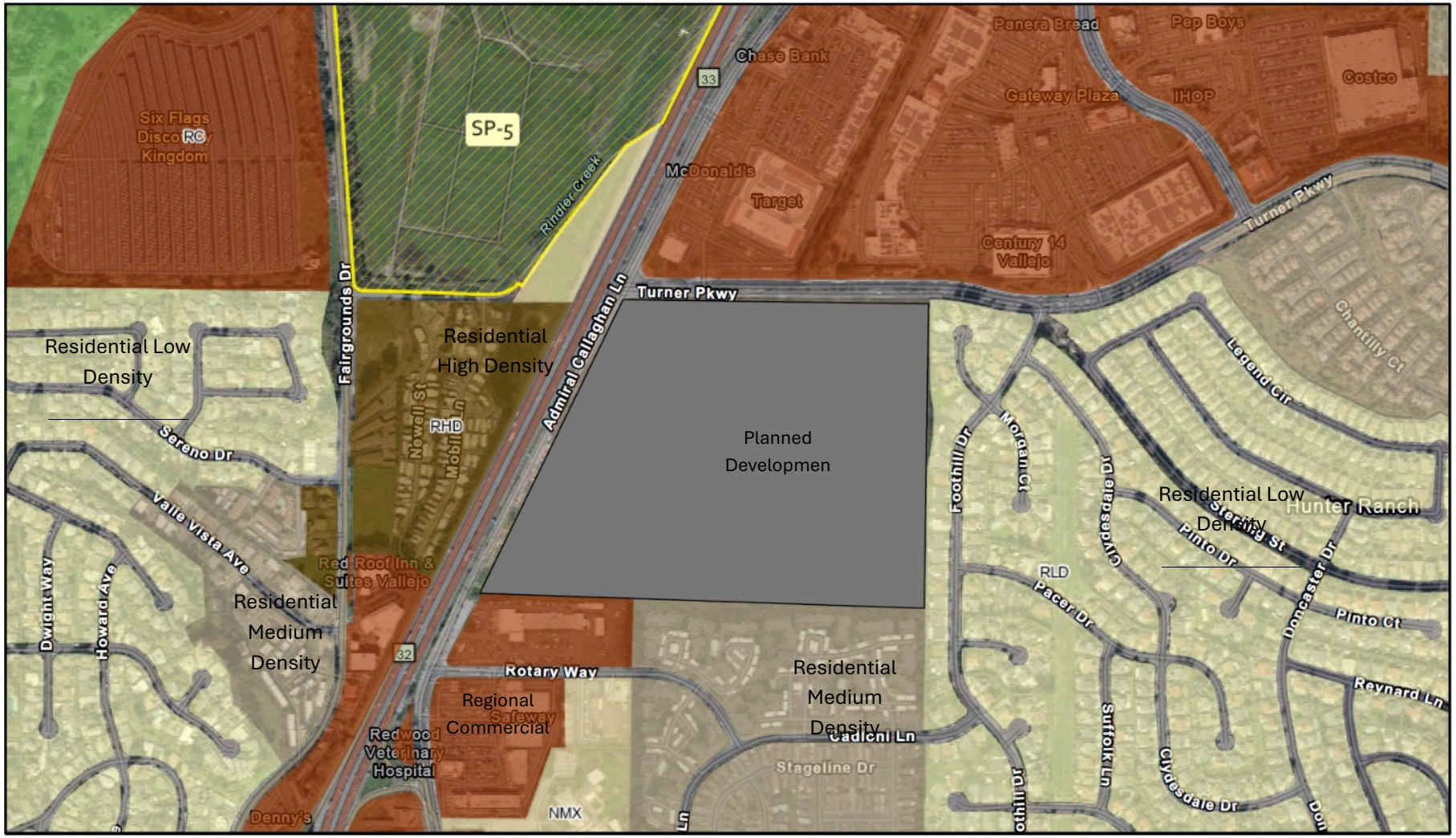
Proposed Zoning District



Regional Commercial

STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION

DATE: April 20, 2026
TO: Planning Commission
FROM: Hector Rojas, Long-Range Planning Manager
SUBJECT: **HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL AMEND THE VALLEJO MUNICIPAL CODE BY REPEALING AND REPLACING CHAPTER 16.303 (ACCESSORY DWELLING UNITS) AND FINDING SUCH ACTIONS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND CEQA GUIDELINES SECTION 15282(h)**

PROJECT INFORMATION

Project Summary:	The Project consists of amending Chapter 16.303 (Accessory Dwelling Units) of Title 16 (Zoning) of the Vallejo Municipal Code. The proposed amendments would repeal and replace the City's existing Accessory Dwelling Unit (ADU) ordinance in order to maintain consistency with State ADU laws contained in Government Code Sections 66310 through 66342. The proposed ordinance would establish updated standards and procedures governing the development of ADUs and JADUs, including provisions related to ministerial approval, development standards, application review timelines, parking requirements, and design standards.
Fille Number:	PLN26-036
Location:	Citywide
Applicant:	City of Vallejo Planning and Development Services Department
Owner:	Not applicable
General Plan Land Use Designation:	Various
Zoning District:	Various residential zoning districts
CEQA:	The Project is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17 CEQA Guidelines Section 15282(h), which exempt the adoption of local ordinances implementing State ADU law.

RECOMMENDATION

Hold a public hearing to consider a Resolution recommending the City Council amend the Vallejo Municipal Code by repealing and replacing Chapter 16.303 (Accessory Dwelling Units) and finding such actions exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h).

ATTACHMENTS

1.	Staff Report Continuation
2.	Recommended Resolution
3.	Exhibit A to Recommended Resolution

CONTACT

Hector Rojas, Long-Range Planning Manager (707) 553-7283
Hector.Rojas@cityofvallejo.net

BACKGROUND AND DISCUSSION

An accessory dwelling unit (ADU) is a secondary residential unit located on the same lot as a primary dwelling that includes independent living facilities, such as a kitchen and bathroom. ADUs may be constructed as detached units, attached additions to an existing home, or created through the conversion of existing space, such as garages or portions of a primary residence. A related unit type, known as a junior accessory dwelling unit (JADU), is a smaller unit (limited to 500 square feet) that is located entirely within a single-family home and may share sanitation facilities with the primary residence. For purposes of this report, references to "ADUs" may include both accessory dwelling units and junior accessory dwelling units, unless otherwise specified.

In recent years, the State of California has adopted numerous legislative changes intended to promote the development of ADUs as a strategy to increase housing supply and improve housing affordability. These legislative changes significantly expanded the circumstances under which ADUs must be permitted ministerially and limited the ability of local jurisdictions to impose development standards that could constrain ADU construction.

The current State ADU statutes are codified in Government Code Sections 66310 through 66342. These provisions require cities and counties to allow ADUs ministerially in residential zones, establish maximum review timelines for ADU applications, and limit certain development standards that could otherwise act as barriers to ADU construction.

On December 30, 2024, the City Council adopted the 2023–2031 Housing Element Update. The Housing Element includes programs to remove governmental constraints to housing development, including Program A 3.1.1, which directs the City to periodically review and update its ADU regulations to ensure consistency with State ADU law. The City's current ADU ordinance was adopted in 2021 and has not been updated since that time.

Project Description

The proposed ordinance would repeal and replace Chapter 16.303 (Accessory Dwelling Units) of the Vallejo Municipal Code (VMC). The revised chapter would establish updated standards and procedures governing the development of ADUs within the City.

The proposed amendments include:

- Updated definitions for ADUs, JADUs, and related terms
- Clarified ministerial approval procedures and application requirements
- A 60-day timeline for approval or denial of complete ADU applications
- Development standards governing conversion, attached, and detached ADUs
- Standards for ADUs on both single-family and multi-family residential lots
- Updated parking requirements and exemptions consistent with State law
- Objective design standards applicable to certain newly constructed ADUs
- Clarified provisions regarding utility connections, impact fees, and unit addressing

The proposed ordinance reorganizes and clarifies the City's ADU regulations to improve usability for both City staff and applicants while ensuring consistency with current State law. It also includes a limited provision that provides additional flexibility beyond minimum State requirements. Specifically, the ordinance exempts ADUs that are 500 square feet or less from parking requirements, which may reduce development costs and barriers for smaller units. Otherwise, the ordinance is intended to maintain consistency with State ADU law.

ADU Development Trends in Vallejo

Data from the California Department of Housing and Community Development (HCD) indicates that approximately 186 ADUs were permitted in Vallejo between 2018 and 2024, reflecting sustained ADU activity in the city over recent years. Additional insight is provided by the Metropolitan Transportation Commission (MTC) ADU survey program. In Calendar Year 2025, the City issued planning approvals for 19 ADUs and received 17 completed surveys from applicants. Survey results indicate that most ADUs constructed in Vallejo are newly built detached units, with a smaller number consisting of garage conversions. The median unit size was approximately 525 square feet, with most units configured as studios or one-bedroom units, although some two-bedroom units and one three-bedroom unit were also reported.

ADUs are being used for a mix of purposes, including housing for family members and rental units. Estimated rents generally ranged between $1,000 and $2,000 per month, while several respondents indicated that the units would not be rented and would instead be occupied by family members. The most commonly identified challenge among respondents was understanding permitting requirements, highlighting the importance of clear, objective development standards and accessible guidance materials. This feedback underscores the need for a clear and well-organized regulatory framework that is easy for both applicants and staff to navigate.

In response, the City published an ADU Mini-Guide in July 2025 to provide an overview of applicable regulations, development standards, and permitting requirements, helping property owners better navigate the ADU development process. The guide is available on the Planning and Development Services Department website (planning.cityofvallejo.net) and will be updated following adoption of the proposed ordinance.

State Review

Pursuant to Government Code Section 66326, the City must submit the adopted ADU ordinance to HCD within 60 days of adoption. Following submission, HCD may review the ordinance and provide written findings regarding whether the ordinance complies with State ADU law. If HCD identifies provisions that do not comply with State law, the City would have an opportunity to amend the ordinance to address those findings or re-adopt the ordinance with findings explaining why the City believes the ordinance complies. If revisions are required, staff would return to the Planning Commission and City Council with proposed amendments.

CODE COMPLIANCE

VMC Chapter 16.611.02(D) requires that any proposed amendments to the Zoning Code be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to consideration by the City Council.

To recommend adoption of zoning text amendments, the Planning Commission must make the following findings pursuant to VMC Section 16.611.03(A):

1. The ordinance amendment is consistent in principle with the General Plan and any applicable specific plan; and

2. The ordinance amendment is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Staff Analysis

The proposed amendments are consistent with the General Plan because they implement Housing Element Program A 3.1.1, which directs the City to maintain consistency between the Zoning Code and current State ADU law. The amendments ensure that the City's regulations do not conflict with or impose constraints beyond those allowed under State law.

Accessory dwelling units are considered residential uses that are consistent with the underlying General Plan land use designations and zoning districts pursuant to Government Code Section 66314. Updating the City's ADU ordinance ensures that the municipal code remains consistent with State law while continuing to allow ADUs as an accessory residential use within residential neighborhoods.

The proposed amendments also support the purposes of the Zoning Code by establishing clear, objective standards governing the development of ADUs. These standards provide predictable development regulations while facilitating the construction of additional housing units within existing residential areas. In doing so, the amendments support the City's broader housing goals by encouraging infill development, expanding housing opportunities for residents, and promoting efficient use of existing residential land. Because many ADU development standards are governed by State law, the City's ability to impose additional local regulations is limited.

NOTICE AND COMMENTS

In accordance with VMC Section 16.602.08(A), notice of the public hearing for this item was published in the Times-Herald and electronically distributed prior to the Planning Commission hearing on April 13, 2026. As of the date of preparation of this staff report, no public comments have been received regarding the proposed ordinance.

ENVIRONMENTAL REVIEW

The proposed ordinance is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17. This section exempts the adoption or amendment of local ordinances that implement State ADU law. The proposed amendments update the VMC solely to maintain consistency with State law governing ADUs and do not authorize development beyond what is already permitted by State statute.

CONCLUSION

The proposed amendments to Chapter 16.303 would update the City's ADU regulations to ensure consistency with current State law and implement Housing Element Program A 3.1.1. The revised ordinance establishes clear and objective standards that will facilitate the development of ADUs while maintaining orderly development consistent with the City's General Plan and Zoning Code.

Staff recommends that the Planning Commission adopt the attached Resolution recommending that the City Council approve the proposed amendments.

APPEAL PROCEDURE

This agenda item is a request for the Planning Commission's recommendation to the City Council and is not subject to appeal procedures, as it is advisory in nature and does not constitute a final decision on the Project.

LEVINE ACT:

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than $500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds $500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than $500 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than $500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

CONTACT

Hector Rojas, Long-Range Planning Manager (707) 553-7283
Hector.Rojas@cityofvallejo.net

CITY OF VALLEJO PLANNING COMMISSION

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND THE VALLEJO MUNICIPAL CODE BY REPEALING AND REPLACING CHAPTER 16.303 (ACCESSORY DWELLING UNITS) AND FINDING SUCH ACTIONS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES SECTION 21080.17 AND CEQA GUIDELINES SECTION 15282(H)

* *

WHEREAS, Vallejo Municipal Code ("VMC") Chapter 16.303 addresses accessory dwelling units ("ADU" or "ADUs"); and

WHEREAS, the State of California amended state law regarding ADUs and JADUs, effective January 1, 2026, including Assembly Bill No. 1154 and Senate Bill No. 9 and Senate Bill No. 543; and

WHEREAS, the ADU ordinance of the VMC is recommended to be amended to be consistent with State Law; and

WHEREAS, in accordance with the Vallejo Municipal Code Chapter 16.611, any proposed amendments to the Zoning Code must first be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to being considered by the City Council; and

WHEREAS, notices describing the Planning Commission's public hearing on the proposed ADU ordinance and its accompanying CEQA determination were mailed to all persons requesting notice pursuant to Section 16.602.08 of the Vallejo Municipal Code, emailed to the members of the Planning Commission, and published in a 1/8th page advertisement in the Times-Herald, a newspaper of local circulation, on March 28, 2026; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the regarding the proposed ADU ordinance on April 20, 2026, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines, and resolves as follows:

Section 1. Recitals.

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

Section 2. Record.

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the proposed ADU ordinance; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element; (5) the VMC and its related environmental documents; (6) all documentary and oral

evidence received at public meetings, hearings, or submitted to the City relating to the proposed ADU ordinance; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services Department of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. California Environmental Quality Act Findings.

Based on the Record as described above, and all matters deemed material and relevant prior to adopting this Resolution, the Planning Commission hereby finds and determines that the proposed ADU ordinance is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which specifically exempt the adoption of an ordinance to comply with the provisions of Government Code Sections 66310 to 66342. Accordingly, no further environmental review is required, and this determination reflects the Planning Commission's independent judgment and analysis.

Section 4. Findings.

In accordance with Vallejo Municipal Code Section 16.611.03.A.1 and A.2 (Required Findings, Zoning Code Text Amendments), the Planning Commission hereby makes the following findings regarding the ADU ordinance amendment, as detailed in Exhibit A attached hereto and incorporated herein by reference.

A.1 The ordinance amendment is consistent in principle with the general plan and any applicable specific plan;

Facts in support: *The proposed ADU ordinance is intended to modify the City's existing zoning regulations applicable to ADUs and JADUs to comply with recently adopted State ADU law and to streamline the City's current ADU review process. The proposed ordinance implements Housing Element Program A 3.1.1, which requires the City to update its Zoning Code to incorporate the most up to date version of State ADU law, as well as Program H 4.1.2, which promotes the construction of affordable ADUs. Based on the direction and goals of these Housing Element Programs, the proposed ADU ordinance amendment is consistent with the General Plan. The proposed ordinance is also consistent with the City's specific plans because each specific plan permits ADU development consistent with State ADU law.*

A.2. The zoning text amendments are consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Facts in support: *The proposed ADU ordinance amendment is intended to comply with State law directing local jurisdictions to reduce barriers to the production of accessory dwelling units in an effort to address demand for housing in California. Consistent with this statewide goal, the construction and occupancy of these types of housing units would promote the*

public health, safety, and general welfare of Vallejo by facilitating appropriate infill housing and expanding housing supply while maintaining orderly development consistent with the Zoning Code.

Section 5. Decision.

BE IT FURTHER RESOLVED that, based on the findings set forth herein and the record as a whole, the Planning Commission hereby recommends that the City Council amend the Vallejo Municipal Code by repealing and replacing Chapter 16.303 (Accessory Dwelling Units), as shown in Exhibit A, attached hereto, and incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 20th day of April 2026 by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

_____

KRISTIN POLLOT, AICP – SECRETARY
City of Vallejo Planning Commission

Exhibits:

A. Proposed Ordinance Amending Chapter 16.303 of the Vallejo Municipal Code Relating to Accessory Dwelling Units

DRAFT

EXHIBIT A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING CHAPTER 16.303 OF THE VALLEJO MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 16.303 of the Vallejo Municipal Code is hereby repealed in its entirety.

SECTION 2. There is hereby added a new Chapter 16.303 to the Vallejo Municipal Code which is adopted to read as follows:

Chapter 16.303
ACCESSORY DWELLING UNITS

16.303.01 Purpose and applicability.
16.303.02 Definitions.
16.303.03 Permit required.
16.303.04 Submittals.
16.303.05 Fees.
16.303.06 Application review, denial, and remedies.
16.303.07 Density and consistency.
16.303.08 General ADU Standards.
16.303.09 Local objective design standards.
16.303.10 Conversion ADU standards.
16.303.11 Attached ADU standards.
16.303.12 Detached ADU standards.
16.303.13 JADU Standards.
16.303.14 Permitted combinations of ADUs and JADUs.
16.303.15 State law preemption.

16.303.01 – Purpose and applicability.

The purpose of this chapter is to implement Government Code Sections 66310 through 66339.5 by establishing objective standards and a ministerial review process for the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

16.303.02 – Definitions.

“Accessory dwelling unit (ADU).” An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with an existing or proposed single-family or multifamily dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation (including a tub or shower, sink, and toilet) on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU includes an efficiency unit, as defined in Health and Safety Code Section 17958.1, and a manufactured home, as defined in Health and Safety Code Section 18007.

“Accessory dwelling unit (ADU), attached.” An ADU created through new construction that is physically attached to and shares at least one wall with an existing or proposed single-family dwelling.

"Accessory dwelling unit (ADU), conversion." On a lot with an existing single-family dwelling, an ADU created from space within that dwelling or within an existing accessory structure. On a lot with an existing multifamily dwelling, an ADU created from nonhabitable space within an existing multifamily structure, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

"Accessory dwelling unit (ADU), detached." An ADU created through new construction that is structurally independent from and does not share a wall with any existing or proposed single-family or multifamily dwelling on the lot.

“Efficiency kitchen.” A kitchen that includes a cooking appliance, a food preparation counter, and storage cabinets of reasonable size in relation to the overall size of the junior accessory dwelling unit. An efficiency kitchen may include a gas or electric range or oven but is not required to do so.

“Junior accessory dwelling unit (JADU).” A residential dwelling unit that is no more than 500 square feet in size; is contained entirely within an existing or proposed single-family dwelling; includes a separate exterior entrance; includes at least an efficiency kitchen; and may include separate sanitation facilities or share sanitation facilities with the existing residence. A JADU shall not be considered a separate or new dwelling unit for the purposes of the California Fire Code.

“Multi-family residential lot.” For the purposes of this chapter, a multi-family residential lot is a lot developed with two or more attached dwelling units within the same structure or structures. A lot with multiple detached single-unit dwellings shall not be considered a multi-family residential lot.

16.303.03 – Permit required.

A. Building permit. A building permit shall be required prior to the construction, establishment, alteration, enlargement, or modification of any ADU or JADU.

B. Ministerial approval. A building permit application for an ADU or JADU that complies with the provisions of this chapter shall be approved ministerially, without a public hearing or discretionary decision.

C. Building code compliance. ADUs and JADUs shall be subject to the building code requirements applicable to detached dwellings. However, the construction of an ADU or JADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the chief building official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety.

16.303.04 – Submittals.

A building permit application for an ADU or JADU shall be submitted in writing on forms provided by the Building Division and shall include all information specified in the application submittal checklist established by the Division.

16.303.05 – Fees.

A. Review fees. A building permit application for an ADU or JADU shall be accompanied by the application review fees set forth in the City's Master Fee Schedule.

B. Impact fees. Newly constructed ADUs with a total floor area of 750 square feet or greater shall be subject to impact fees. Any such impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling.

C. Utility connections and fees.

1. Utility connections. An ADU shall be required to install a new or separate utility connection directly from the utility to the ADU, except when the ADU is created entirely from existing space within a dwelling unit. In such cases, a new or separate connection shall not be required, unless the ADU is constructed concurrently with a new single-family or multi-family dwelling.

2. Connection fee exemptions. A conversion ADU or JADU shall not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer services, unless it is constructed concurrently with a new single-family dwelling.

3. Fee proportionality. Any connection fee or capacity charge imposed on a conversion ADU or JADU shall be proportionate to the burden of the unit on the water or sewer system, based on either its square footage or the number of plumbing fixtures, as compared to the primary dwelling.

16.303.06 – Application review, denial, and remedies.

A. Completeness determination. Within 15 business days of receipt of an application for an ADU or JADU, the Building Division shall determine whether the application is complete and shall provide written notice of that determination to the applicant. If the application is

determined to be incomplete, the written notice shall include a list of incomplete items and a description of how the application may be made complete. The Building Division shall not require additional items on resubmittal that were not included in the original notice of incompleteness.

B. Approval or denial. The Building Division shall approve or deny a complete application for an ADU or JADU within 60 days of receipt of the complete application. If the permit application for an ADU or JADU is submitted concurrently with a permit application to create a new single-family or multifamily dwelling on the lot, the Building Division may delay approving or denying the ADU or JADU application until the application for the new dwelling is approved or denied. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. An application for an ADU or JADU shall be considered and approved ministerially, without discretionary review or a public hearing. If the Building Division fails to approve or deny a complete application within the applicable time period, the application shall be deemed approved.

C. Denial. If an application is denied, the Building Division shall, within 60 days of receipt of a complete application, return to the applicant in writing a full set of comments with a list of items that are defective or deficient and a description of how the application may be remedied.

D. Appeal. An applicant may appeal in writing to the Planning Commission a determination that an application is incomplete or denied. The Planning Commission shall provide a final written determination within 60 business days of receipt of the written appeal. The decision of the Planning Commission shall be final and shall not be further appealable.

E. Certificate of occupancy. A certificate of occupancy for an ADU shall not be issued before a certificate of occupancy is issued for the primary dwelling.

16.303.07 – Density and consistency.

An ADU or JADU that complies with the requirements of this chapter shall not count toward the allowable density for the lot on which it is located. It shall be considered a residential use consistent with the existing General Plan land use designation and zoning for the lot.

16.303.08 – General ADU standards.

The following general standards shall apply to ADUs and JADUs:

A. Non-conforming conditions. The correction of non-conforming zoning conditions, building code violations, or unpermitted structures that do not pose a threat to public health or safety and are not affected by the construction of an ADU or JADU shall not be required as a condition of ministerial approval of a building permit application for an ADU or JADU.

B. Demolition permit timing. A demolition permit for a detached garage that is proposed to be replaced with a detached or attached ADU shall be reviewed concurrently with the ADU application and issued at the same time as the building permit for the ADU. If the

property is designated as a landmark or located within a historic district, written notice or the posting of a placard on the property shall be required.

C. Historic resources. ADUs and JADUs proposed on properties located within a historic district, designated as a landmark, or listed in the California Register of Historical Resources or the National Register of Historic Places shall comply with applicable objective standards adopted to protect the historic character of the property or district. These standards may include requirements related to massing, materials, location, and architectural features, provided they do not preclude the creation of an ADU or JADU of at least 800 square feet. This provision does not exempt an ADU or JADU from review under CEQA if it would result in a significant impact to a historic resource, as defined in CEQA Guidelines Section 15064.5.

D. Solar energy system. A newly constructed, detached ADU shall be equipped with a solar photovoltaic system in compliance with the applicable provisions of the California Energy Code, unless exempt under the California Electrical Code. The system may be installed on the detached ADU or on the primary dwelling, in accordance with the standards established by the California Energy Commission and the California Electrical Code.

E. Fire sprinklers. Fire sprinklers shall not be required in an ADU or JADU unless they are required for the existing primary dwelling at the time of the ADU or JADU's construction. The construction of an ADU or JADU shall not trigger a requirement to install fire sprinklers in the primary dwelling. If the primary dwelling does not have fire sprinklers, the construction of an ADU or JADU shall not impose a sprinkler requirement on the primary dwelling, even if the added floor area would otherwise trigger such a requirement.

F. Addressing. Each ADU or JADU shall be assigned a separate address or unit designation, consistent with the City's addressing policy and emergency response requirements. Addressing shall ensure that:

1. The ADU or JADU can be individually identified by emergency responders;

2. The address is compatible with utility service and billing systems; and

3. Mail and package delivery to the ADU or JADU is not impeded.

The Public Works Department shall assign or approve all addresses during the building permit process, in coordination with applicable departments and service providers.

G. Urban lot splits. On any lot created through an urban lot split approved pursuant to Government Code Section 66411.7, no more than two total dwelling units shall be permitted, including any combination of primary dwellings, ADUs, or JADUs.

H. Parking. The following parking requirements shall apply to ADUs and JADUs:

1. Minimum number. One off-street parking space shall be provided for each ADU, except as provided below. No off-street parking shall be required for a JADU.

2. Configuration and location. Required parking for ADUs may be provided as tandem parking on an existing driveway.

3. Exemptions. No off-street parking shall be required for an ADU if any of the following apply:

i. The ADU has a floor area of 500 square feet or less.

ii. The ADU is located within ½ mile walking distance of public transit, as defined in Government Code Section 66313.

iii. The ADU is located within an architecturally or historically significant historic district.

iv. The ADU is located entirely within the proposed or existing primary dwelling or accessory structure.

v. On-street parking permits are required but not offered to the occupant of the ADU.

vi. A car share vehicle, as defined in Vehicle Code Section 22507.1, is located within one block of the ADU.

I. Replacement Parking. When a garage, carport, covered parking structure, or uncovered off-parking space is demolished or converted in conjunction with the construction of an ADU or JADU, replacement parking shall not be required.

J. Owner occupancy. Owner-occupancy shall not be required for ADUs. If a JADU has shared sanitation facilities with the primary structure, owner-occupancy shall be required. If the JADU does not have shared sanitation facilities, owner-occupancy shall not be required.

K. Rentals. An ADU or JADU may be rented only for a term longer than 30 consecutive days.

L. Sale and separate conveyance. An ADU or JADU shall not be sold or conveyed separately from the primary dwelling. The separate sale, transfer, or conveyance of an ADU or JADU is prohibited, except as expressly allowed under Government Code Section 66341, which provides an exception for properties developed and sold by qualified nonprofit housing organizations to low-income homebuyers under specific conditions.

16.303.09 – Local objective design standards.

The following local objective design standards shall apply only to newly constructed attached and detached ADUs that exceed 800 square feet in floor area. These standards shall not apply to any ADU that is subject to Government Code Section 66323, including conversion ADUs created entirely within the existing space of a primary dwelling or accessory structure.

A. Materials and colors. The exterior materials and colors of the ADU, including walls, roof, eaves, windows, and doors, shall match the type, color range, and finish of the primary dwelling's exterior materials and colors.

B. Roof slope, form, and eaves. The roof slope and form of the ADU shall match the slope of the largest portion of the primary dwelling's roof, or shall be flat if the primary dwelling has a flat roof. Roof eaves shall match the size and style of the eaves on the primary dwelling, unless the primary dwelling does not include eaves or overhangs.

C. Access path. A clear and unobstructed path measuring at least 3 feet wide shall be provided between the entrance of the ADU and the public right-of-way, driveway, or alley.

D. Mechanical equipment screening. HVAC equipment, water heaters, and other exterior mechanical units shall be screened from public view using fencing, landscaping, or placement behind the ADU.

E. External staircases. External staircases serving a second-story ADU shall be located at least 5 feet from any side or rear property line unless replacing a legally established staircase in the same location.

F. Structure separation. A detached ADU shall maintain a minimum separation of 5 feet from the primary dwelling and any other structures on the lot, unless a greater separation is required by the Building or Fire Code.

16.303.10 – Conversion ADU standards.

The following standards shall apply to conversion ADUs:

A. Location. A conversion ADU shall be located entirely within existing space of a legally established structure, as follows:

1. For single-family residential lots, a conversion ADU may be created only from the proposed or existing space of the primary dwelling, or from the existing space of an accessory structure.

2. For multi-family residential lots, a conversion ADU may be created only from non-livable space of multi-family dwelling structures, such as storage rooms, boiler rooms, passageways, attics, basements, or garages.

B. Quantity.

1. For single-family residential lots, only one conversion ADU may be permitted per lot with an existing or proposed single-family dwelling.

2. For multi-family residential lots, multiple conversion ADUs may be permitted within the non-livable space of existing multi-family dwelling structures, if each unit complies with state building standards for dwellings. The total number of permitted conversion ADUs shall not exceed 25 percent of the number of existing multi-family dwelling units, or at least one, whichever is greater.

C. Size. There shall be no minimum or maximum floor area requirement for a conversion ADU.

D. Ingress and egress expansion. A conversion ADU created from existing space within an accessory structure may include an expansion of up to 150 square feet beyond the existing physical dimensions of the structure, solely for the purpose of accommodating ingress and egress.

E. Setbacks. No setbacks shall be required for a conversion ADU.

F. Height. The height of a conversion ADU shall be limited to the existing height of the structure or portion of the structure being converted.

G. Exterior access. Access shall be provided to the conversion ADU independent from the primary dwelling.

16.303.11 – Attached ADU standards.

The following standards shall apply to attached ADUs:

A. Location. An attached ADU shall be physically connected to the primary dwelling and may be created by constructing new space that shares at least one common wall with the proposed or existing single-family dwelling.

B. Quantity. Only one attached ADU may be permitted on a lot with a proposed or existing single-family dwelling.

C. Size.

1. Minimum floor area. The minimum floor area of an attached ADU shall not be less than 190 square feet.

2. Maximum floor area. The maximum floor area of an attached ADU shall be the lesser of:

i. Fifty percent of the floor area of the existing or proposed primary dwelling, or

ii. At least 850 square feet for a studio or one-bedroom unit, or 1,000 square feet for a unit with two or more bedrooms.

D. Setbacks.

1. Side and rear setbacks. An attached ADU shall comply with a minimum setback of no more than 4 feet from the side and rear lot lines.

2. Front yard setbacks. Attached ADUs shall comply with the front yard setback requirements of the underlying zoning district, except where such requirements would preclude the development of an ADU of at least 800 square feet. In such cases, the ADU may encroach into the front setback to the extent necessary to allow construction of an ADU of at least 800 square feet.

3. Setback exceptions for existing structures. No setback shall be required for an attached ADU that is created within the existing livable space of the primary dwelling, or that is constructed in the same location and to the same dimensions as a legally established existing structure.

E. Height. An attached ADU may be constructed up to 25 feet in height, or the maximum height permitted for the primary dwelling in the applicable zoning district, whichever is lower.

F. Exterior access. Access shall be provided to the attached ADU independent from the primary dwelling. An interior connection between an attached ADU and the primary dwelling is permitted, provided the ADU maintains a separate exterior entrance.

16.303.12 – Detached ADU standards.

The following standards shall apply to detached ADUs:

A. Location. A detached ADU may be constructed on the same lot as an existing or proposed single-family or multi-family dwelling. Detached ADUs shall be physically separate from the primary dwelling and any attached ADU or JADU.

B. Quantity.

1. For single-family residential lots. Only one detached ADU may be permitted on a lot with a proposed or existing single-family dwelling.

2. For multi-family residential lots. On lots with existing multi-family dwellings, up to eight detached ADUs may be permitted, provided the number of detached ADUs does not exceed the number of existing dwelling units on the lot. On lots with proposed multi-family dwellings, not more than two detached ADUs may be permitted. The detached ADUs may be attached to one another, provided they are detached from the existing or proposed multi-family structure and meet all applicable development standards.

C. Size.

1. Minimum floor area. The minimum floor area of a detached ADU shall not be less than 190 square feet.

2. Maximum floor area. The maximum floor area of a detached ADU shall be 1,200 square feet.

D. Setbacks.

1. Side and rear setbacks. A detached ADU shall be subject to a minimum setback of four feet from the side and rear lot lines.

2. Front yard setbacks. Detached ADUs shall comply with the front yard setback requirements of the underlying zoning district, except where such requirements

would preclude the development of an ADU of at least 800 square feet. In such cases, the ADU may encroach into the front setback to the extent necessary to allow construction of an ADU of at least 800 square feet.

3. Distance between structures. Detached ADUs shall comply with applicable building and fire code requirements for separation between structures.

4. Setback exceptions for existing structures. No setback shall be required for a detached ADU that is created within an existing accessory structure, or that is constructed in the same location and to the same dimensions as a legally established existing structure.

E. Height.

1. Base height limit. A detached ADU may be constructed up to 16 feet in height on a lot with an existing or proposed single-family or multi-family dwelling.

2. Increased height near transit. A detached ADU may be constructed up to 18 feet in height, plus an additional 2 feet to accommodate a roof pitch that matches the roof pitch of the primary dwelling, if the lot meets both of the following criteria:

    i. It contains an existing or proposed single-family or multi-family dwelling; and

    ii. It is located within ½ mile of either a major transit stop or a high-quality transit corridor, as defined in Public Resources Code Sections 21064.3 and 21155.

3. Multistory multi-family lots. A detached ADU may be constructed up to 18 feet in height on a lot with an existing or proposed multi-family, multistory dwelling, regardless of proximity to transit.

F. Other standards. The site development standards in chapters 16.501 through 16.509, including but not limited to lot coverage, floor area ratio, open space, and landscaping, shall not be applied in a manner that would preclude the development of at least one

detached ADU of at least 800 square feet in floor area that maintains four-foot side and rear setbacks.

16.303.13 – JADU standards.

The following standards shall apply to JADUs:

A. Location. A JADU shall be located entirely within the walls of the proposed or existing single-family dwelling. Attached garages shall be considered a part of the proposed or existing single-family residence.

B. Quantity. Only one JADU may be permitted per lot with a proposed or existing single-family dwelling.

C. Size.

1. Minimum floor area. The minimum floor area of a JADU shall not be less than 190 square feet.

2. Maximum floor area. The floor area of a JADU shall not exceed 500 square feet.

D. Setbacks. No setback shall be required for a JADU, as it must be located entirely within the existing or proposed single-family dwelling.

E. Height. Height limits shall not apply to JADUs created entirely within the existing or proposed structure of the primary dwelling. However, any exterior modifications to accommodate a JADU shall comply with the applicable height standards of the primary dwelling, as set forth in this title.

F. Exterior access. Access shall be provided to the JADU independent from the primary dwelling.

G. Interior connection. An interior connection between the JADU and the primary dwelling shall not be required, unless the JADU does not include a separate bathroom, in which case the JADU shall provide an interior entrance to the main living area of the primary dwelling for shared sanitation access.

H. Efficiency kitchen. A JADU shall include an efficiency kitchen.

I. Deed restriction. Prior to the issuance of a certificate of occupancy for a JADU, the applicant shall provide the Building Division with proof of recordation of a deed restriction with Solano County Assessor/Recorder Department that:

1. Prohibits the sale of the JADU separate from the sale of the single-family residence, including a statement that the deed restriction shall be enforced against future purchasers; and

2. Restricts the size and attributes of the JADU as approved by the building permit.

16.303.14 – Permitted combinations of ADUs and JADUs.

This section summarizes the combinations of ADUs and JADUs permitted on single-family and multi-family lots, based on the standards in this chapter:

A. Single-family residential lots. On a lot with a proposed or existing single-family dwelling:

1. One JADU; plus
2. One attached or conversion ADU; plus
3. One detached ADU.
4. A conversion ADU created pursuant to Subsection A.2 shall not be prohibited due to the presence of either an attached or detached ADU on the same lot.
5. Notwithstanding Subsection A.4, the total number of ADUs and JADUs permitted on a single-family lot shall not exceed three units.

B. Multi-family residential lots. On a lot with existing or proposed multi-family dwellings:

1. Multiple conversion ADUs, up to 25 percent of the number of existing units (or at least one); and
2. Up to two detached ADUs on lots with newly constructed or proposed multi-family dwellings, where the ADUs are developed concurrently with the multi-family structure; or
3. Up to eight detached ADUs on lots with existing multi-family dwellings, provided the total number of detached ADUs does not exceed the number of existing units on the lot.

16.303.15 – State law preemption.

To the extent that any provision of this chapter conflicts with Government Code Sections 66310 through 66339.5, or any other applicable provision of state law governing ADUs and JADUs, the state law shall control. The provisions of this chapter shall otherwise remain in full force and effect to the extent they are not in conflict with state law.

SECTION 3. Effective Date.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) days after its final passage.

City of VALLEJO California

MEMORANDUM

PLANNING DIVISION

DATE: April 20, 2026

TO: Members of the Planning Commission

CC: Kristin Pollot, Planning and Development Services Director

FROM: Cesar Orozco, Planning Manager – Current Development

SUBJECT: Creation of the Work Plan AD-HOC Subcommittee

The Commission may wish to consider the establishment of an ad hoc subcommittee to support development of the Commission's upcoming work plan. Prior to forming the subcommittee, the Commission should discuss and clearly define its intended purpose and scope. This discussion may include identifying the specific responsibilities of the subcommittee, such as reviewing current priorities, evaluating potential new initiatives, and preparing a draft work plan for the Commission's consideration. Establishing clear objectives and an anticipated timeline for completing this work will help ensure the subcommittee's efforts remain focused and allow the full Commission sufficient opportunity to review and finalize the work plan.

Should the Commission decide to establish the ad hoc subcommittee, it will also need to determine its membership and structure. To comply with open meeting requirements, the subcommittee may not constitute a quorum of the Commission and should therefore be limited to no more than three Commissioners. Commissioners may volunteer to serve on the subcommittee, or they may nominate colleagues they believe would be well suited to participate. Following selection of members, the Commission may also wish to provide general direction regarding the subcommittee's expected meeting schedule and the timeframe for returning to the full Commission with a proposed work plan for review and consideration.

McCune Commission Work Plan - FINAL

Drafted November 14, 2025
Revised January 9, 2026 to incorporate comments from McCune Commissioners
Revised again on February 13, 2026 to incorporate final comments from McCune Commissioners

About the McCune Commission

The McCune Commission serves as the key body managing Vallejo's McCune Collection of rare books and art. As such, it serves both to advise the City Council and City Manager and to implement approved preservation and public programming activities. The McCune Commission leads the all-volunteer work of keeping the McCune Collection open to the public.

History: When the City of Vallejo accepted the private donation of the McCune Collection beginning in the late 1960s from Dr. Donovan McCune, the collection was overseen by Vallejo's Library Advisory Board. When the Vallejo Library ceded to the Solano County Library, the City of Vallejo intentionally retained its ownership of the McCune Collection as well as the JFK Library building. (Dr. Donovan McCune, who served for many years on the Vallejo Library Advisory Board, is credited with rallying support and funding to build the JFK Library for Vallejo, which today houses his unique historical collection.) Eventually, the Vallejo Library Advisory Board was disbanded and, because the McCune Collection requires hands-on management, the McCune Commission was established in 2015.

Commission Purpose and Authority

The responsibilities of the McCune Commission, as outlined in Vallejo Municipal Code Chapter 2.51, are:

1. To advise the City Council and the city manager on matters of policy and public interest related to the management, use, and preservation of the McCune Collection facilities and property, investigate and make advisory reports on such matters to the city council and the city manager, and render such other specific services as are consistent with its role in managing the McCune Collection.
2. To advise the city council on matters related to the McCune Collection Endowment Fund as required in Vallejo Municipal Code Chapter 3.30:
    a. To submit to the City of Vallejo finance director its findings and determination concerning the financial status of the fund and those acquisitions or projects to be undertaken and completed by expenditures from the fund.
    b. Once approved by City Council, to proceed with implementation of the acquisitions or projects selected.

About the McCune Rare Books and Art Collection

The McCune Collection consists of rare books, printing equipment, and binding tools given as a bequest to the City of Vallejo by Dr. Donovan J. McCune in 1967. The strengths of this collection are fine printing and binding, Californiana, and examples of early printed works. The Californiana collection includes photography and fine art prints relating to California and/or California artists.

About the McCune Endowment

In 1985, the City of Vallejo established a trust fund, known as the McCune Endowment, with monies received from the sale of books and other items from the McCune Collection that were not central to the focus areas of the collection. Interest earned on the principal amounts deposited in the McCune Endowment shall be expended only to preserve and enhance the remainder of the McCune collection or other purposes consistent with the spirit of Dr. McCune's gift to the city as determined by the McCune Collection Commission.

Alignment with City Initiatives

- Add to the mix of what makes Vallejo a unique destination by assuring the distinctive assets of the McCune Collection are accessible to the public.
- Provide educational and recreational opportunities for residents, especially youth, and visitors.
- Support resident artists as a key element of downtown revitalization.
- Partner with educators to utilize the McCune Collection's primary resources and interactive learning opportunities to support literacy, standard's aligned content knowledge, and instill students' love of learning.
- Activate under-utilized City-owned spaces to bring people together and bring people downtown.
- Attract additional financial and other resources from beyond Vallejo to support the regionally unique asset that is the McCune.

Commission Focus Areas

In October 2024, as it began developing a strategic work plan to guide and focus its efforts, the McCune Commission established three priorities. (See **Additional Items** for a list of work areas not selected as current top priorities.)

1. **Cataloging:** Transition the current catalog from a stand-alone, spreadsheet to an onlinesearchable catalog that utilizes current technologies and best practices in the field for cataloging and maximizes public visibility of the McCune catalog.

2. **Preservation:** Establish criteria, standards, and practices for curation, storage, display, security, access, and restoration of items in the collection.
3. **Public Access:** Ensure and enhance public access to the collection for research, education, and enjoyment.

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1. CATALOGING

Who: Commissioners, professional curator/archivist/librarian to advise, additional volunteers

When:

Phase 1 Discovery: Q1 – Q2 2026
Phase 2 Implementation: Q3 2026 – Q2 2027
Phase 3 Launch: Q3 2027

Why: Understanding and sharing what is in the collection underpins every other focus area. An accurate, accessible catalog of the collection is essential to support the other activities. In 1984, as part of a City-commissioned analysis of the best uses for the McCune Collection, the collection was fully inventoried. Since then, a classification system that is unique to the McCune was added and the paper catalog was digitized in a stand-alone spreadsheet. While some new acquisitions have been added to the catalog since then, a complete review and update to the catalog have not been completed in some time.

Success Metrics and/or Deliverables:

- Phase 1 Discovery: Assess needs and establish cataloging criteria. Continue engaging with librarians and archivists of similar collections to survey best practices and recommendations for catalog platform options and establish criteria for the McCune's needs
- Phase 2: Implementation
    - Select a cataloging platform
    - Assess resources needed to implement the transfer
    - Develop and adopt a plan for transferring current catalog to new platform
- Phase 3 Test and Launch: Utilize catalog on new platform

Key Tasks

- Phase 1: Identify new catalog platform (Quarter 1 2026)
    - Consult with practitioners/experts
    - Assess the collection's cataloging needs and establish criteria
        - What information is relevant to a collection like the McCune
        - Assess digital reproduction needs (digital images of items) and extent of integration with cataloging project

    - Research available options
    - Assess strengths and weaknesses of options (cost, features, ease of use)
    - Forecast costs
    - Recommend best option and gain approval(Quarter 2 2026)
- Phase 2: Transfer current catalog to new platform (Beginning Quarter 3 2026)
    - Assess completeness and accuracy of existing records
    - Create a plan for transferring existing records to new platform
    - Create a plan to identify and enter uncatalogued items into new platform
    - Assess resources needed to complete the work
    - Document plans and procedures for volunteers
    - Establish project manager; recruit volunteers; train volunteers
    - Monitor data input for quality/accuracy
    - Document procedure manual
- Phase 3: Launch new platform (Quarter 3 2027)
    - Troubleshoot and beta test
    - Go live
    - Implement ongoing management and updates
    - Review in one year (Quarter 4 2028)

Budget Needs:

- Potential costs: paid professional to advise or oversee the work
- Catalog platform fees, upfront and/or ongoing

Dependencies:

- Funding
- Volunteers

2. PRESERVATION

Who: Commissioners, professional curator and/or restoration professional

When: Begin Quarter 3 2026

Why: To protect the assets in the collection

Success Metrics and/or Deliverables: Annual report on the health of the collection and list of items needing priority restoration work

Key Tasks:

- Establish the collection's baseline conditions: Work with a professional curator or preservationist to assess the current state of the collection and recommend a) items needing restoration work, and b) an approach for ongoing monitoring. Q3 2026

- Recommend a plan for managing preservation and restoration tasks of the current collection. Q1 2027
- Prevent harm by identifying any urgent improvements to current methods for storage and display of the collection, including lighting and climate control. Q1 2027

Budget Needs:

- Potential costs: consultation with professional curator/s or preservationist/s
- Professional restoration work, as needed
- Minor facility improvements (Full facility assessment not included in Preservation scope. See Additional Items: Facilities, below.)
- Appropriate exhibition cases, in alignment with Public Programming needs.

Dependencies:

- Funding availability, identifying appropriate professional advisors

3. PUBLIC ACCESS

Who: Commissioners, other volunteers, speakers/presenters, exhibitors

When:

Ongoing: continue Tuesday and Saturday open hours, continue Friday Art Walk exhibits. Restart public demonstrations of Albion press beginning December 2025.
Q1-Q2 2026: Develop and begin testing some limited new programming

- Consider resuming Sunday programming
- Demonstrations and presentations of phases of printing (paper, typesetting, printing methods, binding, elements of design, etc.) using teaching-artifacts and reference materials in the collection
- Showcase highlights of the collection in engaging displays
- Launch interactive Alphabet learning module for use with early-grade teachers and students (utilize collection's alphabet reference books, typefaces, examples through history; each child receives a printed alphabet poster we print together)

Q3-Q4 2026: Develop plans, possibilities, and parameters for further enhancing public access
Q1 2027: Finalize plan for enhancing public access and continue growing the capabilities of public engagement

Why: To facilitate and enhance public access and public understanding and use of the collection

Success Metrics and/or Deliverables: Recommend plans for enhancing public access and public understanding and use of the collection

Key Tasks:

- Establish criteria/goals/benchmarks or McCune events (highlight features of the collection, increase visitors to the McCune, and support local arts and downtown activities.
- Establish what kinds of events are allowable uses of the McCune Room (community meetings, fundraisers, private events, etc.) and whether room rental fees are permissible
- Develop list of ideas for future displays highlighting aspects of the collection.
- Seek feedback from various stakeholders on their preferences for engagement activities and their interests.
- Update McCune handbook and procedures to support public engagement plan

Budget Needs:

- Potential costs: honoraria for visiting artists, educators, lecturers
- Appropriate exhibition cases for various types of artifacts, in alignment with Preservation needs

Dependencies:

- Volunteers
- Supervision/Event Manager
- Librarian/Familiarity with the collection

ADDITIONAL ITEMS that were not selected as Commission priorities for the current workplan are to be addressed in future work plans, projected to begin as early as Q4 2027. These items include:

- Volunteers & Staffing: Managing the McCune Collection is 100% volunteer based; a robust volunteer management program is required. Future planning needs include defining appropriate roles for volunteers versus paid professionals; volunteer job descriptions to support cataloging, preservation, and public access; and implementing a system for volunteer training, oversight, and management.
- Facilities: Assess the existing facilities' (the McCune Room) strengths and risks regarding physical protection and health of and access to the Collection; recommend areas to be improved or enhanced; oversee approved projects; conduct regular assessments.
- Acquisitions: Develop guidelines governing additions to the collection; establish procedures for documenting and cataloging acquisitions.
- Partnerships: Identify areas where partnerships with other organizations, institutions, or businesses can support the goals and needs of the McCune Collection and McCune Commission.
- Fundraising and Resources: Align fundraising, via the McCune Foundation, with the priorities and project identified and approved in the preceding categories.

BUDGET JUSTIFICATION

The McCune Endowment relies heavily on volunteer support from McCune Commissioners and other volunteers. Because the collection has not utilized paid employees, it has sufficed with a maximum budget of $5,000 per fiscal year. The McCune Collection is currently supported by

- proceeds from the McCune Endowment, as needed
- a small stipend of $2,500 from the City of Vallejo for security services and preservation needs.

Should this workplan and the projects it outlines require additional funding, the expectation would be for the existing McCune Foundation to raise the funds through grants and other philanthropic activities, thereby bringing more resources to the City of Vallejo and its residents.

TIMELINE [TBD]

****MC = McCune Commission*

Q1 2026

Priority Area	Tasks	Responsible Party	Partners
Catalog	Vet platforms & recommend	MC	Professional advisors
Public Engagement	Test new programming	MC	

Q2 2026

Priority Area	Tasks	Responsible Party	Partners
Catalog	Platform selected	MC with Council approval	
Public Engagement	Test new programming	MC	

Q3 2026

Priority Area	Tasks	Responsible Party	Partners
Catalog	Transfer data, ongoing	MC or manager with volunteers	
Public Engagement	Develop ongoing plan	MC with public input	

Q4 2026

Priority Area	Tasks	Responsible Party	Partners
Catalog	Transfer data, ongoing	MC or manager with volunteers	
Preservation	Est. baseline conditions	MC	
Preservation	Develop pres. plan	MC with advisors	
Public Engagement	Develop ongoing plan	MC with public input	

Q1 2027

Priority Area	Tasks	Responsible Party	Partners
Catalog	Transfer data, ongoing	MC or manager with volunteers	

Preservation	Finalize pres. plan	MC with Council approval
Preservation	Identify urgent interventions	MC with Council approval
Public Engagement	Finalize plan	MC with Council approval

Q2 2027

Priority Area	Tasks	Responsible Party	Partners
Catalog	Transfer data, conclude	MC or manager with volunteers	

Q3 2027

Priority Area	Tasks	Responsible Party	Partners
Catalog	Launch	MC with tech support	

Q4 2027

Priority Area	Tasks	Responsible Party	Partners
Additional Areas	Align with above work	MC with McCune Foundation	

Q4 2028

Priority Area	Tasks	Responsible Party	Partners
Catalog	Review success,	MC	

Members of the Commission
Henry Beecher
Joel Benson, Vice Chair
Zachary Kent
Vince Tajima, Treasurer
Rebekah Truemper, Chair

Council Liaison
Charles Palmares

Staff
Annette Taylor
Laura Zagaroli