



AGENDA

VALLEJO PLANNING COMMISSION REGULAR MEETING - 7:00 PM

City Council Chambers

555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

January 22, 2020

Robert Schussel, Chair
Peggy Cohen-Thompson, Vice-Chair
Diosdado "J.R." Matulac
Chris Platzer
Kathleen Diohep
Randy Larson

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Agenda Items: Those wishing to address the Commission on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the Planning Commission. Such documents may also be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, 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 rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the Planning Commission's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Secretary of the Planning Commission.



The Vallejo Room in the JFK Library is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office 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.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

Please note:

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - A. December 2, 2019
 - B. January 6, 2020
- 5. WRITTEN COMMUNICATIONS**
- 6. REPORT OF THE SECRETARY**
 - A. Upcoming Meetings
February 3, 2020 Zoning Code study Session: District Review (Tentative)
February 19, 2020 Zoning Code study Session: District Review (Tentative)
March 2, 2020 Fairview at Northgate: Draft EIR Hearing (Tentative)
March 16, 2020 Vista La Terraza: Tentative map and Planned Development Addendum (Tentative)
- 7. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**
 - A. Report of the Presiding Officer and Members of the Planning Commission
 - B. Council Liasison to Planning Commission
- 8. 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 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.
- 9. 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.
- 10. PUBLIC HEARING**
- 11. CITY ATTORNEY'S REPORT**
- 12. OTHER**

-
- A. Study Session: Costco Development, Fairview at Northgate Project
This is an informational item only; no Planning Commission action.

Project Location: Vacant site at southeast corner of Admiral Callaghan Lane and Turner Parkway (APN: 0081-490-010)

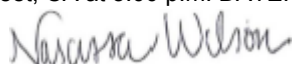
Project Description: Mixed use development including a new, larger Costco store to replace the existing store at 198 Plaza Drive, a gas station, a 27,500-square-foot commercial center, and 178 single-family dwellings.

Environmental Determination: A Draft Environmental Impact Report (EIR) has been prepared and is available for public review from January 17, 2020 to March 2, 2020.

Recommendation: Staff recommends that the Planning Commission utilize this study session to become familiar with the project's entitlements and the EIR process, and to provide advisory comments to the applicant and staff. See Section V of the staff report for areas where staff is requesting the Commission's input.

13. ADJOURNMENT

I, Narcissa Wilson, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, 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 5:00 p.m. DATE.



Narcissa Wilson, Planning Executive
Summary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
December 2, 2019**

1. CALL TO ORDER

The meeting was called to order by Chairman Schussel at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Schussel, Vice-Chair Cohen-Thompson, Commissioners Platzer, Matulac, Larosn, Judt, Diohep

Absent: None

Staff present: Planning Manager Hamid, Assistant City Attorney Eckmeyer, Associate Planner Orozco

4. APPROVAL OF MINUTES

A. November 18, 2019

Commissioner Diohep commented on a correction needed on the minutes. The proposed correction is; Commissioner Diohep the updated ordinances were not provided.

Action: Moved by Vice-Chair Cohen-Thompson with Commissioner Diohep correction

5. WRITTEN COMMUNICATIONG - None

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

December 16, 2019

Zoning Code Study Session Module 4 – Permits & Administrative Procedures (Tentative)

Chamber Survey – Informational Update (Tentative)

Planning Division Update (Tentative)

January 6, 2020

0 Hichborn – Site Development (Tentative)

Fairview at Northgate Planned Development – Study Session (Tentative)

General Plan VMT Study Session (Fehr & Peers) (Tentative)

New Capital Improvement Project Update (Tentative)

B. Staff-Level Approved Projects

Planning Manager Hamid reported on items A and B.

7. CITY ATTORNEY REPORT - None

8. REPORT OF THE PRESIDING OFFICE AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Office and Members of the Planning Commission

Chairman Schussel commented on pre meeting with Staff and reminded Commissioners to direct all questions and correspondences to Ms. Hayes and the process of the agenda. The Chair and Vice-Chair will receive drafts of the agenda prior to publishing. Chairman Schussel also commented on the existing Zoning Code is out of the date and some part may not be part of the new code. Additionally, Chairman Schussel stated for staff to identify all changes in the code will create an additional project for Staff. Chairman Schussel reminded Commissioners to stay on topic, and if your comment is not on topic and to keep it brief and to please go through the Chair if you need to speak to applicants, public or other Commissioners. Chairman Schussel discussed Rosenberg's 10-steps to making a motion.

B. Council Liaison to Planning Commission

Council Member McConnell commented on speaking with Chairman Schussel regarding the Development Code that is being amended and updated. Council Member McConnell reminded the Commission to perform a detailed and comment on the new code. Council Member McConnell reminded the Commission to not feel rushed.

Commissioner Diohep asked questions and Council Member McConnell replied.

9. COMMUNITY FORUM – None

10. CONSENT CALANDER AND APPROVAL OF THE AGENDA

Action: Moved by Vice-Chair Cohen-Thompson and carried unanimously to approve the consent calendar and amendment to the agenda.

11. PUBLIC HEARING

A. Amendment of General Plan 2040 (*continued from 12/2/19*)

Chairman Schussel introduced the item.

Commissioner asked questions and staff owner responded.

Action: Chairman Schussel made the motion to approve Resolution No. PC19-15 recommending that City Council approve amendments to General Plan 2040 and amend the existing Zoning Map.

Vote:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners Larson, Platzer, Judt
NOES: Commissioners Diohep, Matulac
ABSENT: None
ABSTAIN: None

Action: Commissioner Diohep offered a second motion that the Planning Commission recommends to the City Council to undertake a comprehensive review of the buildings and lands in the civic center complex to accommodate the need for a new police headquarters.

Vote (second motion):

AYES: Commissioner Judt, Diohep, Matulac
NOES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners Larson, Platzer
ABSENT: None
ABSTAIN: None

Chairman Schussel calls for recess.

B. Site Development Permit (SD) #16-0022 and Major Use Permit (UP)#17-0002.

Chairman Schussel introduced the item.

Planning Manager Hamid commented on the project and stated the property owner is available to answer questions.

Principal Planner Sage presented item.

Commissioner asked questions and staff and property owner responded.

Chairman Schussel opens for public comments.

Speakers – Marianda Hutten, Anne Carr, Tim Hiemstra, Tim Moore, Gina Hiemstra, Kim Geddes, Richard Underwood, Karen Wilson, Porter Venn, Michele Whitney

Chairman Schussel closes for public comments.

Action: Chairman Schussel made the motion to finish the item.

Vote:

AYES: Vice-Chair Cohen-Thompson, Commissioners Larson, Platzer, Judt, Diohep and Matulac.
NOES: Chairman Schussel
ABSENT: None
ABSTAIN: None

Commissioners asked questions and commented on the project.

Action: Vice-Chair Cohen-Thompson made the motion to approve Site Development (SD)#16-0022, Use Permit (UP)#17-0002, based on the findings in Resolution No. PC 19-12, with addition Conditions of Approval of providing a sign with a phone number to call, litter being cleaned up twice a day, edit B3G to specify 24-inch box street trees and edit A7B to remove wording regarding still spirits.

Vote:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners Larson, Platzer, Judt, Diohep and Matulac.

NOES: Chairman Judt

ABSENT: None

ABSTAIN: None

C. Amendment to the General Plan 2040

Action: Chairman Schussel made a motion to move the item to the next meeting, December 16, 2019.

Vote:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners Larson, Platzer, Judt, and Matulac.

NOES: Chairman Diohep

ABSENT: None

ABSTAIN: None

12. OTHER AGENDA ITEMS

A. Discussion of Future Agenda Items

Commissioner Diohep made a request to receive the fourth module earlier.

13. ADJOURMENT

The meeting adjourned at 10:53 p.m.

ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

CESAR OROZCO
ASSOCIATE PLANNER

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
January 6, 2020**

1. CALL TO ORDER

The meeting was called to order by Chairman Schussel at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Schussel, Vice-Chair Cohen-Thompson, Commissioners Platzer, Matulac, Larson, Judt, Diohep

Absent: None

Staff present: Planning and Development Services Director Hayes, Planning Manager Hamid, Assistant City Attorney Eckmeyer, Associate Planner Orozco

4. APPROVAL OF MINUTES

A. December 16, 2019

Commissioner Diohep commented on the revised minutes that were provided on the dais and requested a time to review the minutes.

Chairman Schussel allowed three minutes to review the revised minutes.

Action: Moved by Commissioner Diohep and carried unanimously to adopt the minutes of the December 16, 2019 meeting.

5. WRITTEN COMMUNICATIONG - None

6. REPORT OF THE SECRETARY

A. Planning Division/Chamber Survey Information Updates.

Chairman Schussel introduced item and Planning and Development Services Director Hayes and Planning Manager Hamid presented the items.

Commissioners asked questions and staff responded.

B. Upcoming Meetings:

January 22, 2020	Springs Road/Eucalyptus Drive, Vista La Terraza – Tentative Map and Planned Development Amendment (Tentative)
February 3, 2020	Fairgrounds Self Storage – Site Development, Major Use Permit, Variance, Environmental Document & Landscape Review (Tentative)
	Vista La Terraza – Tentative Map & Planned Development Amendment (Tentative)
February 5, 2020	Special Meeting – Zoning Code Study Session: Districts Review (Tentative)

C. Staff-Level Approved Projects

Planning Manager Hamid reported on items B and C.

7. CITY ATTORNEY REPORT - None

8. REPORT OF THE PRESIDING OFFICE AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Office and Members of the Planning Commission

Chairman Schussel commented on the two pre-meeting with Staff. Chairman Schussel reminded the Commissioners to stay on topic, and if your comment is not on topic use the Point of Order to get the person back on topic and to keep it brief and to please go through the Chair if you need to speak to applicants, public or other Commissioners. Chairman Schussel asked Commissioners to reserve March 4-6 for a Commissioners training. Chairman Schussel passed out handouts of expectations for Commissioners and Points of Order.

Commissioner Judt commented on the pre-meeting with Staff.

B. Council Liaison to Planning Commission – NONE

9. COMMUNITY FORUM – None

10. CONSENT CALANDER AND APPROVAL OF THE AGENDA

Action: Moved by Vice-Chair Cohen-Thompson and carried unanimously to approve the consent calendar and amendment to the agenda.

Chairman Schussel called for a five-minute recess.

11. PUBLIC HEARING

A. Mid-Year Supplementation of FY19-20 Capital Improvements Program (CIP)

Chainman Schussel introduced the item.

Water Director Malone and Water Quality Manager Quady presented the item.

Staff responded to questions from Commissioners.

Speakers – None

Action: Vice-Chair Cohen-Thompson offered a motion to adopt a resolution recommending City Council adoption of the proposed Capital Improvement Program (CIP).

Commissioners commented and discussed the motion.

Vote:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners
Larson, Judt, Matulac, and Diohep, Platzer
NOES: None
ABSENT: None
ABSTAIN: None

12. OTHER AGENDA ITEMS

A. General Plan VMT Update (Fehr & Peers)

This is an informational item only; no Planning Commission Action is required.

Chairman Schussel introduced the item.

Consultant Fehr & Peers presented the item.

Staff and consultant responded to questions from the Commissioners.

B. Discussion of Future Agenda Items.

Chairman Diohep asked a question regarding updating the Interim Zoning Policy and Staff responded.

13. ADJOURNMENT

The meeting adjourned at 9:47 p.m.

ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

CESAR OROZCO
ASSOCIATE PLANNER



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION

STUDY SESSION**

I. PROJECT INFORMATION

DATE OF MEETING:	January 22, 2020	Item No. 12-A
PREPARED BY:	Aaron Sage, AICP, Principal Planner	
PROJECT NAME:	Fairview at Northgate	
PROJECT LOCATION:	Vacant site at southeast corner of Admiral Callaghan Lane and Turner Parkway (APN: 0081-490-010)	
PROJECT NUMBERS:	Planned Development (PD) 17-0007 Tentative Map (TM) 17-0002 Major Use Permit (UP) 18-0007 Zoning Map Amendment (ZMA) 17-0001	
PROJECT SUMMARY:	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	
REQUIRED PERMITS AND APPROVALS:	<u>Note:</u> All approvals shall be by City Council with a recommendation from the Planning Commission. • Certification of Final Environmental Impact Report • Vesting Tentative Subdivision Map for creation of commercial, residential and open space parcels (VMC Chapter 15.10) • Zoning Map Amendment to change zoning from Pedestrian Shopping and Service (CP) to Mixed	

Use Planned Development (MUPD) (VMC Chapter 16.86)

- Master Plan for conceptual design of overall project (VMC Section 16.116.050)
- Unit Plans for specific design of site buildings (VMC Section 16.116.090)
- Major Use Permit for Costco building, which meets City’s definition of a “superstore” (VMC Section 16.76.030)
- Major Use Permit for a restaurant with a drive-through (VMC Section 16.57.020.K)
- Major Use Permit to allow Costco to receive warehouse deliveries between 2 a.m. and 6 a.m., and operate a gas station from 5 a.m. to 6 a.m., within 300 feet of the residential zoning district located south of the project site (VMC Section 16.57.030.A.1).
- Approval of new park sites (VMC Section 3.18.070.A)

**PROPOSED
ENVIRONMENTAL
DETERMINATION:**

Because the project may have significant impacts on the environment, a Draft Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) and will be available for public review at: <https://bit.ly/2Qy3dbv>. The public review period on the Draft EIR begins January 17, 2020 and ends March 2, 2020. See Section III for further discussion of the EIR.

RECOMMENDATION:

No formal action at this time. Staff recommends that the Planning Commission utilize this study session to become familiar with the project’s entitlements and the EIR process, and to provide advisory comments to the applicant and staff. See Section V for areas where staff is requesting the Commission’s input.

PROJECT DATA SUMMARY:

Applicant:

Vallejo-Fairview Developers, LLC
5142 Franklin Drive, Suite B
Pleasanton, CA 94588

Property Owner:

Frank Toller
1312 Oak Avenue
St. Helena, CA 94574

Zoning District:

Existing: Pedestrian Shopping and Service (CP)
Proposed: Mixed Use Planned Development (MUPD)

General Plan Designation:	West Portion: Retail Entertainment (RE) East Portion: Mix of Housing Types/Medium Density (R-MH)
Specific Plan:	None
Existing Uses:	None (Vacant)
Surrounding Land Uses:	North: Target Center, Gateway Plaza (retail centers) South: Avery Greene Honda, Sundance Apartment Homes East: Single family residential development West: Interstate 80 (mobile home park beyond)
Lot Area:	51.3 acres (2,234,192 square feet)

II. PROJECT DESCRIPTION

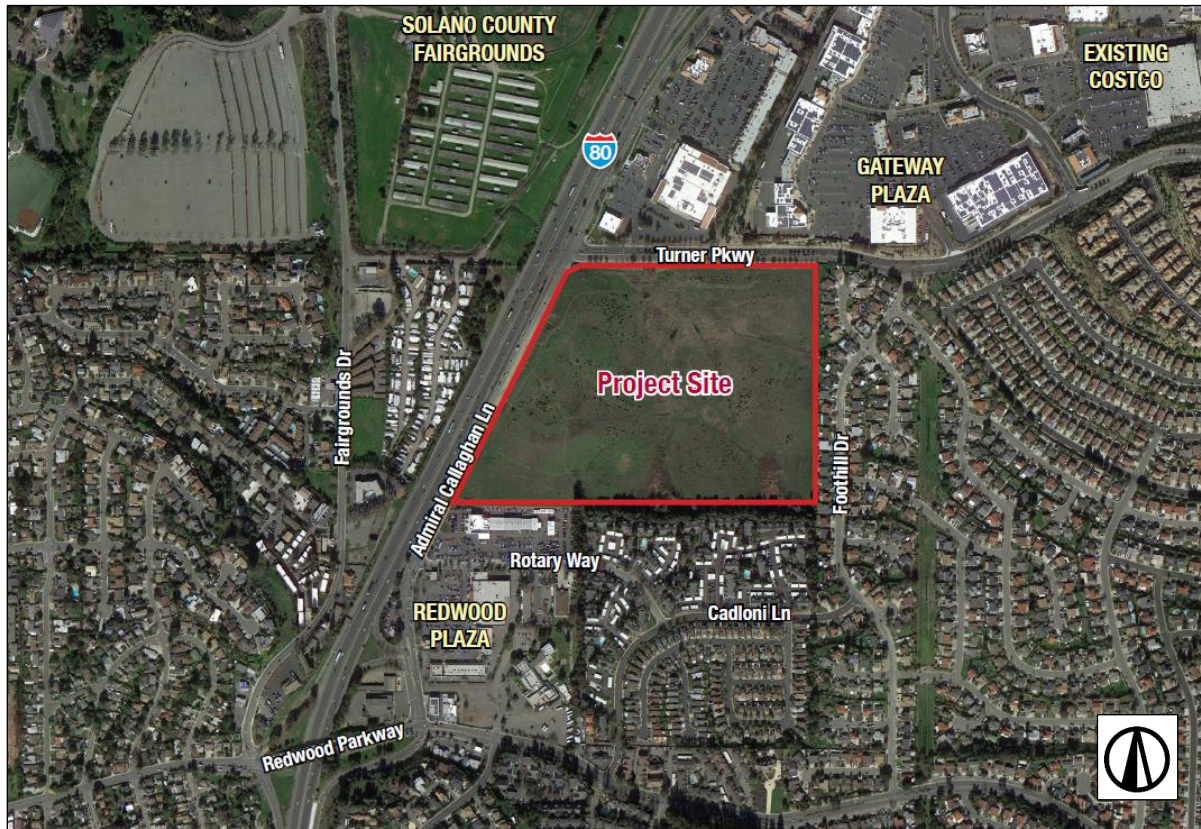
A. Project Timeline

Table 1 – Project Timeline	
Date	Action/Event
11/3/16	Applicant files Preliminary Review application to obtain early input from City staff on the project.
8/28/17	Applicant files Planned Development (PD), Tentative Map (TM), and Zoning Map Amendment (ZMA) applications.
9/27/17	City deems PD, TM and ZMA applications incomplete.
10/1/18	Applicant submits revised and additional materials for PD, TM and ZMA applications.
10/2/18	City releases Notice of Preparation of Environmental Impact Report (EIR).
10/31/18	City deems PD, TM and ZMA applications incomplete.
12/10/18	Applicant files Use Permit (UP) application for Costco “superstore”.
1/9/19	City deems UP application incomplete.
5/20/19	Applicant submits revised and additional materials for PD, TM, UP and ZMA applications.
6/19/19	City deems PD, TM, UP and ZMA applications complete.
1/17/19	City releases Draft EIR for public review.
1/22/19	Planning Commission holds study session on project.
3/2/19	Planning Commission holds public hearing on Draft EIR. Draft EIR public review period ends.
4/10/19	(Tentative) Draft responses to public comments on Draft EIR and revisions to Draft EIR released for Planning Commission and public review.
4/20/19	(Tentative) Planning Commission holds public hearing to make recommendations to City Council on certification of Final EIR and required project approvals (PD, TM, UP and ZMA)
6/9/19	(Tentative) City Council holds public hearing to consider Planning Commission recommendations and take action on Final EIR and required project approvals (PD, TM, UP and ZMA).

B. Site Location and Context

The project site is located in northeast Vallejo, at the southeast corner of Admiral Callaghan Lane and Turner Parkway, immediately east of Interstate 80. The surrounding area is primarily developed with low-density residential and commercial uses.

Figure 1 – Vicinity Map



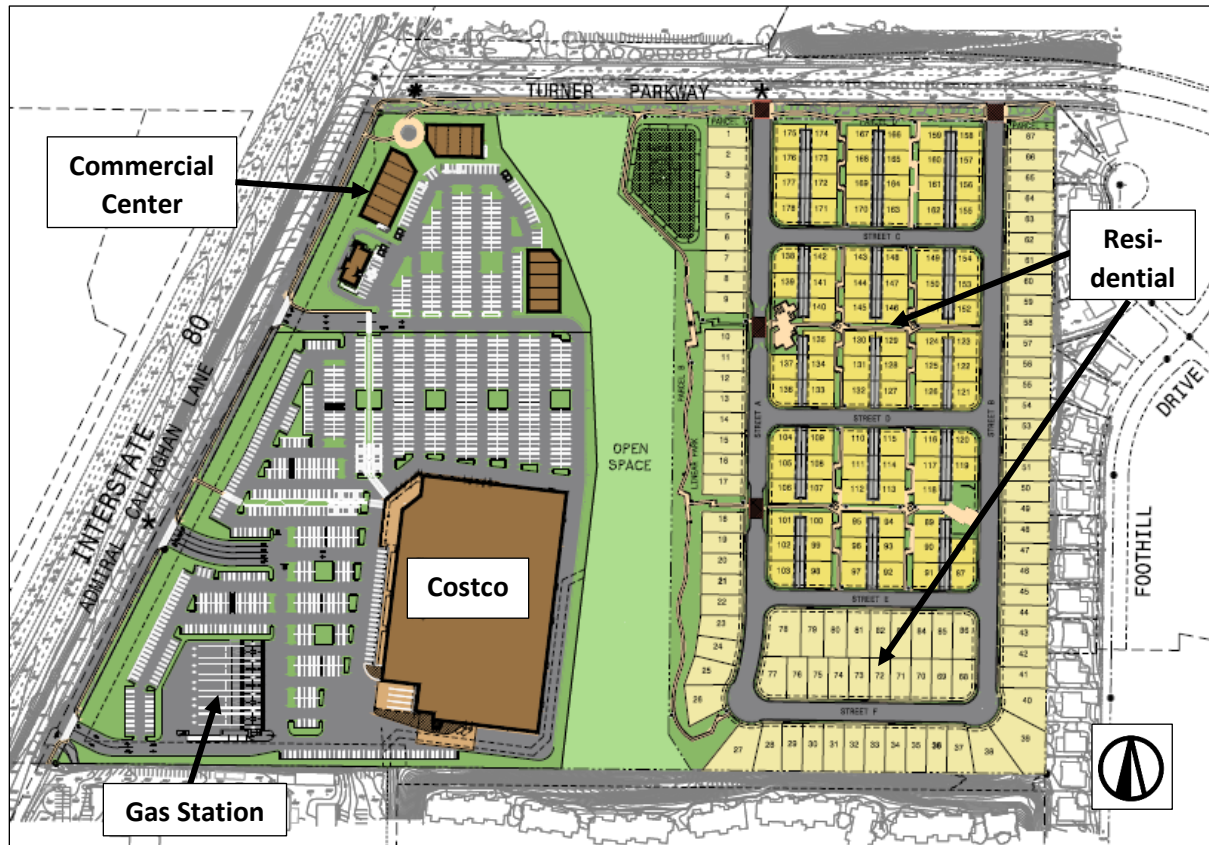
C. Project Description

The proposed project is a 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 on the southwest portion of the site, 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 on the northwest portion of the site with four buildings totaling 27,500 square feet (including a drive-through restaurant) and 188 surface parking spaces;
- 178 two-story single-family dwellings on the east portion of the site;
- A central open space buffer, including protected wetlands, between the commercial and residential portions of the project; and
- Widening of Admiral Callaghan Lane from two to four lanes, with a new traffic signal at the main Costco driveway.

A more detailed project description is available in Chapter 3.0 of the Draft EIR.

Figure 2 – Site Plan



III. PROJECT APPROVALS

As stated above, the Planning Commission will be responsible for making advisory recommendations to City Council on the following entitlements under the Vallejo Municipal Code (VMC):

- Vesting Tentative Subdivision Map for creation of commercial, residential and open space parcels (VMC Chapter 15.10)
- Zoning Map Amendment to change zoning from Pedestrian Shopping and Service (CP) to Mixed Use Planned Development (MUPD) (VMC Chapter 16.86)
- Master Plan for conceptual design of overall project (VMC Section 16.116.050)
- Unit Plans for specific design of site buildings (VMC Section 16.116.090)
- Major Use Permit for Costco building, which meets City's definition of a "superstore" (VMC Section 16.76.030)
- Major Use Permit for a restaurant with a drive-through (VMC Section 16.57.020.K)
- Major Use Permit to allow Costco to receive warehouse deliveries between 2 a.m. and 6 a.m., and operate a gas station from 5 a.m. to 6 a.m., within 300 feet of the

residential zoning district located south of the project site (VMC Section 16.57.030.A.1).

- Approval of new park sites (VMC Section 3.18.070.A)

The Commission will make its recommendations on the above entitlements along with its recommendation on the Final EIR. The Commission's recommendations will include draft findings for all required findings under the VMC, including:

- Consistency with the General Plan, including analysis of applicable policies
- Conformity with public convenience, general welfare and good land use practice
- Not detrimental to health, safety and general welfare
- Will not adversely affect the orderly development or the preservation of property values
- Buildings will be well related one to another and will result in a well-composed urban design
- Buildings are of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area
- Conformance with applicable development standards
- Compatibility with adjacent uses, buildings or structures
- Positive economic impacts of Costco "superstore" outweigh any negative impacts (for "superstore")
- Conformance with Subdivision Map Act (for Vesting Tentative Map)

To assist with the Commission's review and input, Attachment 1 provides all required findings for the project under the VMC.

IV. ENVIRONMENTAL REVIEW

A. Process Overview

The California Environmental Quality Act, or "CEQA" (Public Resources Code Division 13), requires public agencies to prepare and certify an environmental impact report (EIR) prior to approving any project that may have a "significant" effect on the physical environment. CEQA also requires the following for EIRs:

- Any significant effects identified in the EIR must be mitigated (or reduced) to the greatest extent feasible.
- For any significant effects that cannot be mitigated to a less-than-significant level, the EIR must explain why further mitigation is not feasible. These impacts are referred to as "significant and unavoidable".
- The EIR must discuss a "reasonable" range of alternatives to the project that would reduce or avoid the project's significant effects.
- The Draft EIR must be made available for public review (and review by other agencies with jurisdiction over the project) for at least 45 days.
- The approving agency must respond in writing to all comments on the Draft EIR. Such responses must be made available for the decision making body's review at least 10 days prior to approval of the project. The Draft EIR, combined with these responses and any necessary revisions to the Draft EIR, are considered the "Final EIR".

- Prior to approving a project with significant and unavoidable effects, the agency must adopt findings explaining that these effects are outweighed by the project's economic, legal, social, technological, or other benefits.

As noted earlier, the Draft EIR public review period will be from January 17 to March 2. On April 20 the Planning Commission is tentatively scheduled to review the Final EIR, make recommendations for City Council action on all required entitlements, and make a recommendation to City Council as to whether the Final EIR should be certified. City Council is tentatively scheduled to take action on the Final EIR on June 9.

B. Significant Impacts of the Project

The Draft EIR identifies the following significant and unavoidable impacts:

1. Transportation: Vehicle trips generated by the project would cause the following intersections to operate below the City's adopted "level of service" thresholds:
 - Admiral Callaghan Lane/Turner Parkway
 - Admiral Callaghan Lane at Rotary Way
 - Redwood Street/Fairgrounds Drive/I-80 WB Ramps
 - Redwood Parkway/Admiral Callaghan Lane (S)
 - I-80 NB Ramp/Redwood Parkway
 - Admiral Callahan Lane/Northern Project Driveway
 - I-80 NB Ramp/Redwood Parkway

Although the proposed traffic signals, transportation demand management strategies, and other project features would reduce these impacts, they would not be reduced below the adopted thresholds. The same is also true of the project's impact on eastbound Interstate 80 approaching Redwood Parkway, which would be impacted beyond Caltrans' adopted threshold. Because these impacts are tied to the project's trip generation, there is no feasible mitigation other than eliminating the Costco from the project.

2. Air Quality: The project would exceed the Bay Area Air Quality Management District's (BAAQMD) threshold for nitrogen oxide (NOx) emissions. This is primarily due to vehicle trips generated by the project. The project would generate 63.3 pounds of NOx per day, where BAAQMD's NOx threshold is 54 pounds per day. Because this impact is tied to the project's trip generation, there is no feasible mitigation other than eliminating the Costco from the project.

The Draft EIR also identifies significant impacts in the following areas, but with feasible mitigation measures that would reduce the impacts to a less-than-significant level:

- Biological Resources (nesting birds and wetland alterations)
- Cultural Resources (potential disturbance of previously undiscovered Native American remains or artifacts)
- Geology & Soils (seismic risks, potential disturbance of paleontological resources)
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials (operation of a gas station)

- Hydrology & Water Quality (potential stormwater runoff pollution)
- Noise (construction noise)

Please see the Draft EIR for further details on the above impacts and on project alternatives that would reduce the significant and unavoidable impacts.

V. ISSUES FOR DISCUSSION AND INPUT

The primary purpose of this study session is to familiarize the Commission with the project and the Draft EIR, and allow the Commission an opportunity for early input on the project design. The applicant will consider the Commission's input along with any public comments, and determine whether the project plans should be revised prior to the Commission making its recommendation to City Council on the project. Staff will also consider Commission and public comments in order to prepare upcoming reports.

At this point, staff has identified the following as key design issues for the Commission's input:

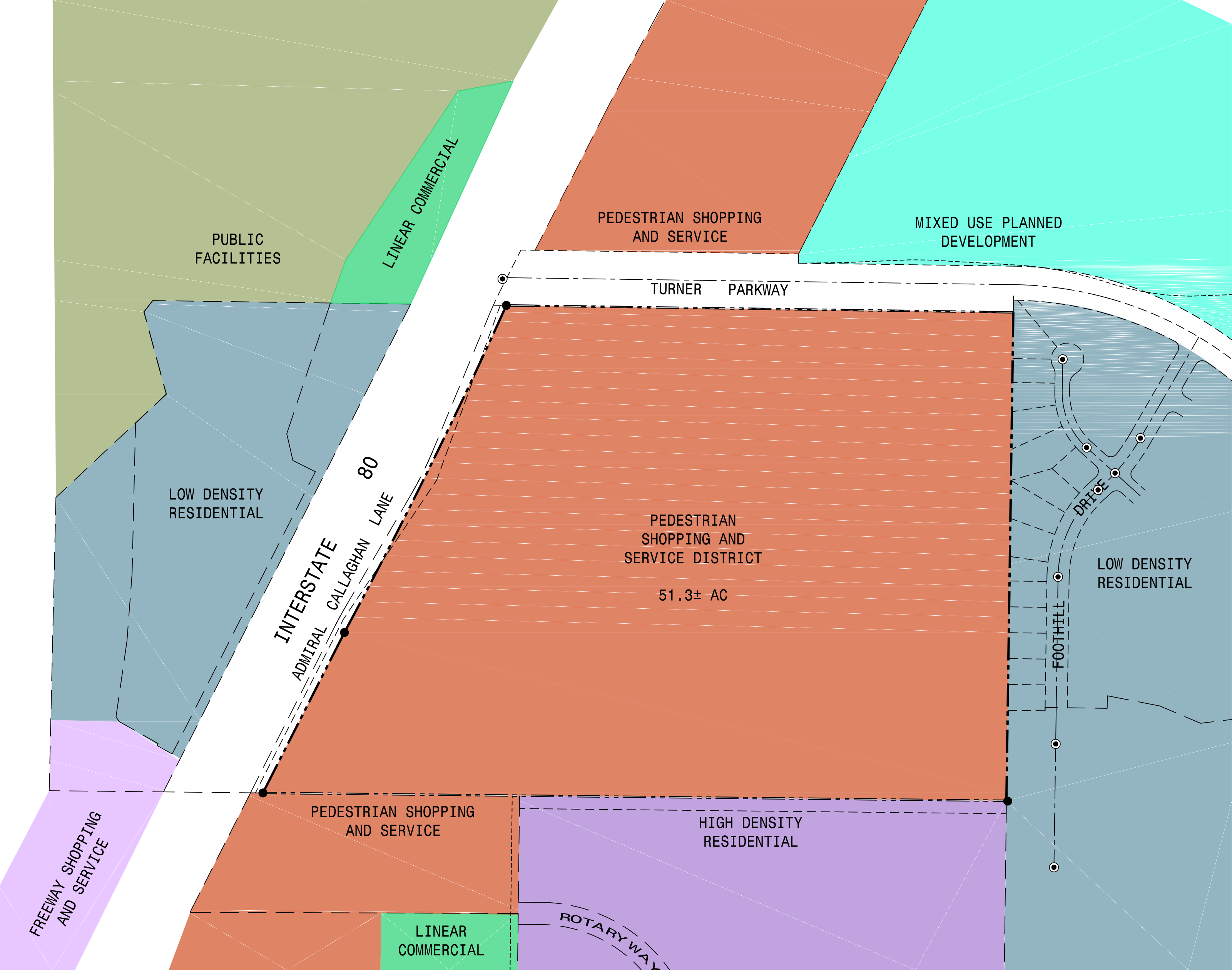
- **Compatibility of Uses:** Staff requests the Commission's input on the overall compatibility of the proposed commercial and residential uses with the surrounding area, including the range of commercial uses contemplated in the applicant's proposed master plan.
- **Hours of Operation:** As noted earlier, the applicant has requested a Major Use Permit to allow Costco to receive deliveries between 2 a.m. and 6 a.m. within 300 feet of a residential district. Staff requests the Commission's input on any concerns regarding this component of the project.
- **Consistency with Required Findings:** The required findings for Council's approval of the Planned Development, Tentative Map, Major Use Permit and Zoning Map Amendment have been provided in Attachment 3 for the Commission's reference. Staff invites the Commission to review these findings and provide any comments regarding the project's ability to meet them.
- **Signage:** The applicant has proposed four signs along Admiral Callaghan Lane, two monument ten feet tall, and two "pylon" signs 40 feet tall. Staff requests the Commission's input on whether these signs would be attractive and harmonious with the surrounding area, or if they would result in too much visual "clutter" along this stretch of Interstate 80.
- **Architecture:** Staff requests the Commission's input on whether the proposed architectural design for the project's commercial and residential buildings is compatible with the surrounding area and at a level of quality that will reflect well upon the City's image and reputation.
- **Landscaping and Open Spaces:** Staff requests the Commission's input on the overall quality of the proposed landscaping and open spaces, including the number and size of trees, the provision of visual screening between the commercial and residential portions of the project, and the number and quality of open space amenities (e.g. walking paths, playgrounds, etc.)

VI. STAFF RECOMMENDATION

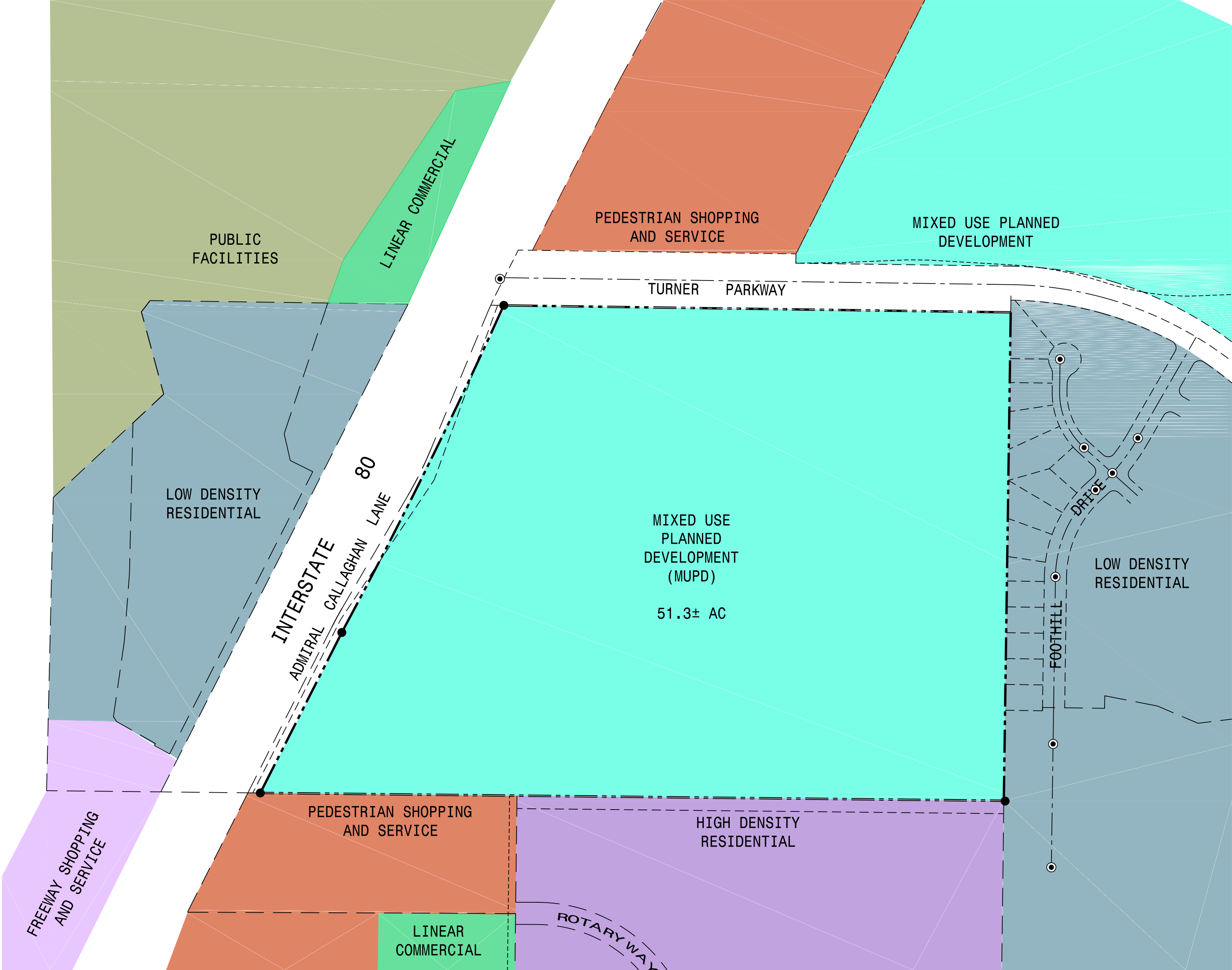
As noted earlier, the Commission is not taking any formal action at this time. Staff recommends that the Commission utilize this study session to become familiar with the project and the EIR process, and to provide advisory comments to the applicant and staff. See Section V above for further discussion of areas where staff is requesting the Commission's input.

VII. ATTACHMENTS

1. Project Plans
 - A. Zoning Map Revision
 - B. Civil Plans
 - C. Landscape Plans
 - D. Residential Architecture
 - E. Commercial Architecture
 - F. Tentative Map Plans
2. Project Master Plan
3. Required Findings for Approval of PD, TM, UP and ZMA



EXISTING ZONING



PROPOSED ZONING

LEGEND:

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE PLANNED DEVELOPMENT
- PEDESTRIAN SHOPPING AND SERVICE
- LINEAR COMMERCIAL
- FREEWAY SHOPPING AND SERVICE
- PUBLIC FACILITIES

PLANNED DEVELOPMENT
FAIRVIEW AT NORTHGATE
VALLEJO, CALIFORNIA

SEPTEMBER 2018
REVISED: JANUARY 2020

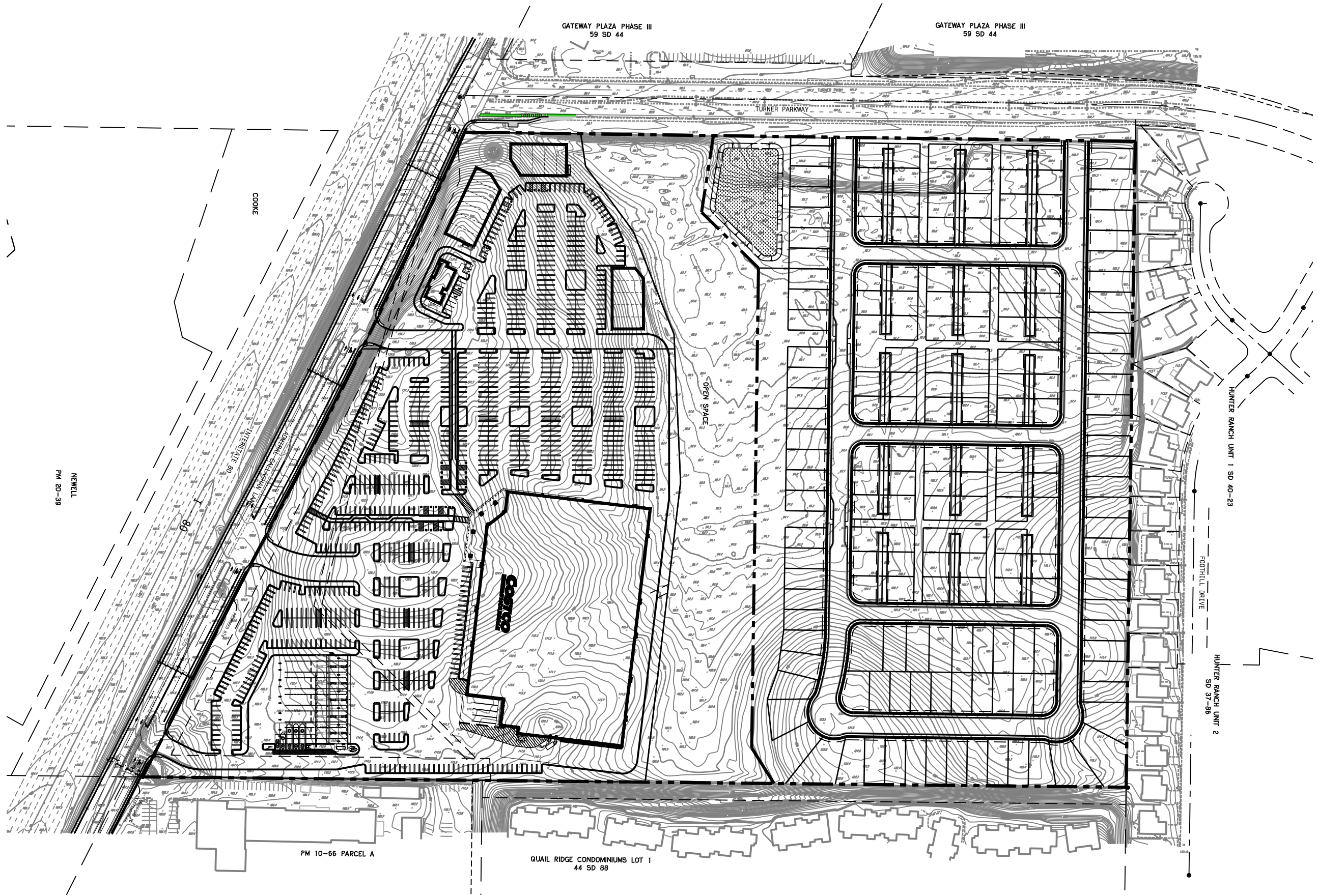
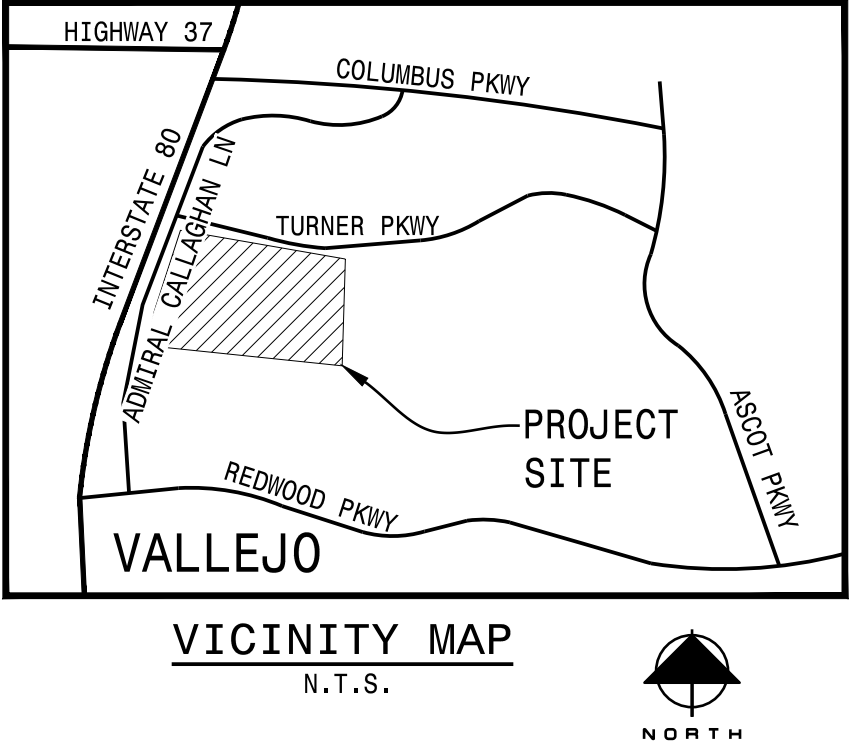


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PROJECT SUMMARY:

LAND USE:
RESIDENTIAL - 23.8± AC
COMMERCIAL - 21.8± AC
OPEN SPACE - 5.7± AC
TOTAL - 51.3± AC

RESIDENTIAL SUMMARY:

LOT COUNT:
86 - 42'x85' SINGLE FAMILY LOTS
92 - 50'x60' ALLEY-LOADED LOTS
178 - TOTAL LOTS

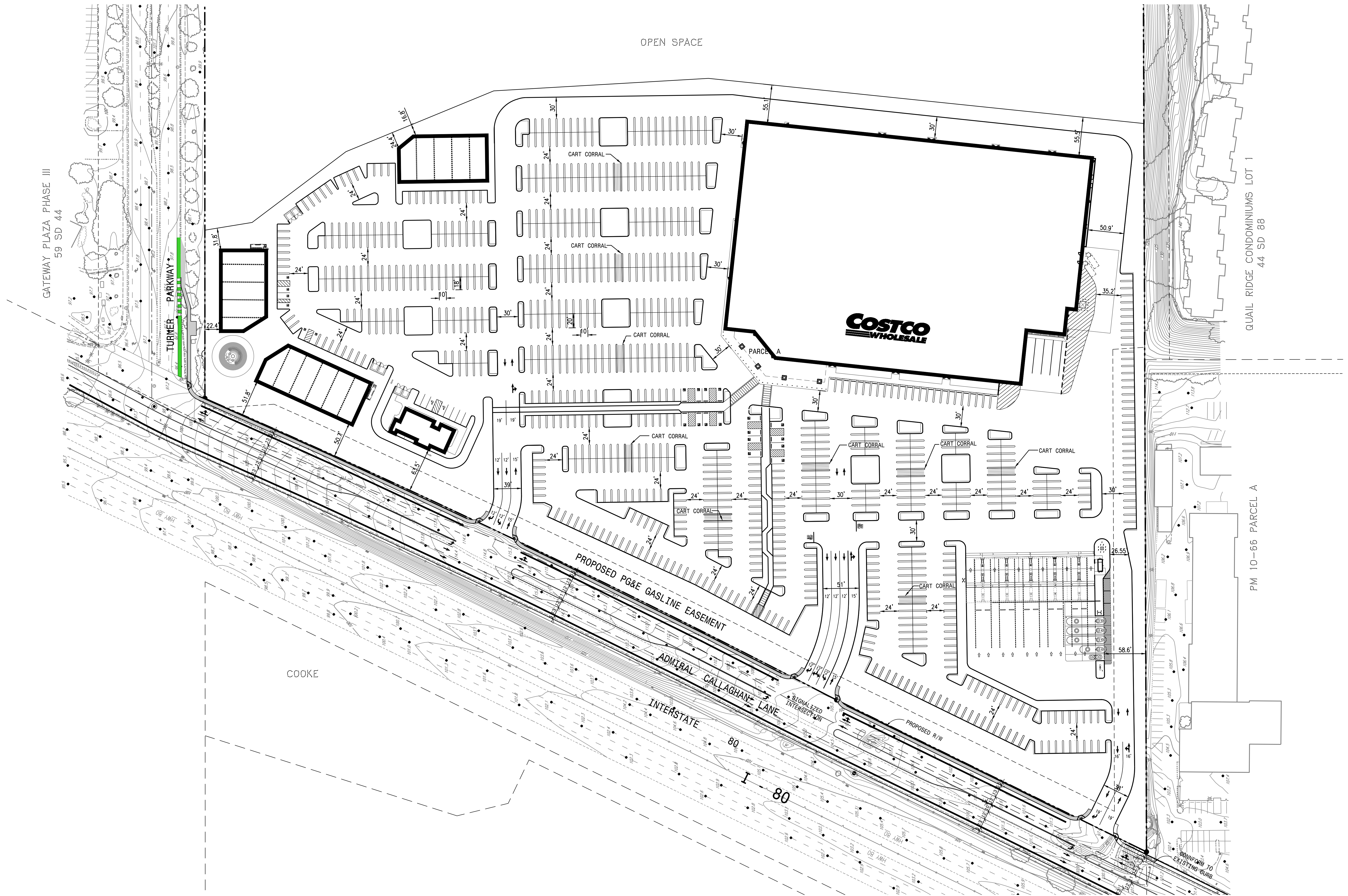
COMMERCIAL SUMMARY:

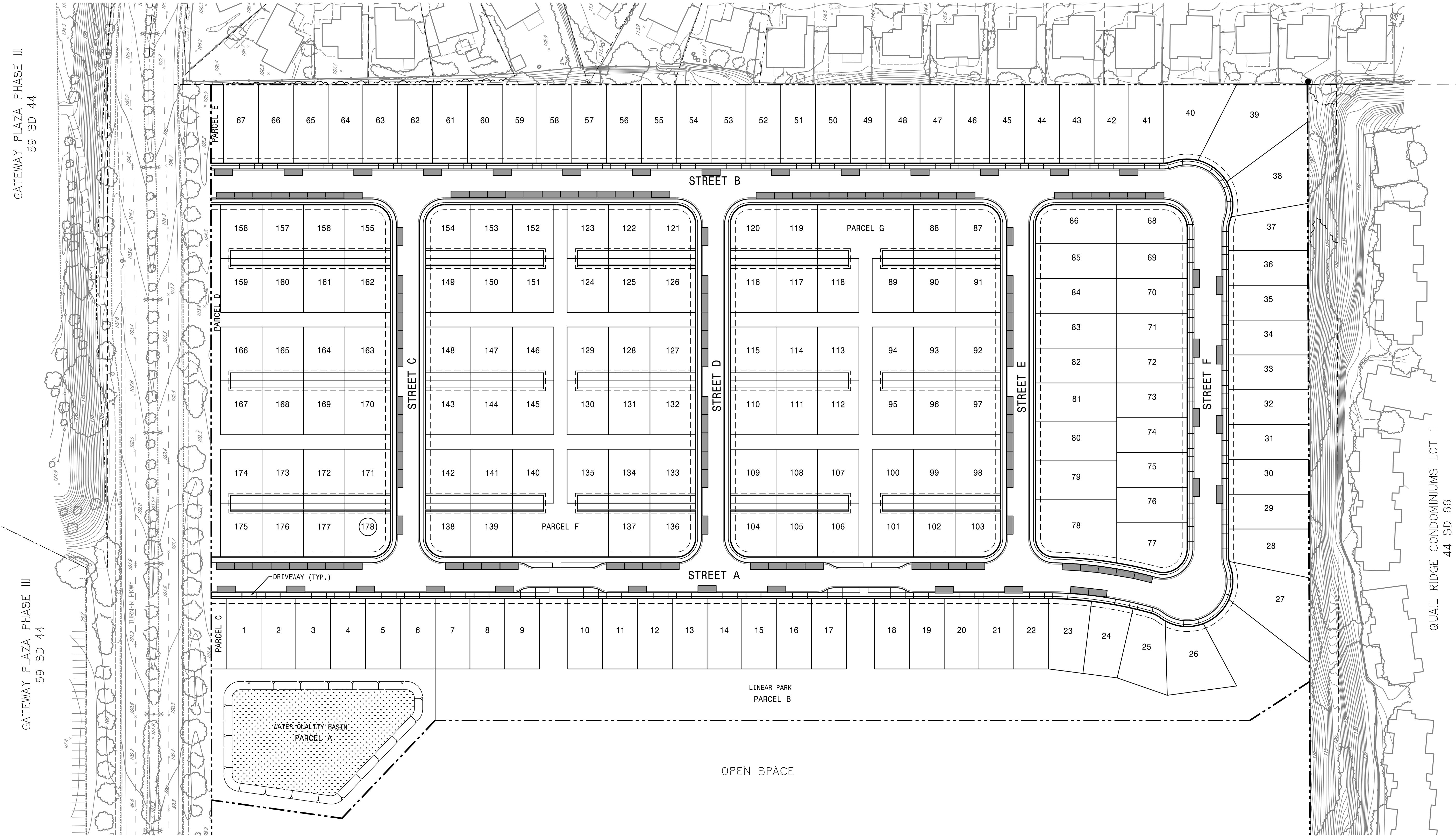
MAJOR RETAILER: 152,138± SF
SHOPS & RETAIL: 27,490± SF

- * SIGNALIZED INTERSECTION (TWO LOCATIONS)
- * PROPOSED BUS PULLOUT









LEGEND:

 PARKING SPACE (7' x 20')

PARKING PROVIDED FOR FAIRVIEW AT NORTHGATE:

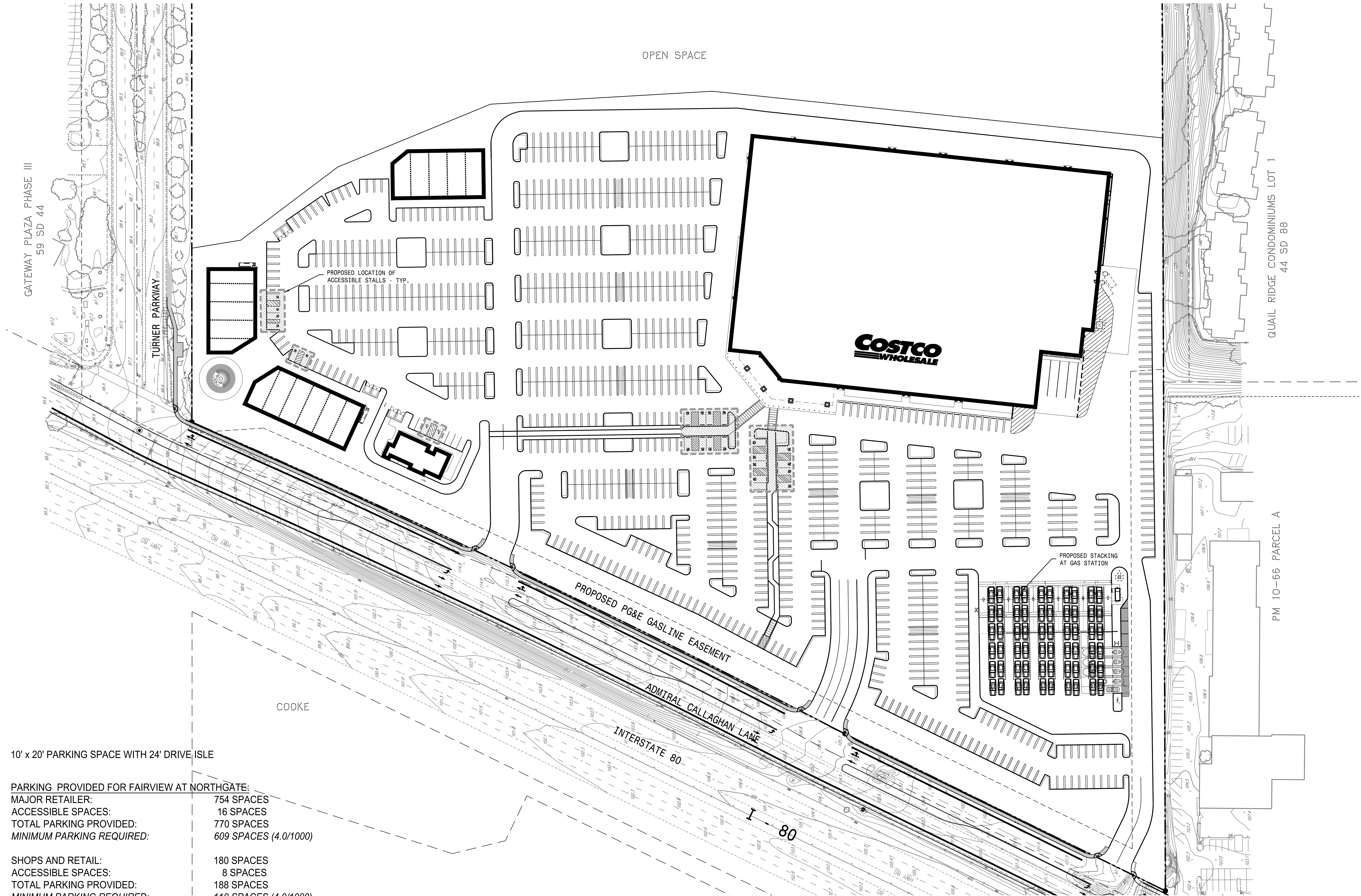
RESIDENTIAL PARKING (IN GARAGE) : 356 SPACES
RESIDENTIAL VISITOR PARKING (IN DRIVEWAY): 172 SPACES
ON STREET VISITOR PARKING (1:5UNITS = 35.6 SPACES): 137 SPACES

TOTAL PARKING: 665 SPACES

VISITOR PARKING REQUIRED: 36 SPACES (1SPACE:5 UNITS)

NOTES:

- 1.) CURBS NOT SHOWING AN 8'x22' PARKING SPACE WILL BE PAINTED RED AND PARKING WILL NOT BE ALLOWED.
- 2.) PARKING WILL BE RESTRICTED ON TRASH PICKUP DAYS. SIGNS WILL BE POSTED IN THE RESIDENTIAL DEVELOPMENT INDICATING WHAT DAYS AND TIMES ARE TO BE RESTRICTED.

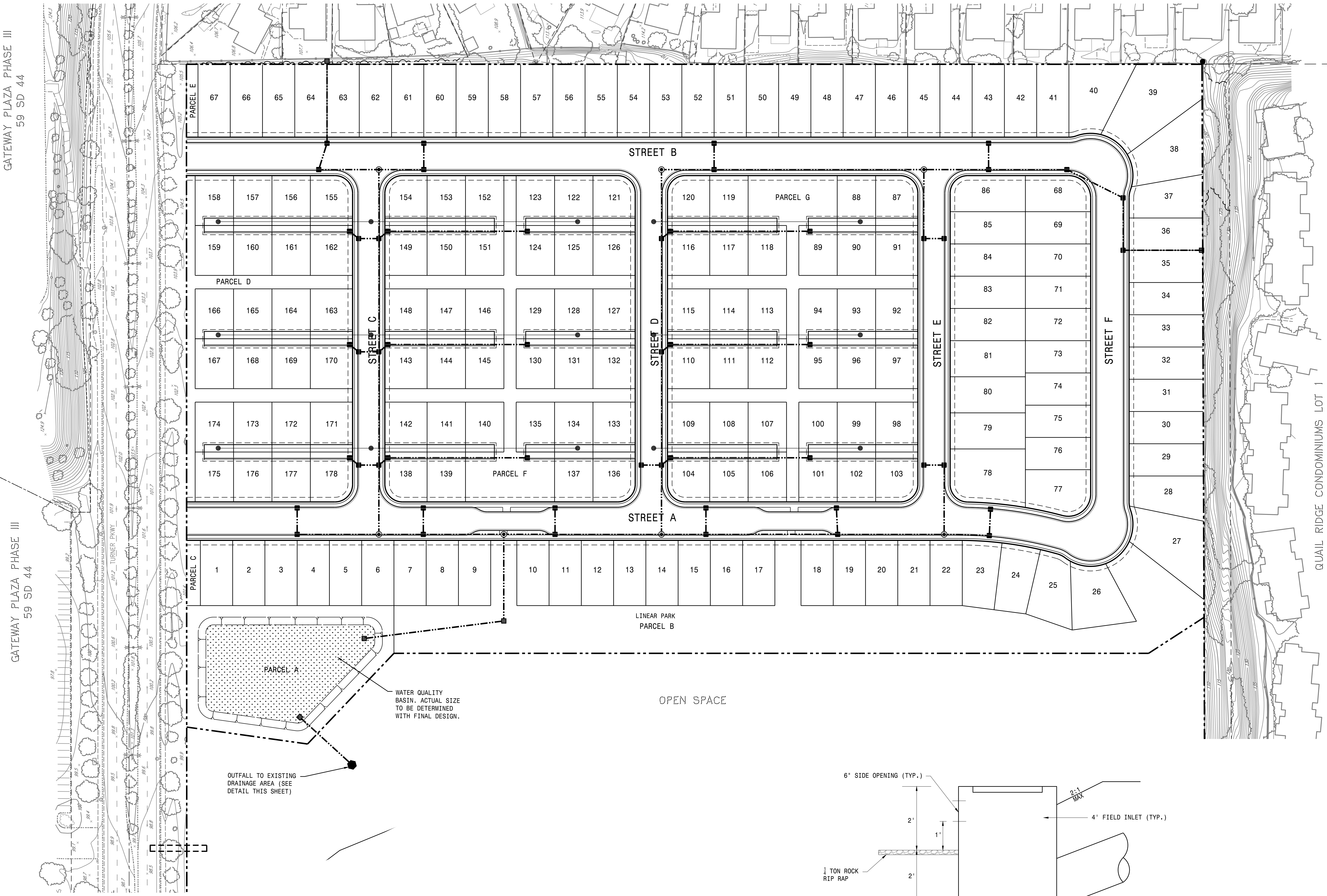


NOTE: APPLICANT RESERVES THE RIGHT TO MODIFY UP TO 40% OF PARKING STALLS AS COMPACT PARKING STALLS.

COMMERCIAL PARKING PLAN
FAIRVIEW at NORTHGATE
Vallejo, California

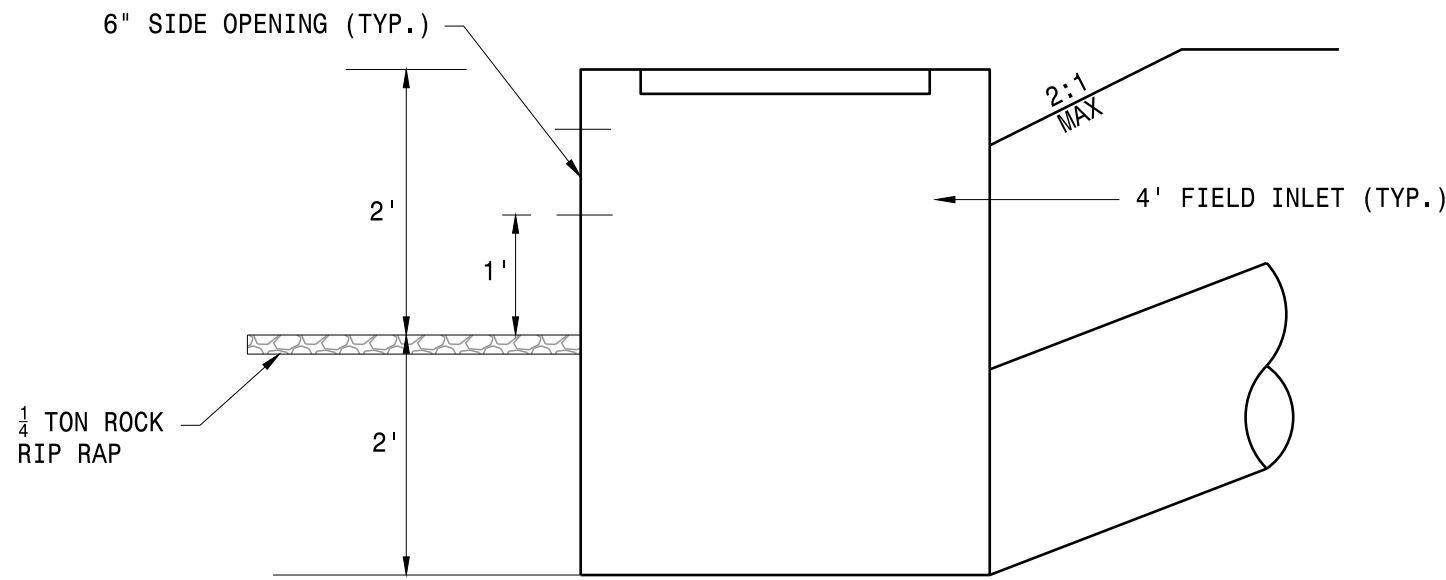
REVISED: JANUARY 2020 SEPTEMBER 2018

C.4.2

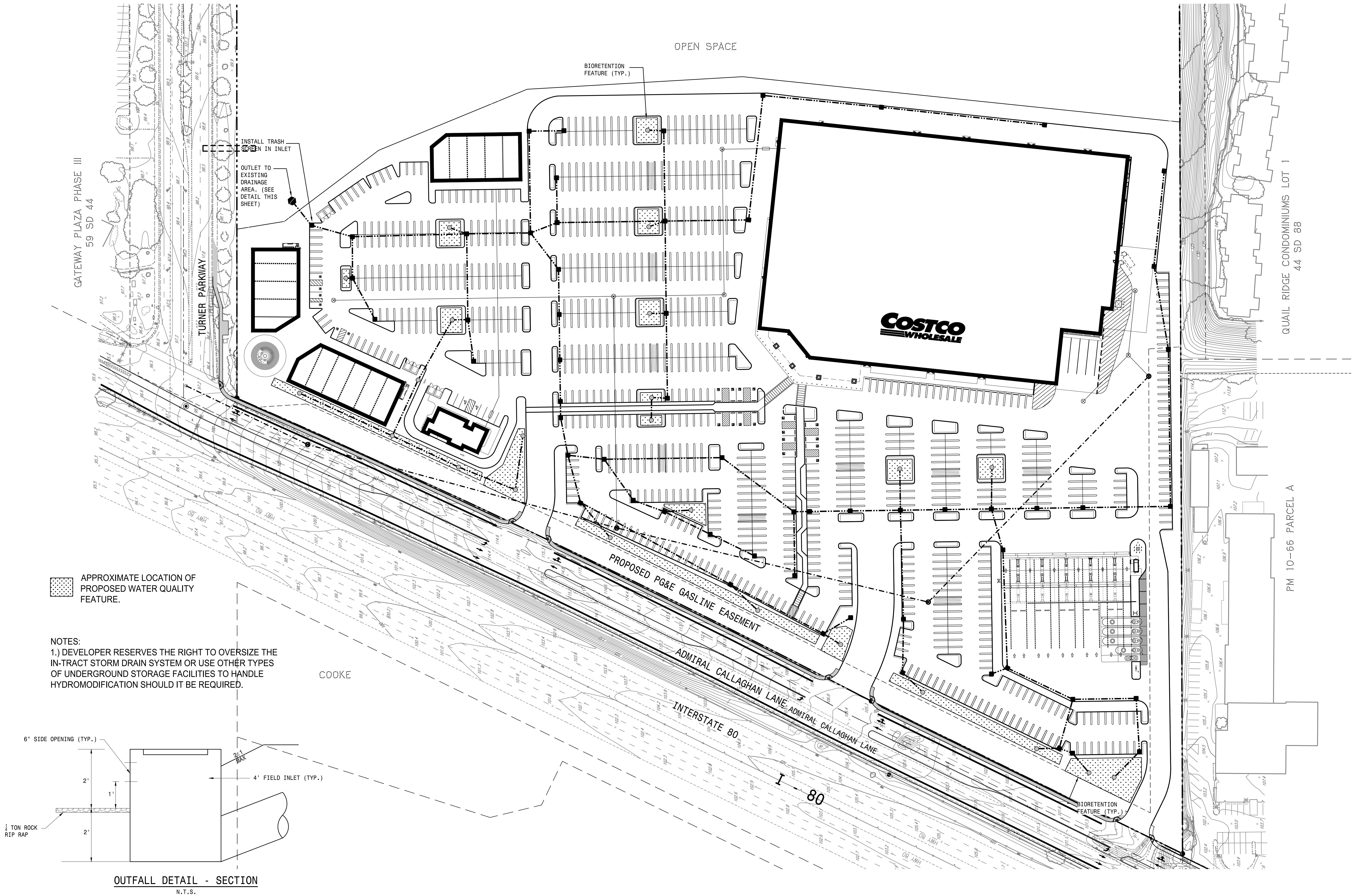


APPROXIMATE LOCATION OF PROPOSED WATER QUALITY FEATURE.

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.

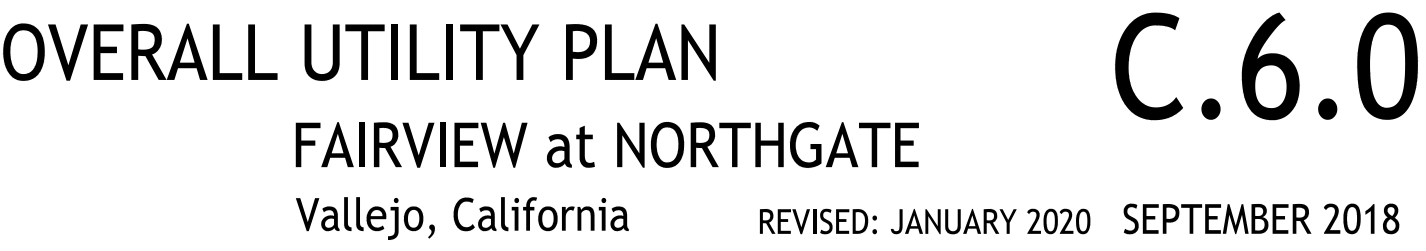
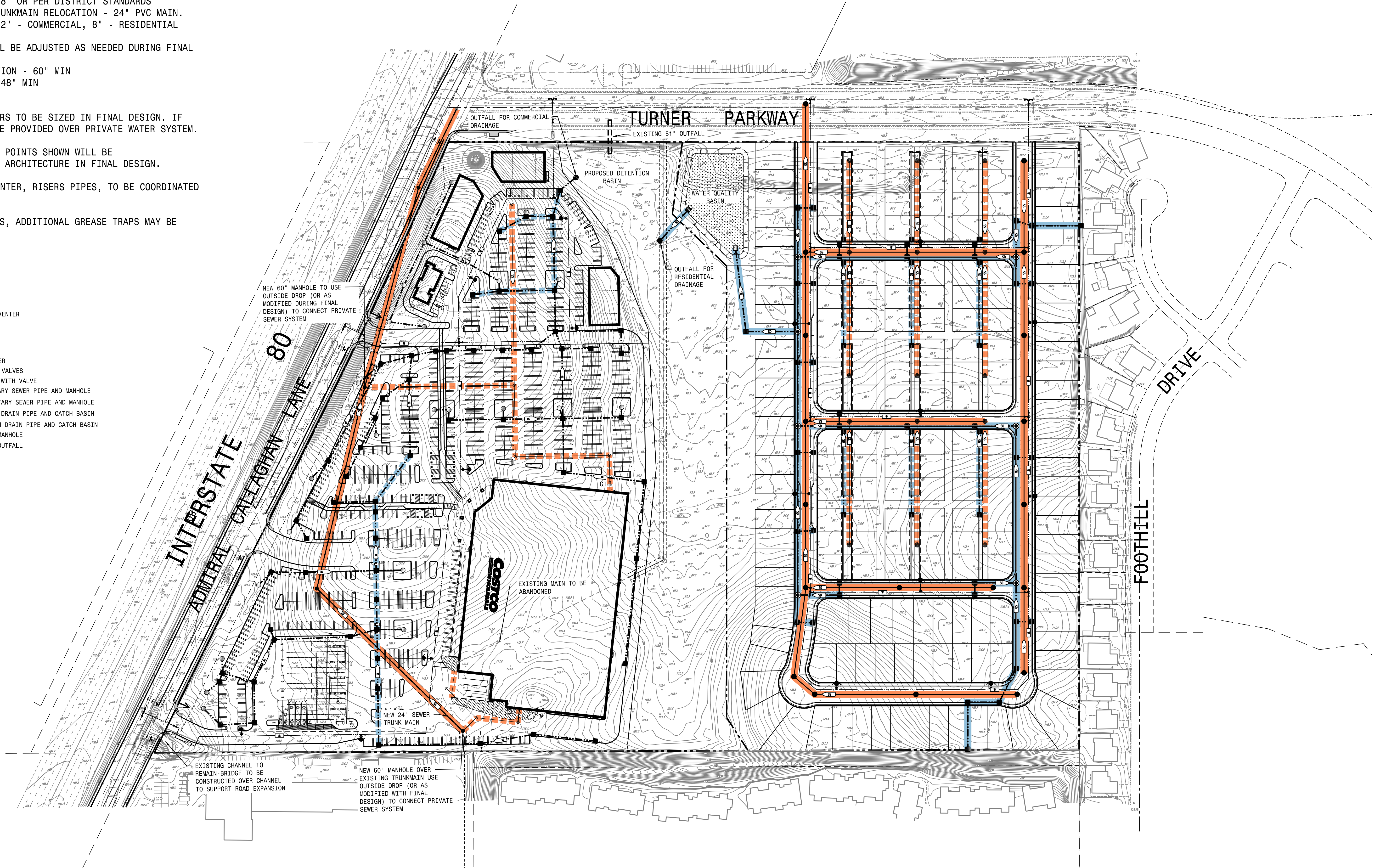


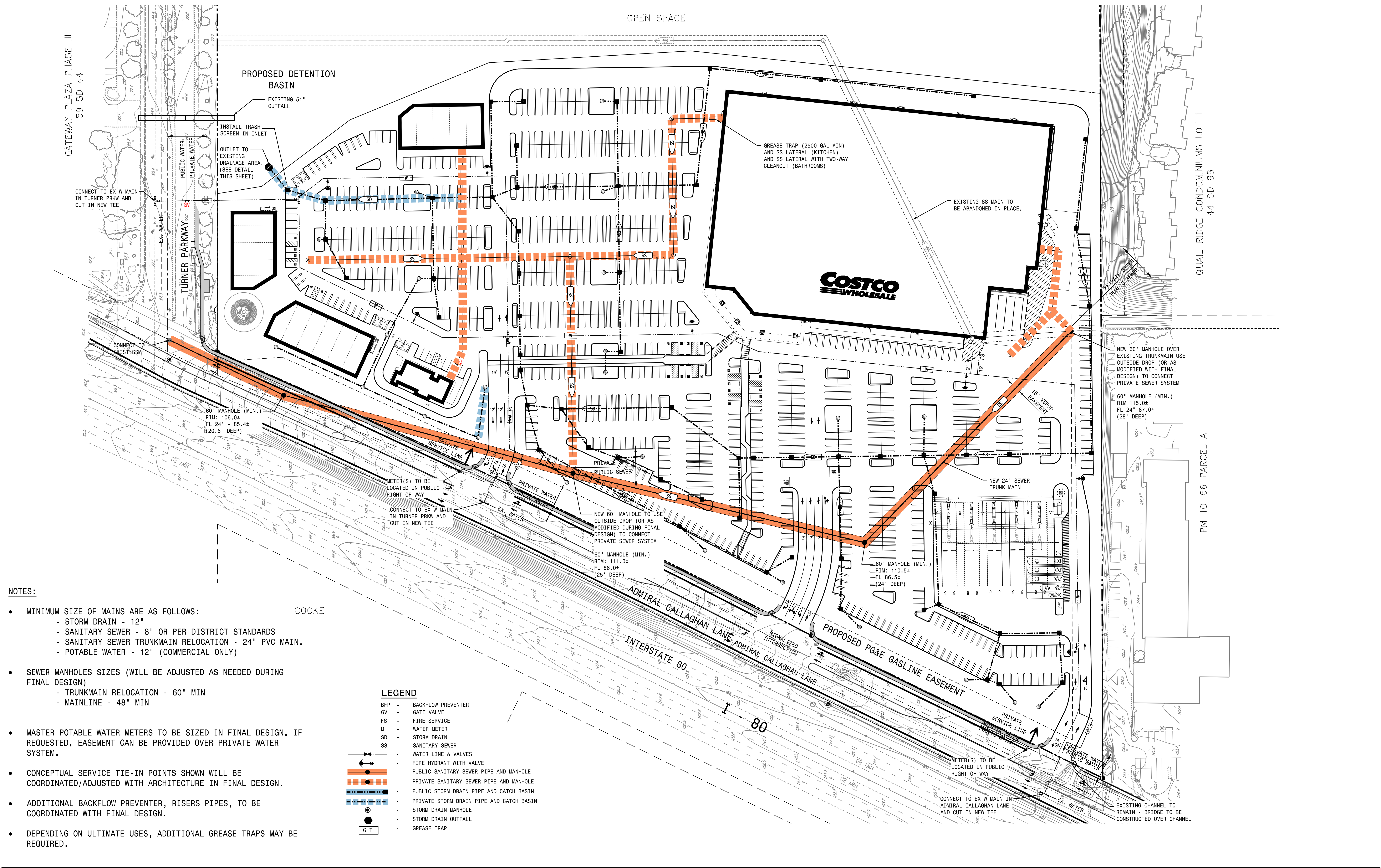
OUTFALL DETAIL - SECTION
N.T.S.



- 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
-	-	GREASE TRAP



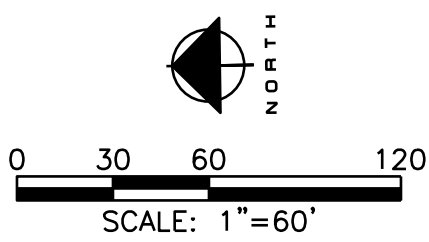


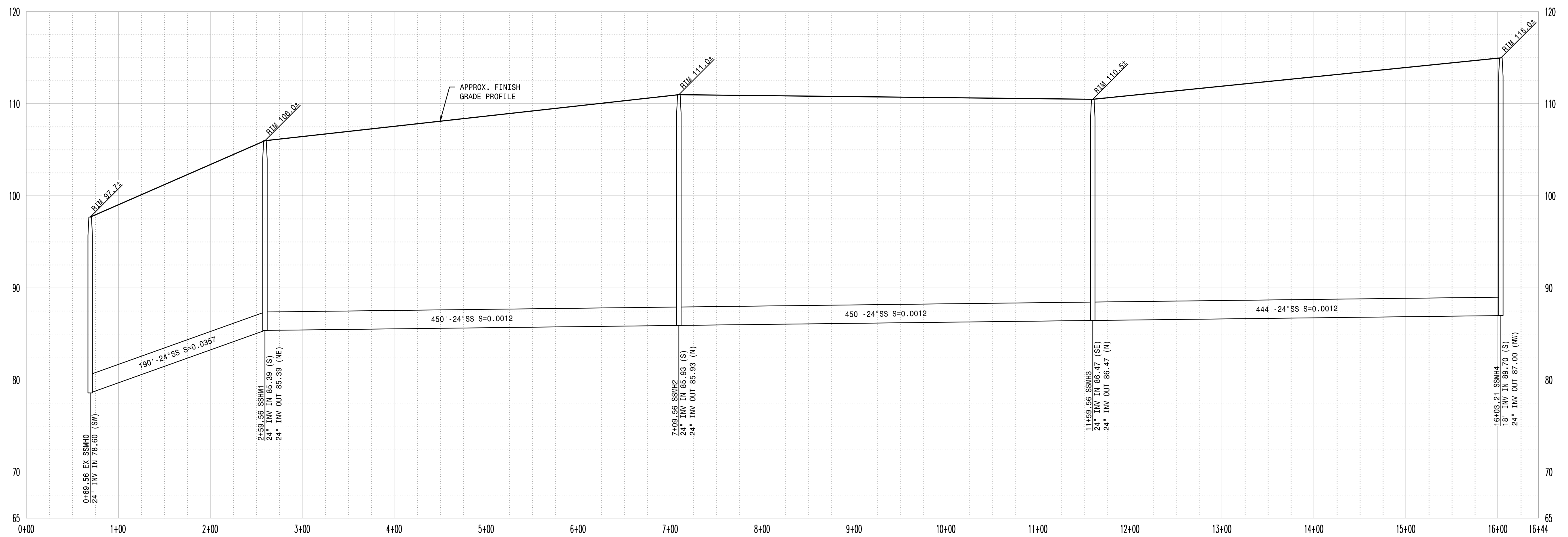
NOTES:

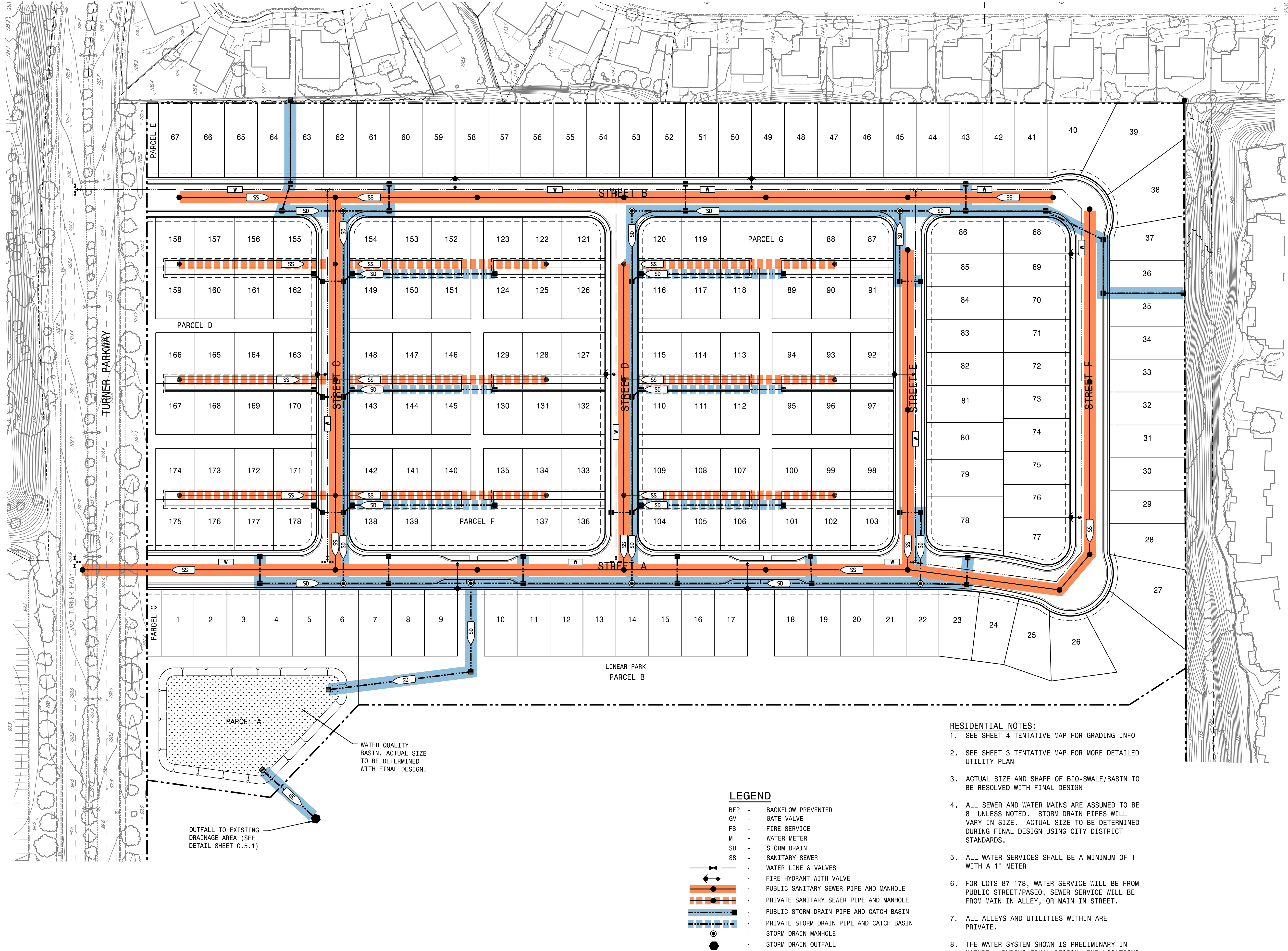
- MINIMUM SIZE OF MAINS ARE AS FOLLOWS:
 - STORM DRAIN - 12"
 - SANITARY SEWER - 8" OR PER DISTRICT STANDARDS
 - SANITARY SEWER TRUNKMAIN RELOCATION - 24" PVC MAIN.
 - POTABLE WATER - 12" (COMMERCIAL ONLY)
- SEWER MANHOLES SIZES (WILL BE ADJUSTED AS NEEDED DURING FINAL DESIGN)
 - TRUNKMAIN RELOCATION - 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.

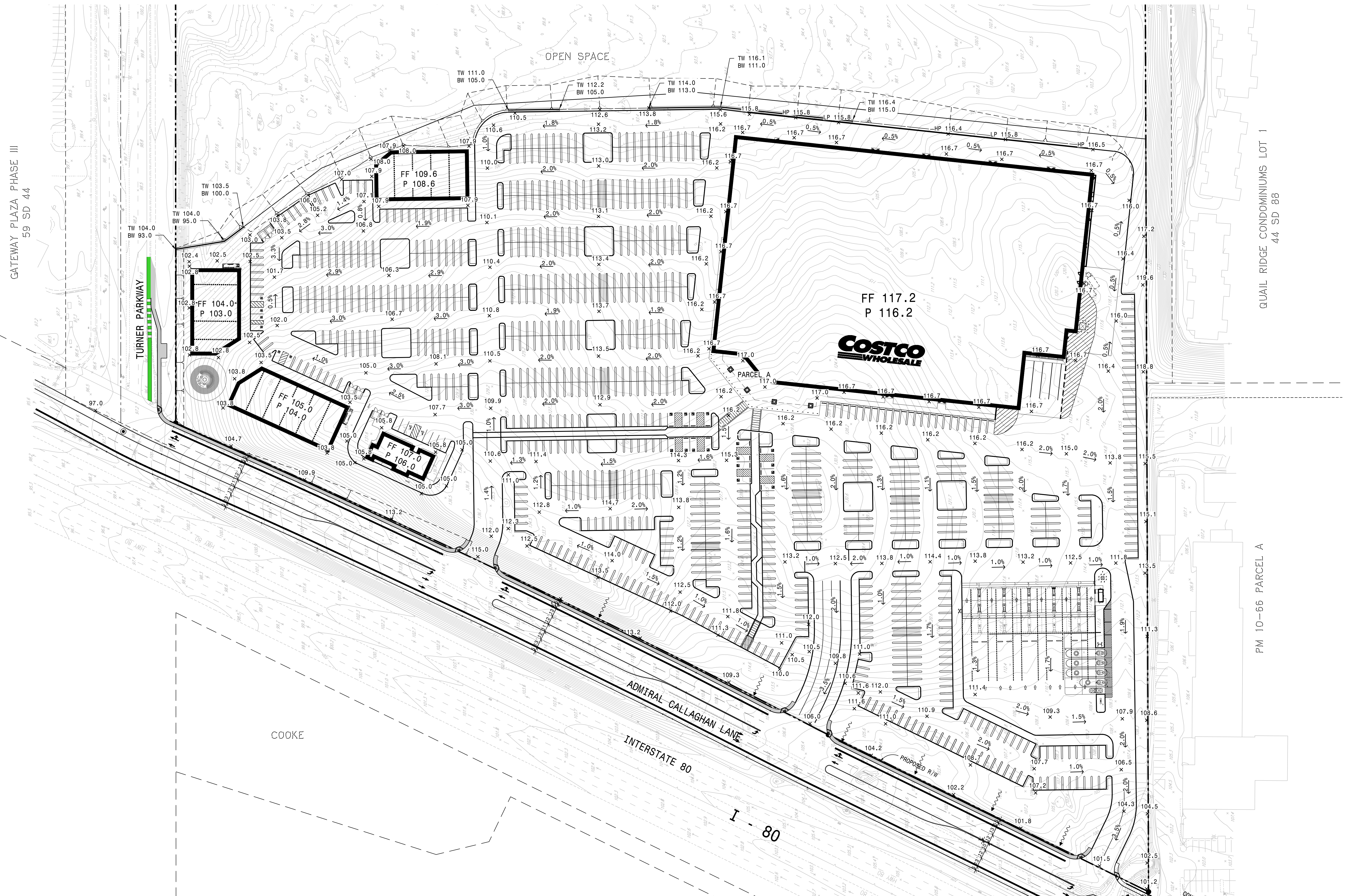
LEGEND

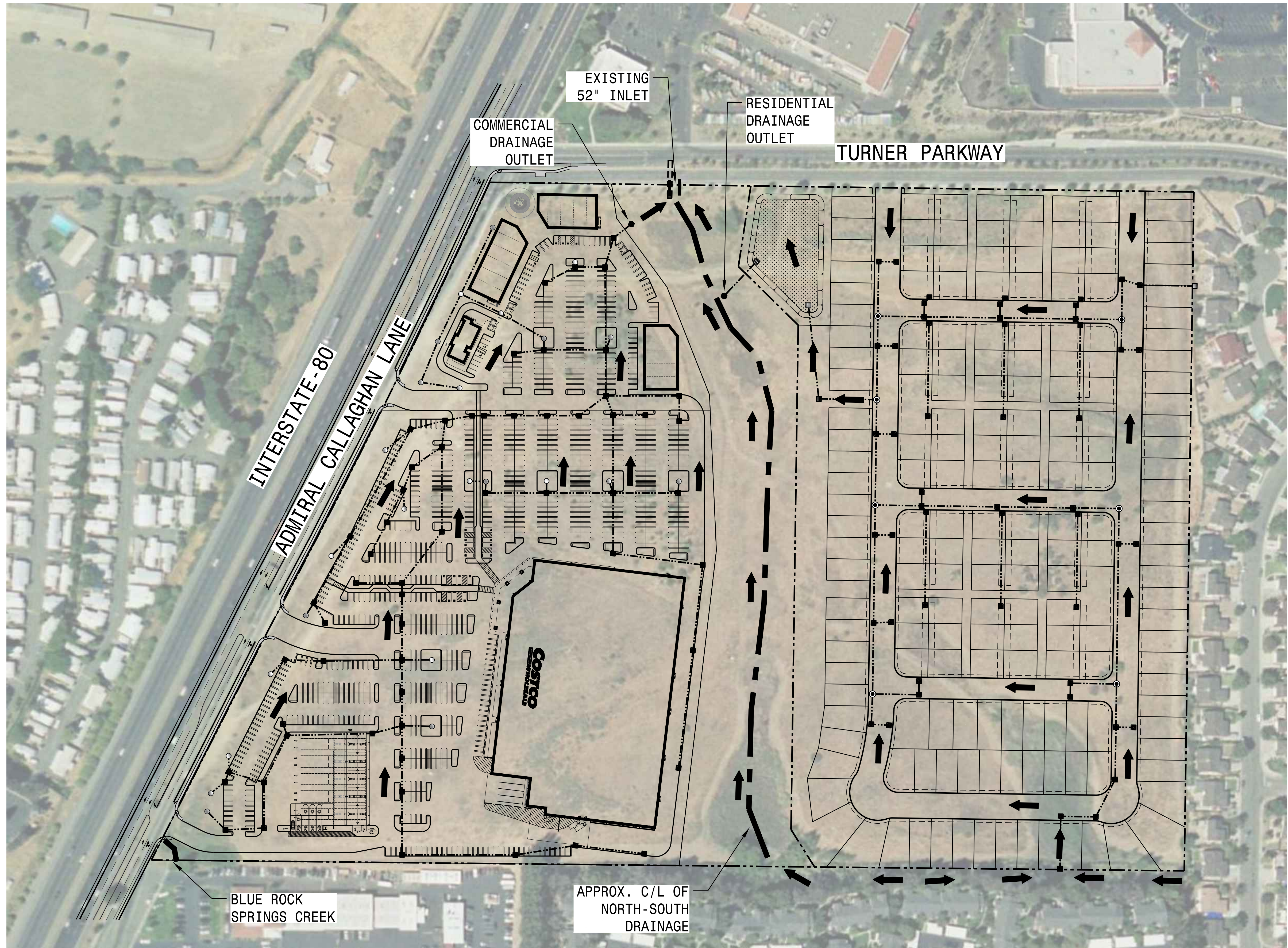
- | | | |
|-----|---|--|
| BFP | - | BACKFLOW PREVENTER |
| GV | - | GATE VALVE |
| FS | - | FIRE SERVICE |
| M | - | WATER METER |
| SD | - | STORM DRAIN |
| SS | - | SANITARY SEWER |
| | - | WATER LINE & VALVES |
| | - | FIRE HYDRANT WITH VALVE |
| | - | PUBLIC SANITARY SEWER PIPE AND MANHOLE |
| | - | 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 |
| | - | GREASE TRAP |





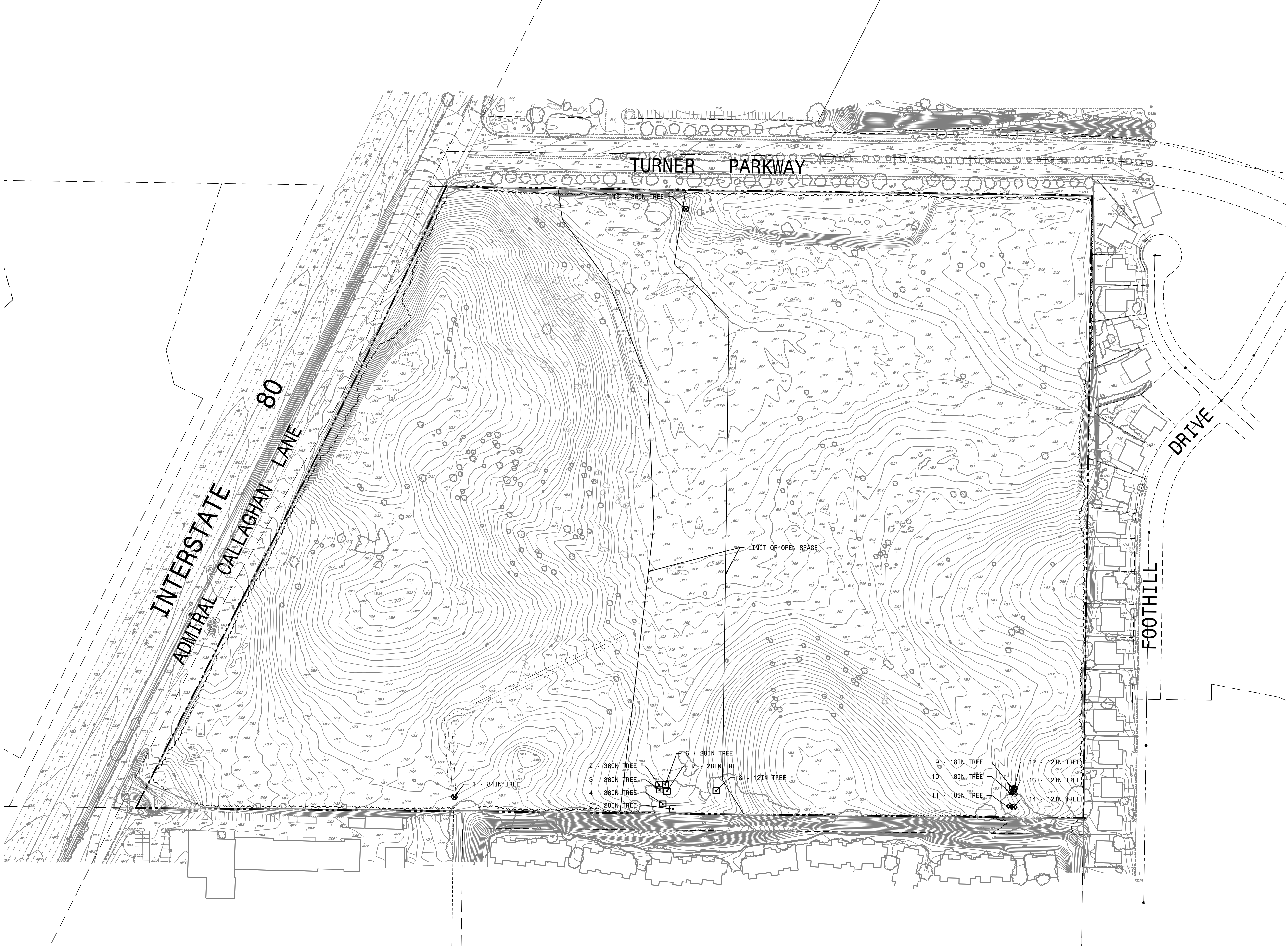






LEGEND

- BOUNDARY LINE
- ➔ OVERLAND DRAINAGE DIRECTION



LEGEND

⊗ EXISTING TREE TO BE REMOVED

⊗ EXISTING TREES TO REMAIN

--- EXISTING PROPERTY BOUNDARY

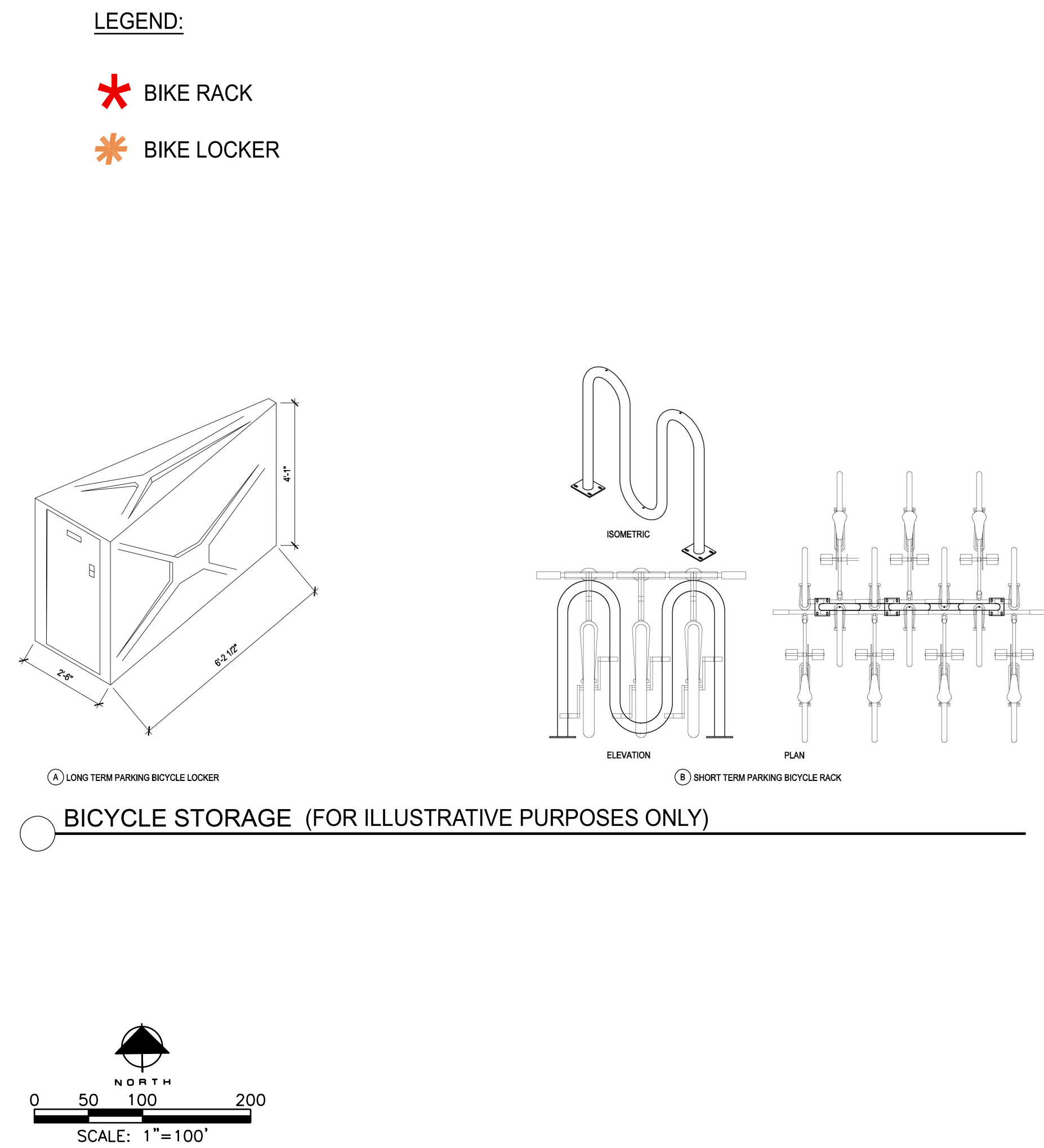
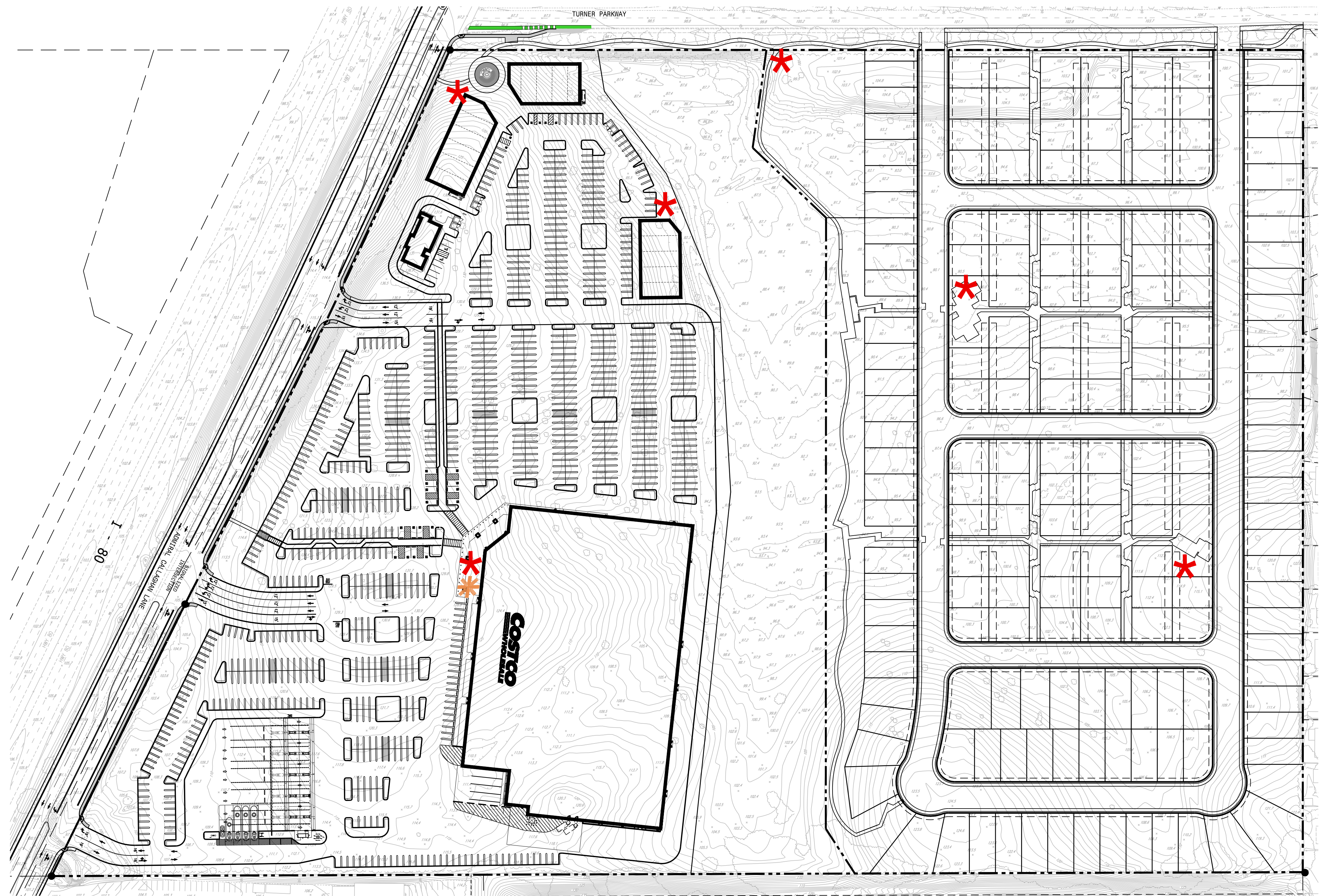
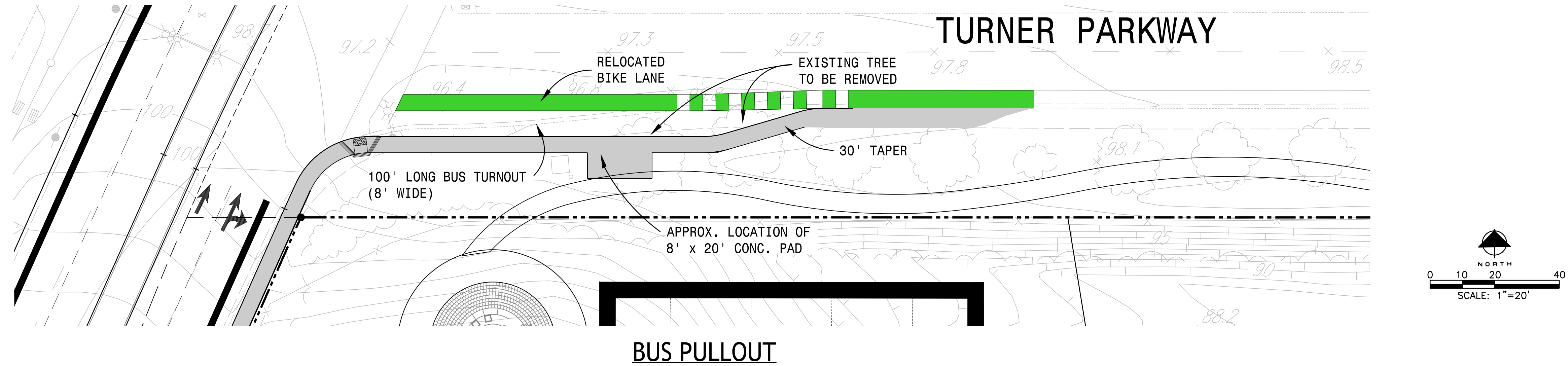
TREE NUMBER	BOTANICAL NAME	COMMON NAME	STATUS
1	Eucalyptus globulus	Blue Gum	REMOVE
2	Salix laevigata	Red Willow	REMAIN
3	Salix laevigata	Red Willow	REMAIN
4	Salix laevigata	Red Willow	REMAIN
5	Salix laevigata	Red Willow	REMAIN
6	Salix laevigata	Red Willow	REMAIN
7	Salix laevigata	Red Willow	REMAIN
8	Salix laevigata	Red Willow	REMAIN
9	Salix laevigata	Red Willow	REMOVE
10	Salix laevigata	Red Willow	REMOVE
11	Salix laevigata	Red Willow	REMOVE
12	Salix laevigata	Red Willow	REMOVE
13	Salix laevigata	Red Willow	REMOVE
14	Salix laevigata	Red Willow	REMOVE
15	Salix laevigata	Red Willow	REMOVE

NOTE: TREE SURVEY NOT CONDUCTED BY A LICENSED ARBORIST.



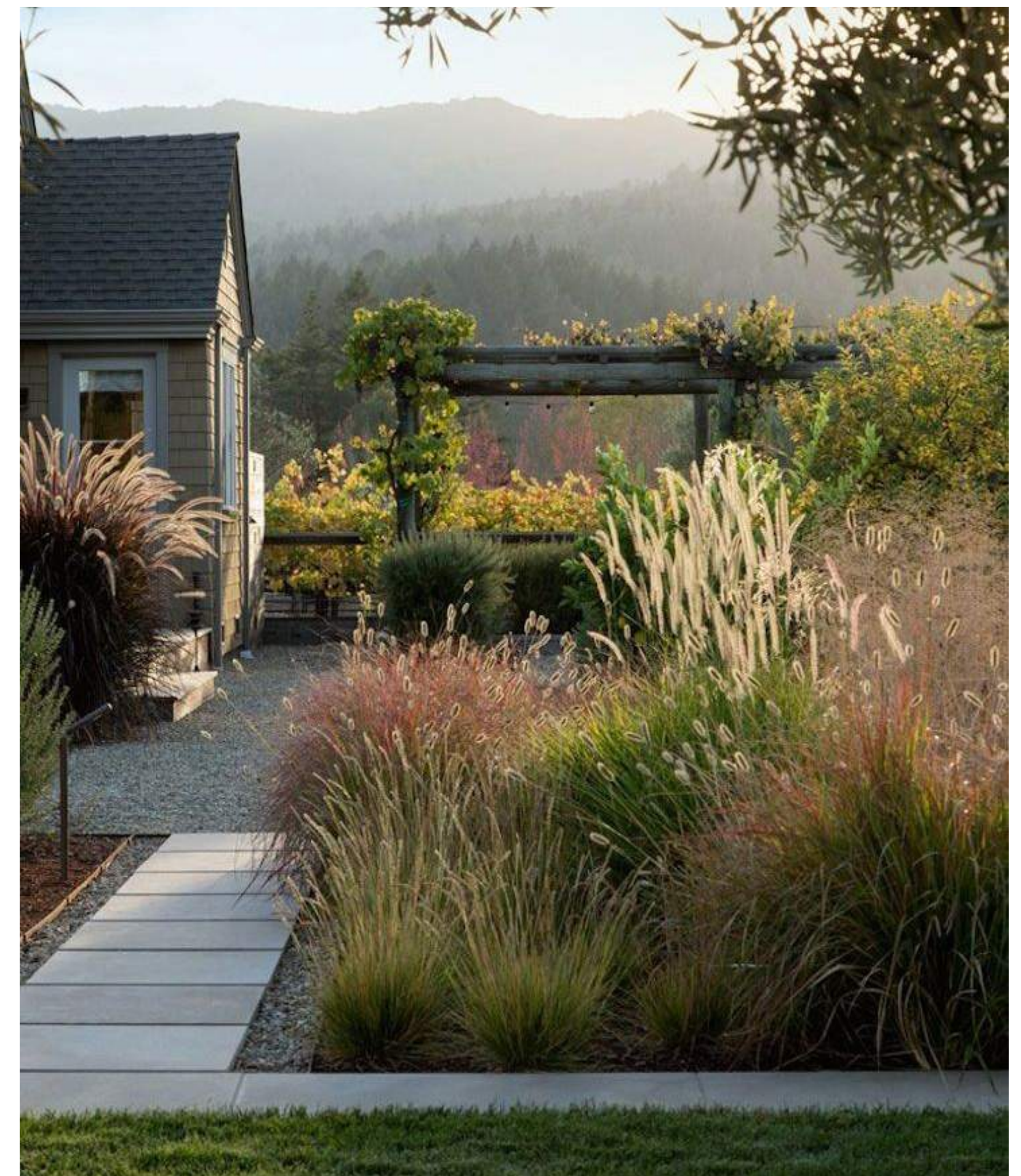
- Legend**
- 1 All SF Plan 1's fit on this lot
 - 1 All Green Court Plan 1's fit on this lot
 - 2 All SF Plan 2's fit on this lot
 - 2 All Green Court Plan 2's fit on this lot
 - 3 All SF Plan 3's fit on this lot
 - 3 All Green Court Plan 3's fit on this lot

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.



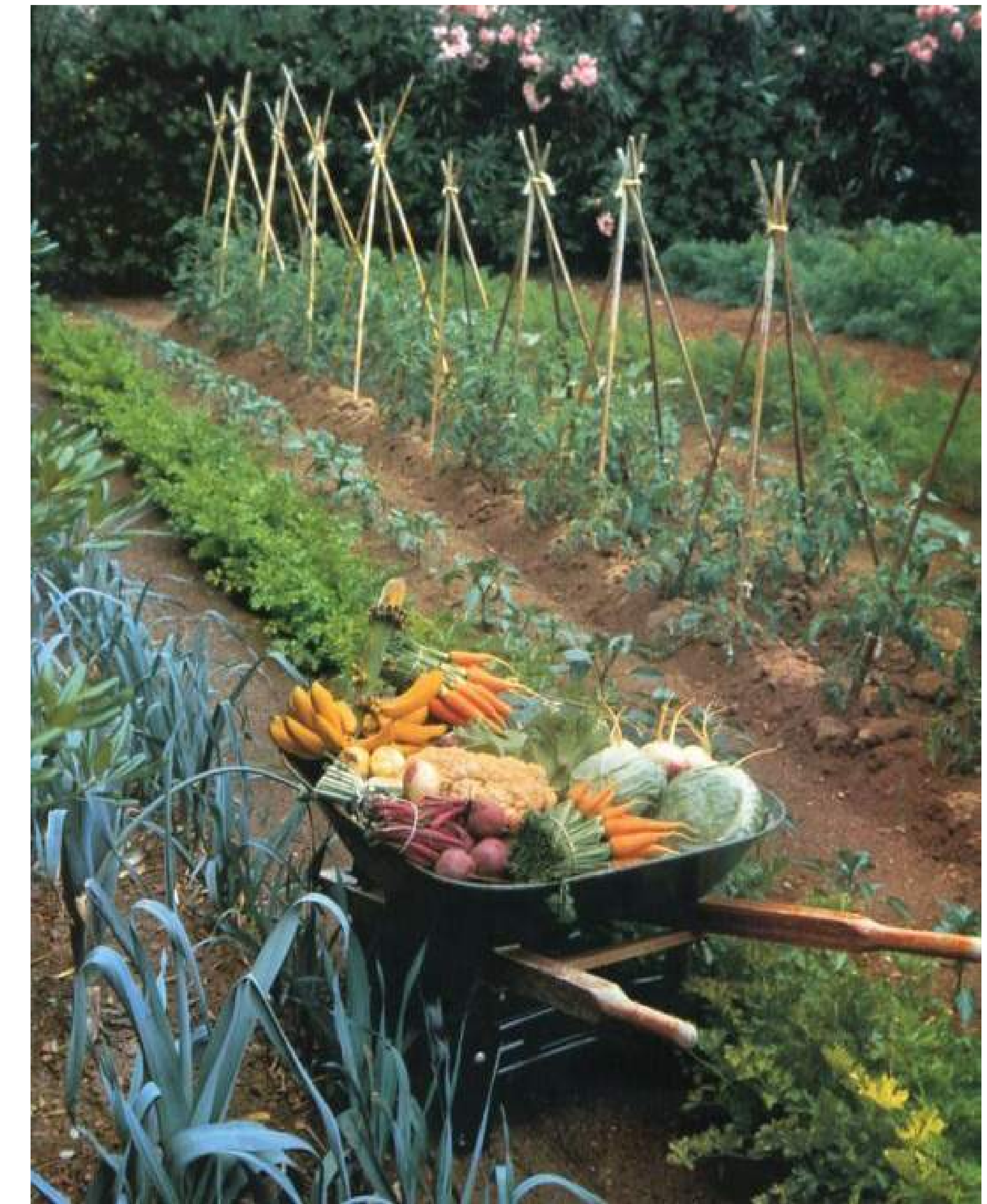


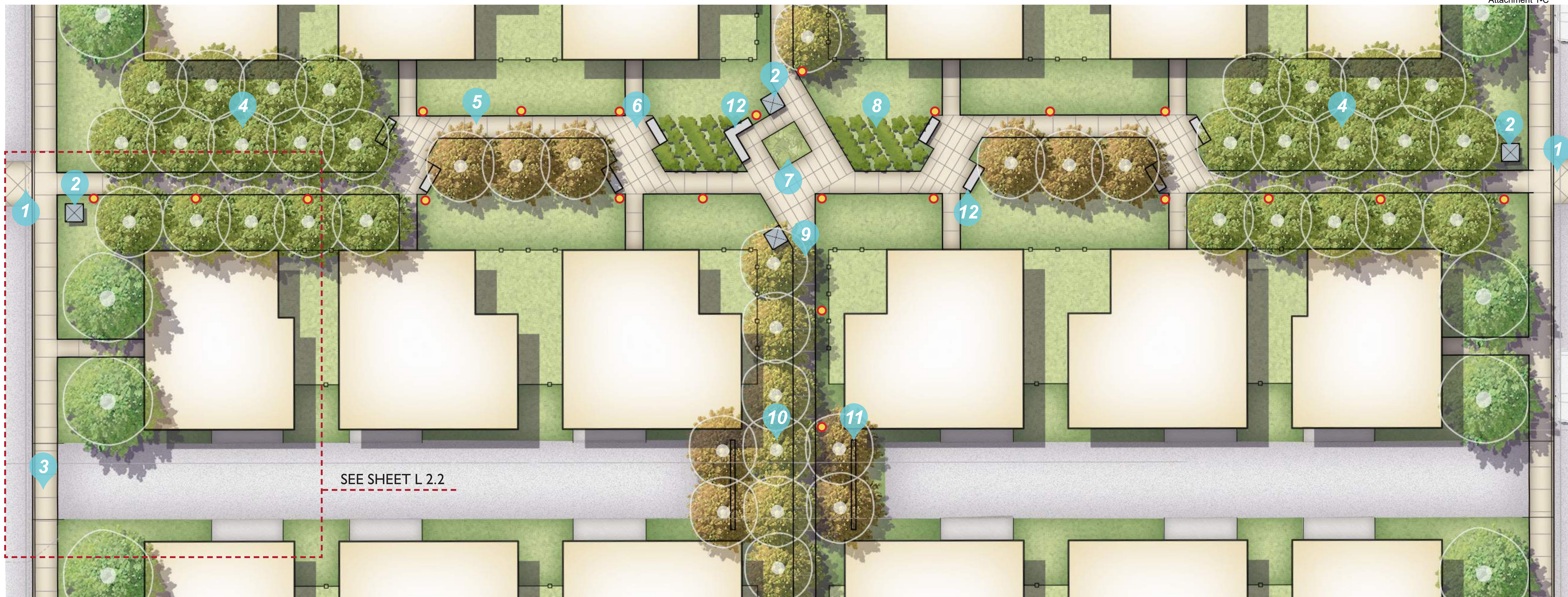
- 1 Retail Plaza, see sheet L4.1
- 2 8' concrete path, see sheet L3.0
- 3 Existing sidewalk, typ.
- 4 Stormwater treatment area, see sheet L3.2
- 5 Stormwater treatment planter, typ.
- 6 Open Space: Linear Park and Wetland, see sheet L3.1
- 7 Western Community Park, see sheet L2.6
- 8 8' Pedestrian connections through parking lot, typical
- 9 Costco Gas Station
- 10 Eastern residential play park, see sheet L2.5
- 11 Single family homes, typ. See L2.3 for typical front yard





- 1 8' concrete path, see sheet L3.0
- 2 Stamped asphalt at vehicular entries
- 3 Most existing street trees along Turner Parkway to remain
- 4 Existing sidewalk, typ.
- 5 Residential paseos, see sheet L2.1
- 6 Western Community Park, see sheet L2.6
- 7 Bulbout and stamped asphalt at primary crossings
- 8 Stormwater treatment area, see sheet L3.2
- 9 Eastern residential play park, see sheet L2.5
- 10 Open Space: Linear Park and Wetland, see sheet L3.1
- 11 Single family homes, typ. See sheet L2.3 for typical front yard
- 12 Wetland setback
- 13 Native tree and shrub planting softens retail development

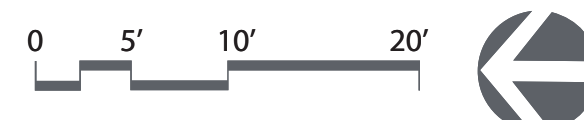




- 1 Stamped asphalt pedestrian crosswalks
- 2 Stone markers define paseo entries, typ.
- 3 5' wide concrete sidewalk
- 4 Fruit tree orchards at paseo entries, typ.
- 5 Paths alternate providing equal access to green space
- 6 Angled patios at entries to homes with seatwalls
- 7 Community herb garden
- 8 Landscape planting in rows for agrarian style
- 9 East/West pedestrian connection through center of block
- 10 Evergreen orchard planting at ends of auto accessways
- 11 Walls at ends of auto accessways protect pedestrians
- 12 Concrete seatwall; finish: boardform



Rialta Bollard Light
Model: RT4xx
MFR: Sternberg Lighting



ACCENT TREE

<i>Punica granatum</i> 'Wonderful' Pomegranate	20' H x 15' W
<i>Laurus nobilis</i> Sweet Bay	15' H x 12' W
<i>Ficus carica</i> 'Black Jack' Black Jack Fig	15' H x 15' W
<i>Malus x domestica</i> 'Red Delicious' Red Delicious Apple	15' H x 12' W
<i>Prunus armeniaca</i> 'Tropic Gold' Tropic Gold Apricot	15' H x 15' W

PRIMARY TREE

<i>Quercus agrifolia</i> Coast Live Oak	50' H x 20' W
---	---------------

GRASS

<i>Lomandra longifolia</i> Breeze Drawf Mat Rush	3' H x 3' W
<i>Muhlenbergia capillaris</i> Pink Muhlygrass	3' H x 3' W
<i>Festuca mairei</i> Atlas Fescue	3' H x 3' W

FOUNDATION SHRUB

<i>Dietes grandiflora</i> Fortnight Lily	4' H x 3' W
<i>Pittosporum tenuifolium</i> 'Golf Ball' Golf Ball Kohuhu	4' H x 4' W
<i>Rosmarinus officinalis</i> 'Tuscan Blue' Rosmarinus officinalis	5' H x 4' W
<i>Westringia fruticosa</i> 'Smokey' Coast Rosemary	4' H x 4' W

SECONDARY SHRUB

<i>Hesperaloe parviflora</i> 'Brakelights' Breaklights Red Yucca	3' H x 2' W
<i>Punica granatum</i> 'Nana' drawf pomegranate	3' H x 3' W
<i>Lavandula angustifolia</i> 'Hidcote Blue' Hidecote English Lavender	2' H x 3' W
<i>Teucrium fruticans</i> 'Compactum' Compact Bush Germander	3' H x 3' W
<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama	2' H x 2' W

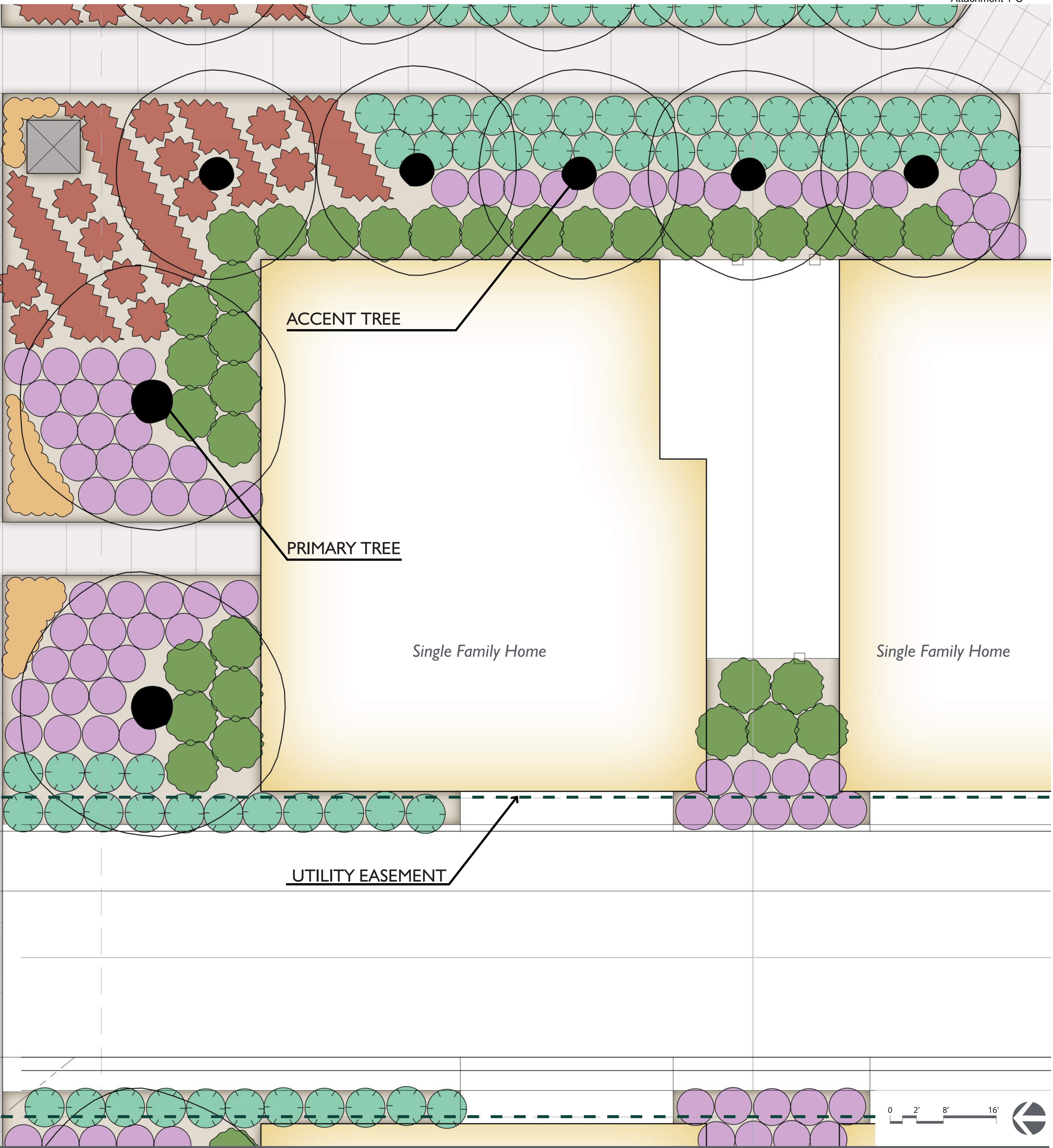
GROUNDCOVER

<i>Myoporum parvifolium</i> 'Fine Leaf Form' Fine-leaf Myoporum	1' H x 6' W
<i>Teucrium chamaedrys</i> Wall Germander	1' H x 2' W
<i>Rosmarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1.5' H x 6' W

HIGHLIGHT ROWS

<i>Coleonema pulchellum</i> 'Sunset Gold' Golden Breath of Heaven	3' H x 4' W
<i>Lomandra longifolia</i> Breeze Drawf Mat Rush	3' H x 3' W

**colors denote category of planting, not color of specific plant species



ACCENT TREE

- Lagerstroemia indica ‘Natchez’ | Crape Myrtle12’ H x 15’ W
- Cercis occidentalis | Western Redbud15’ H x 15’ W

PRIMARY TREE

- Olea europaea ‘Monher’ | Majestic Beauty Fruitless Olive30’ H x25’ W
- Malus domestica ‘Anna’ | Anna Apple25’ H x 25’ W
- Acer buergerianum | Trident Maple25’ H x 25’ W
- Pistacia chinensis | Chinese pistache30’ H x 25’ W

GRASS

- Lomandra longifolia Breeze | Drawf Mat Rush3’ H x 3’ W
- Leymus condensatus ‘Canyon Prince’ | Canyon Prince Wild Rye3’ H x 3’ W
- Muhlenbergia dubia | Pine Muhly3’ H x 3’ W

FOUNDATION SHRUB

- Dietes grandiflora | Fortnight Lily4’ H x 3’ W
- Pittosporum tenuifolium ‘Golf Ball’ | Golf Ball Kohuhu4’ H x 4’ W
- Loropetalum chinense ‘Monraz’ | Razzleberri Fringe Flower5’ H X 4’ W
- Rosmarinus officinalis ‘Tuscan Blue’ | Rosmarinus officinalis5’ H x 4’ W
- Westringia fruticosa ‘Smokey’ | Coast Rosemary4’ H x 4’ W

SECONDARY SHRUB

- Lavandula angustifolia ‘Hidcote Blue’ | Hidecote English Lavender2’ H x 3’ W
- Hesperaloe parviflora ‘Brakelights’ | Breaklights Red Yucca3’ H x 2’ W
- Punica granatum ‘Nana’ | Drawf Pomegranate3’ H x 3’ W
- Teucrium fruticans ‘Compactum’ | Compact Bush Germander3’ H x 3’ W
- Bouteloua gracilis ‘Blonde Ambition’ | Blonde Ambition Blue Grama2’ H x 2’ W
- Zauschneria californica | California Fuchsia3’ H x 3’ W

GROUNDCOVER

- Lantana sellowiana ‘Monswee’ | Lavender Swirl Trailing Lantana1 H x 5’ W
- Myoporum parvifolium ‘Fine Leaf Form’ | Fine-leaf Myoporum1 H x 6’ W
- Teucrium chamaedrys | Wall Germander1’ H x 2’ W
- Rosmarinus officinalis ‘Huntington Carpet’ | Huntington Carpet Rosemary1.5’ H x 6’ W
- Festuca glauca ‘Elijah Blue’ | Blue Fescue1’ H x 1’ W

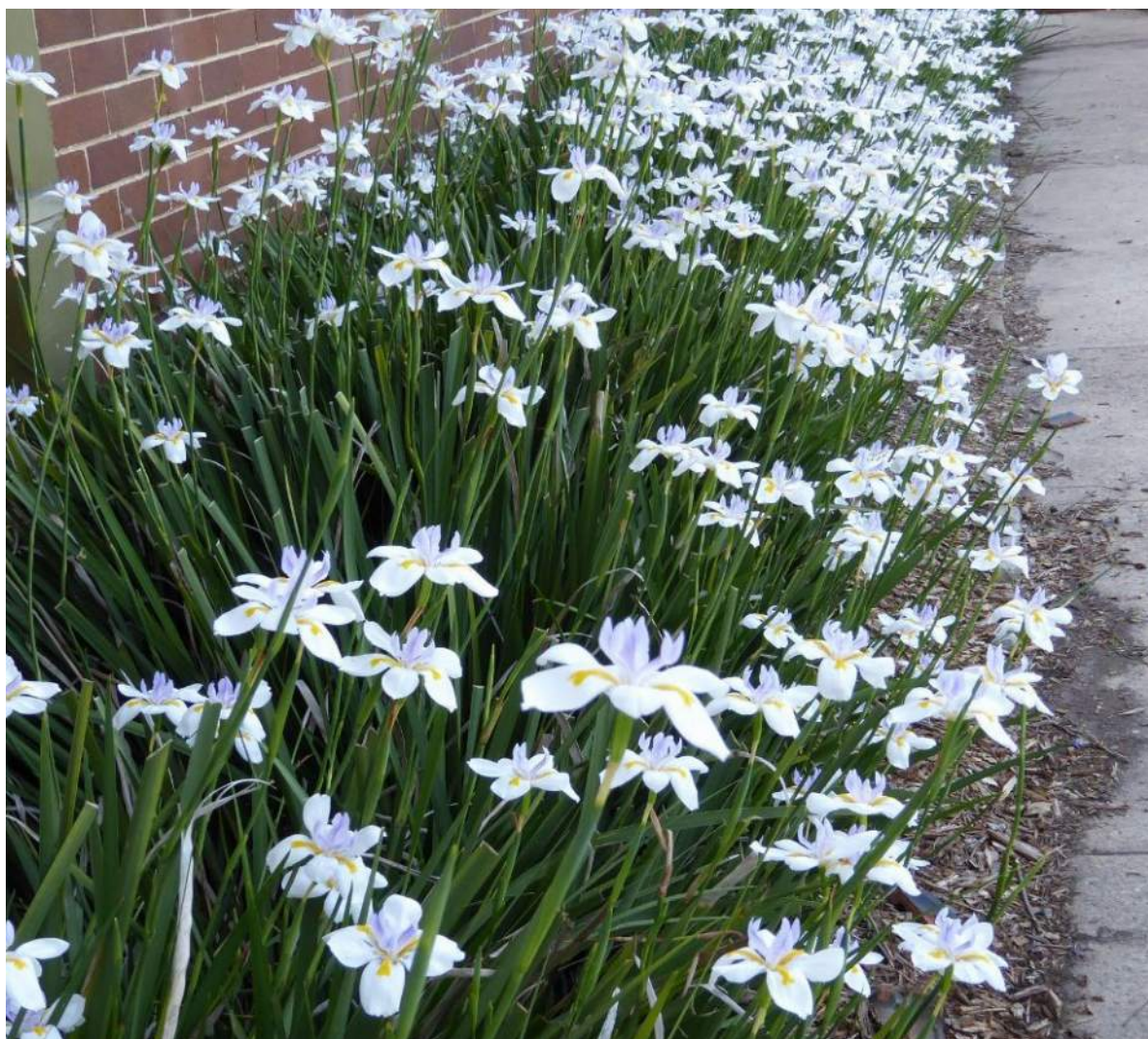
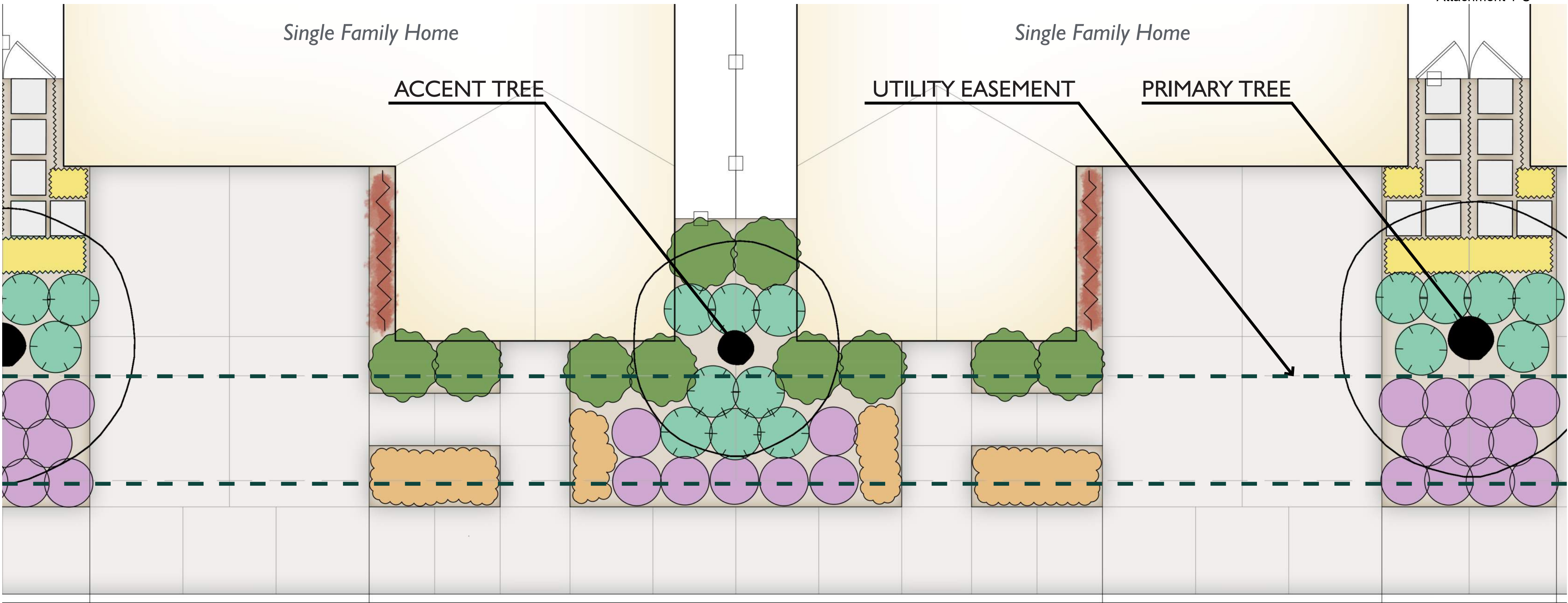
GROUNDCOVER AT BACK STEPPERS

- Thymus serpyllum ‘Elfin’ | Elfin Thyme.25’ H x 1’ W
- Thymus praecox ‘Albiflorus’ | White Moss Thyme1’ H x 1’ W
- Dymondia margaretae | Silver Carpet.5’ H x 2’ W

ESPALIER

- Malus domestica ‘Fuji’ | Fuji Apple Espalier
- Malus domestica ‘Honey crisp’ | Honey Crisp Apple Espalier

**colors denote category of planting, not color of specific plant species



TREES



Malus pumila 'Anna'
Apple



Olea europaea 'Monher'
Fruitless Olive



Quercus agrifolia
Coast Live Oak



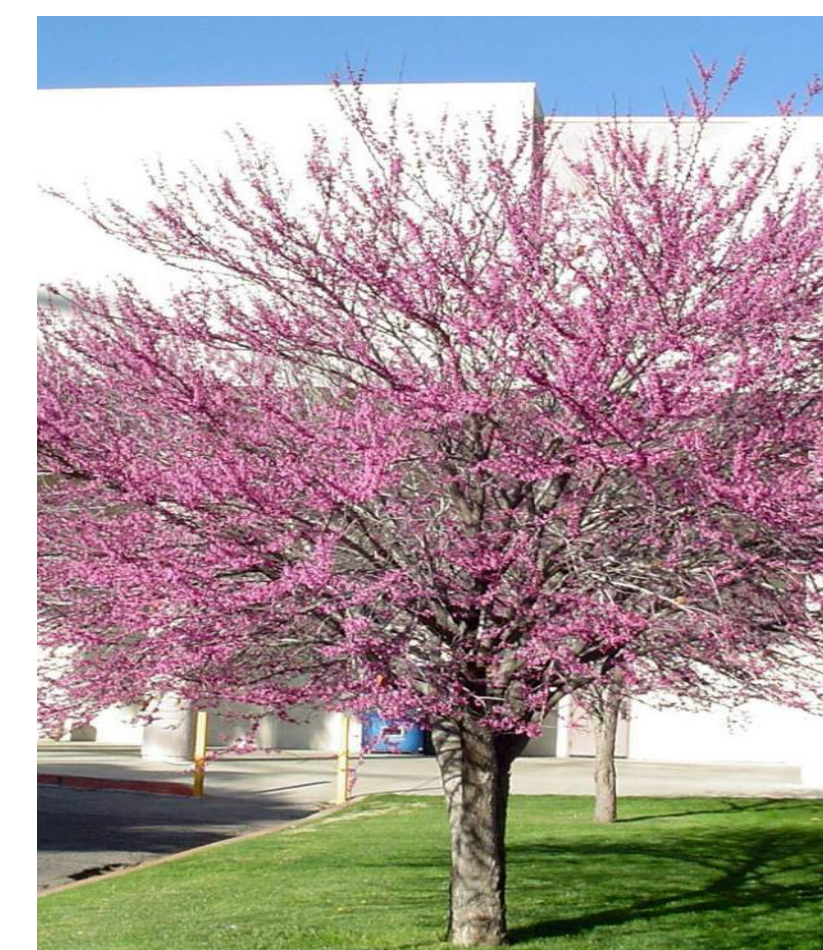
Pistacia chinensis
Chinese Pistache



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



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

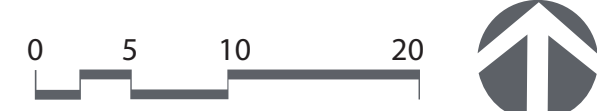
This list represents a sample of trees and shrubs for the residential neighborhood.

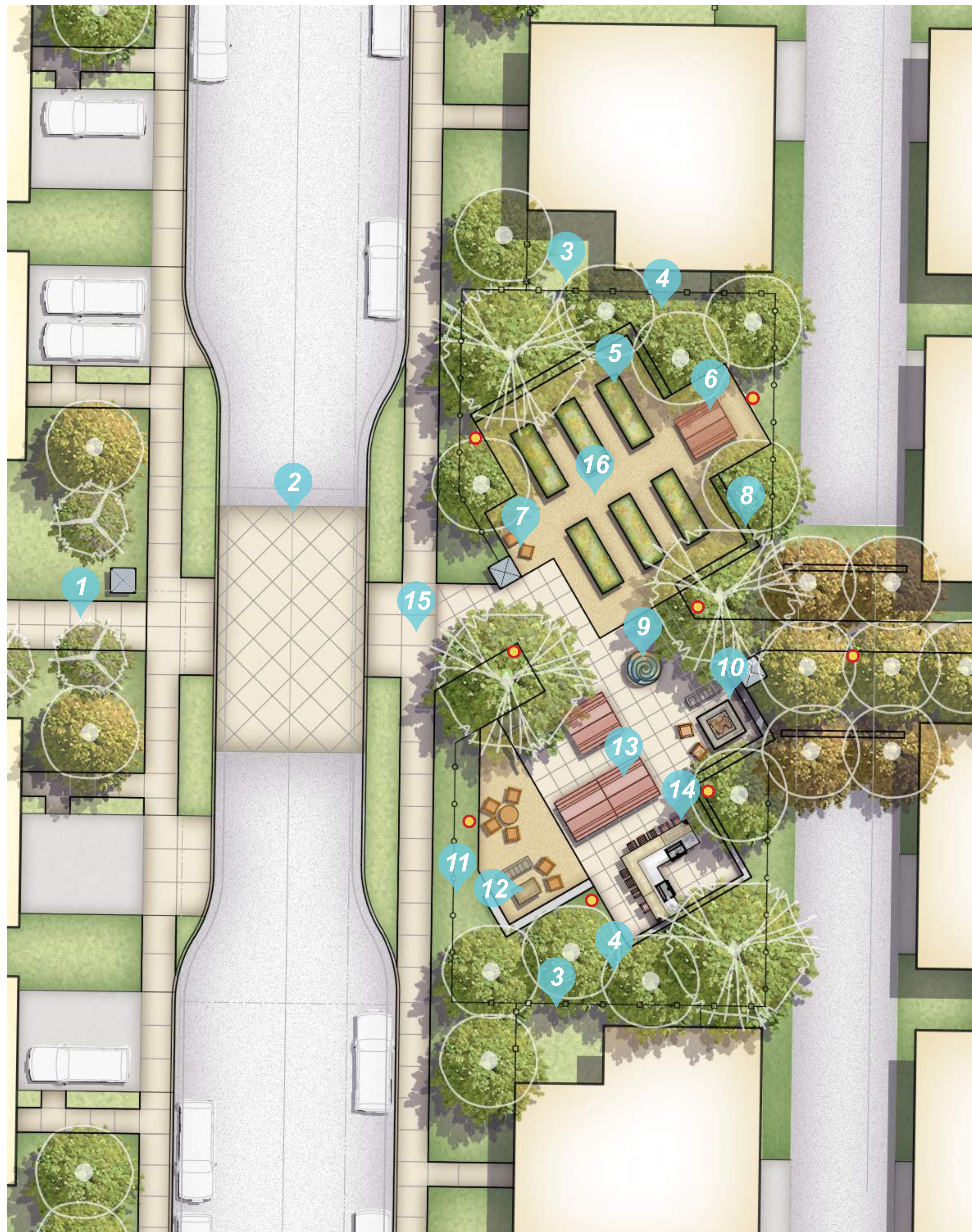


- 1 Buffer planting at homes
- 2 Decomposed granite
- 3 5-12 year old nature-inspired play
- 4 Large shade trees, typical
- 5 Lounge seating
- 6 Picnic tables
- 7 Concrete seatwall; finish: boardform
- 8 2-5 year old nature-inspired play
- 9 View fence
- 10 Screen fence
- 11 Pedestrian concrete



● Rialta Bollard Light
Model: RT4xx
MFR: Sternberg Lighting



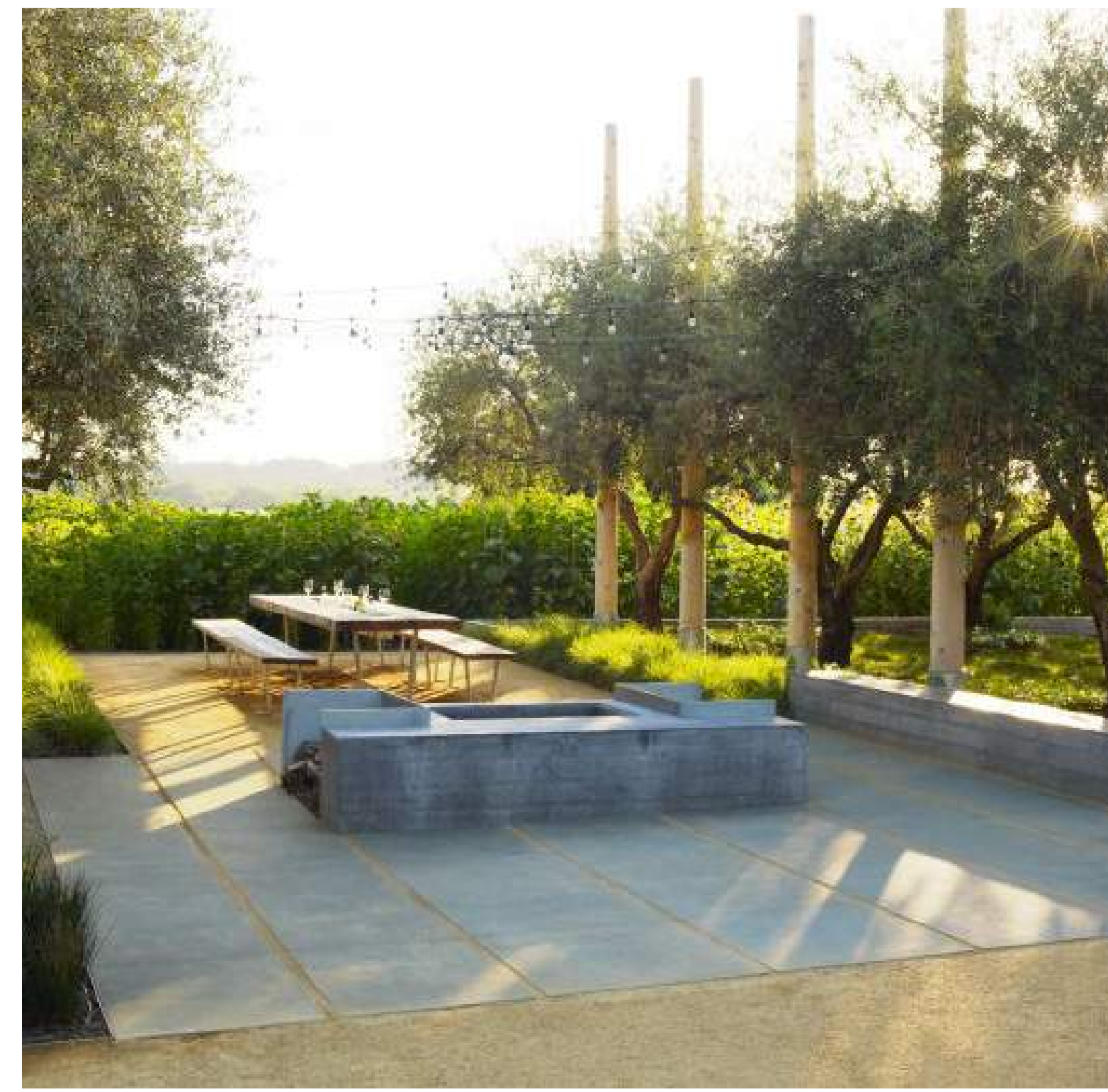


- 1 Pedestrian connection to linear park
- 2 Bulbout and stamped asphalt at crossing
- 3 Screen fence, typ.
- 4 Landscape buffer adjacent to homes, both sides
- 5 Community garden with raised planter beds
- 6 Picnic table
- 7 Small group lounge seating area
- 8 Concrete seatwall; finish: boardform

- 9 Focal Point: Sculpture, potted plant, or message kiosk
- 10 Fire pit community space
- 11 View fence, typ.
- 12 Large group lounge seating
- 13 Large group dining
- 14 Grilling island with bar-height seating
- 15 Pedestrian concrete
- 16 Decomposed granite



● Rialta Bollard Light
Model: RT4xx
MFR: Sternberg Lighting



RESIDENTIAL SITE FURNISHINGS



Harvest Picnic Table (dining height) + Bench
Color: Red Apple
MFR: Landscape Forms



Concrete Seatwall; boardform finish
Poured In Place



Lakeside Bench
Color: DSTMA Wood | Titanium
MFR: Landscape Forms



Cordia Littler & Recycling Receptacle
Color: Argento
MFR: Forms + Surfaces



Rialta Bollard Light
Model: RT4xx
MFR: Sternberg Lighting



Outdoor Adirondack Chair
MFR: Thomas Steele

OPEN SPACE SITE FURNISHINGS



Harvest Picnic Table (dining height) + Bench
Color: Red Apple
MFR: Landscape Forms



Concrete Seatwall; boardform finish
Poured In Place



Cordia Littler & Recycling Receptacle
Color: Argento
MFR: Forms + Surfaces



Rialta Bollard Light
Model: RT4xx
MFR: Sternberg Lighting

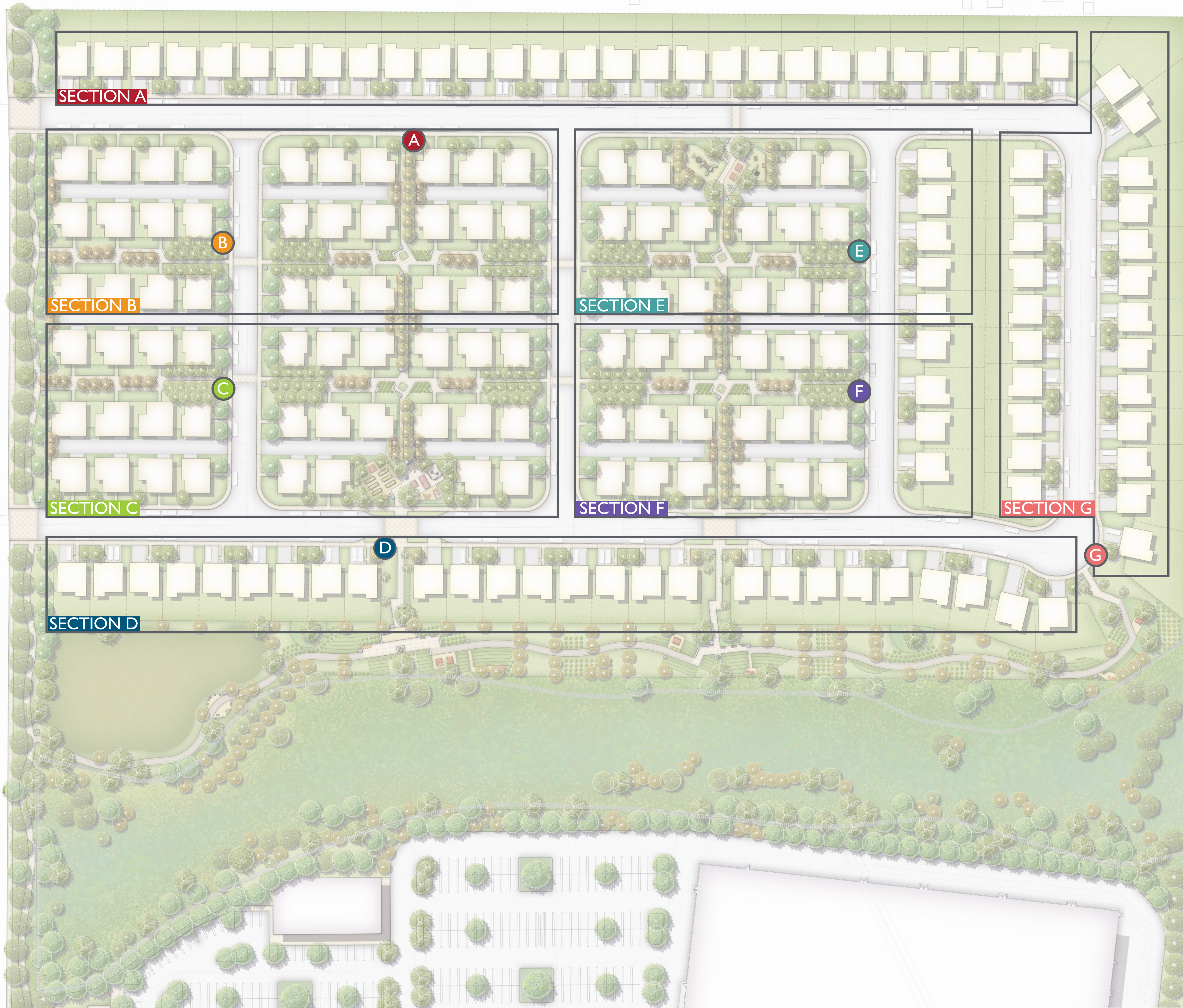


Modern Adirondack Chair
Color: Sunset Red
MFR: Polywood



Granite Seat Pads

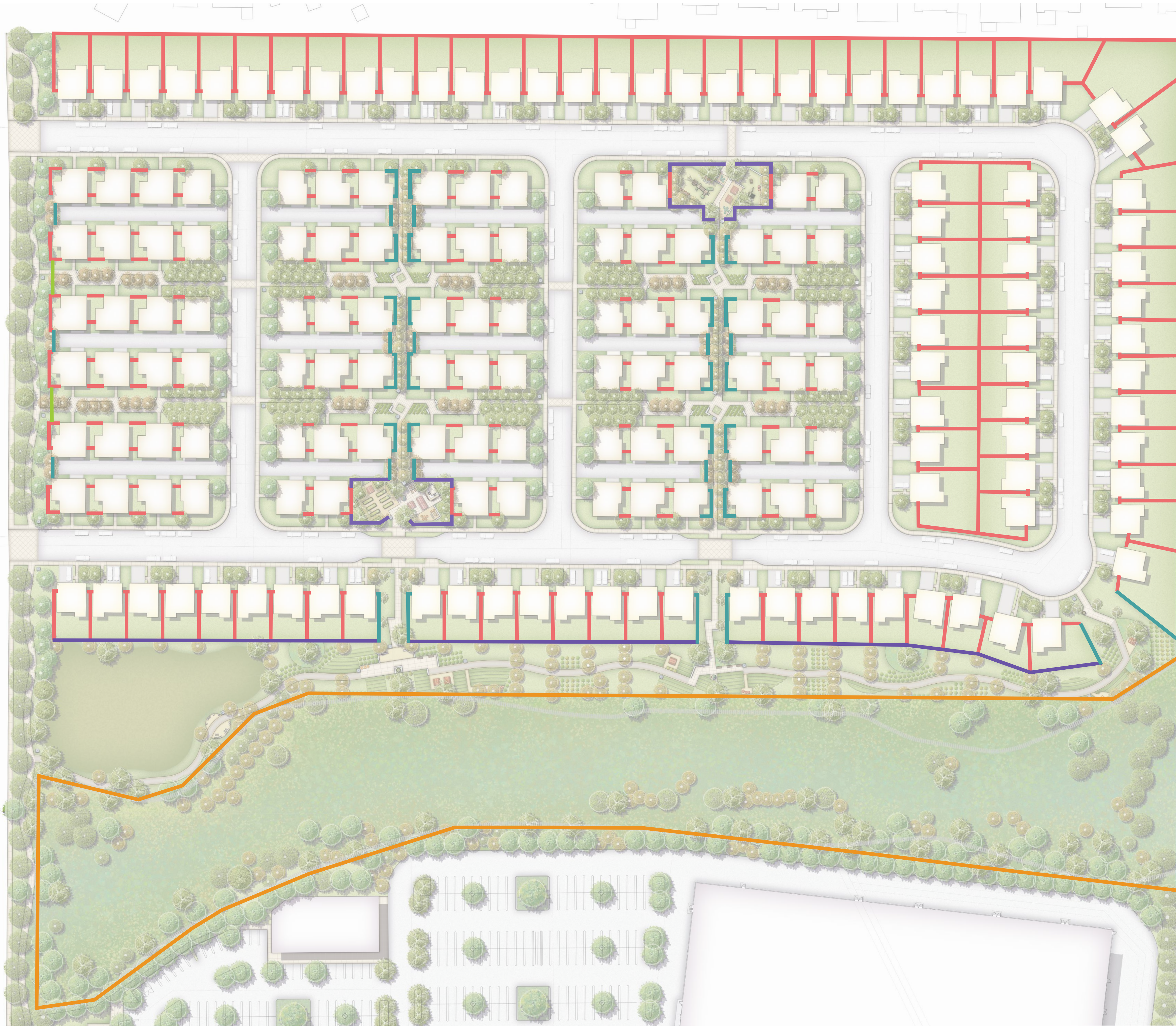
TURNER PARKWAY



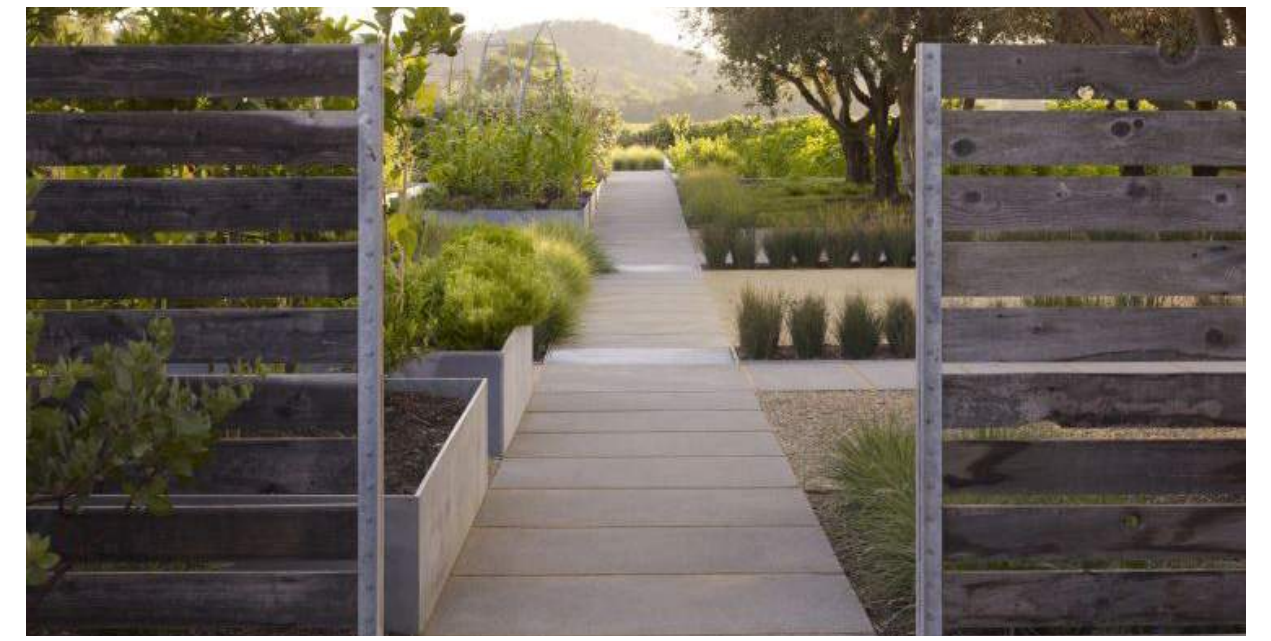
- A** 28 units: one 16 door unit & one 12 door unit
 - B** 30 units: two 16 door units
 - C** 28 units: one 16 door unit & one 12 door unit
 - D** 26 units: two 13 door units
 - E** 21 units: one 13 door unit & one 8 door unit
 - F** 22 units: two 12 door units
 - G** 23 units: two 12 door units
- Each mailbox location will include a recycling receptacle



TURNER PARKWAY



Paseo Fence



Horizontal Screen Fence



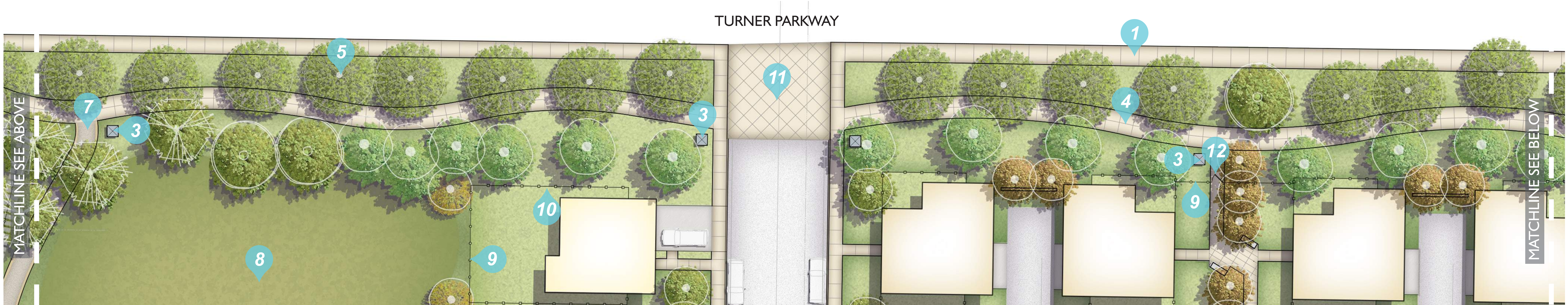
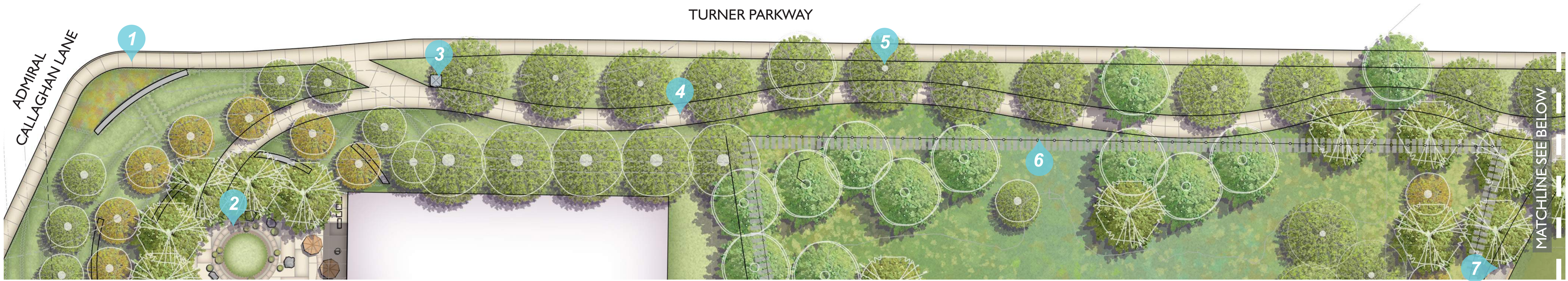
View Fence



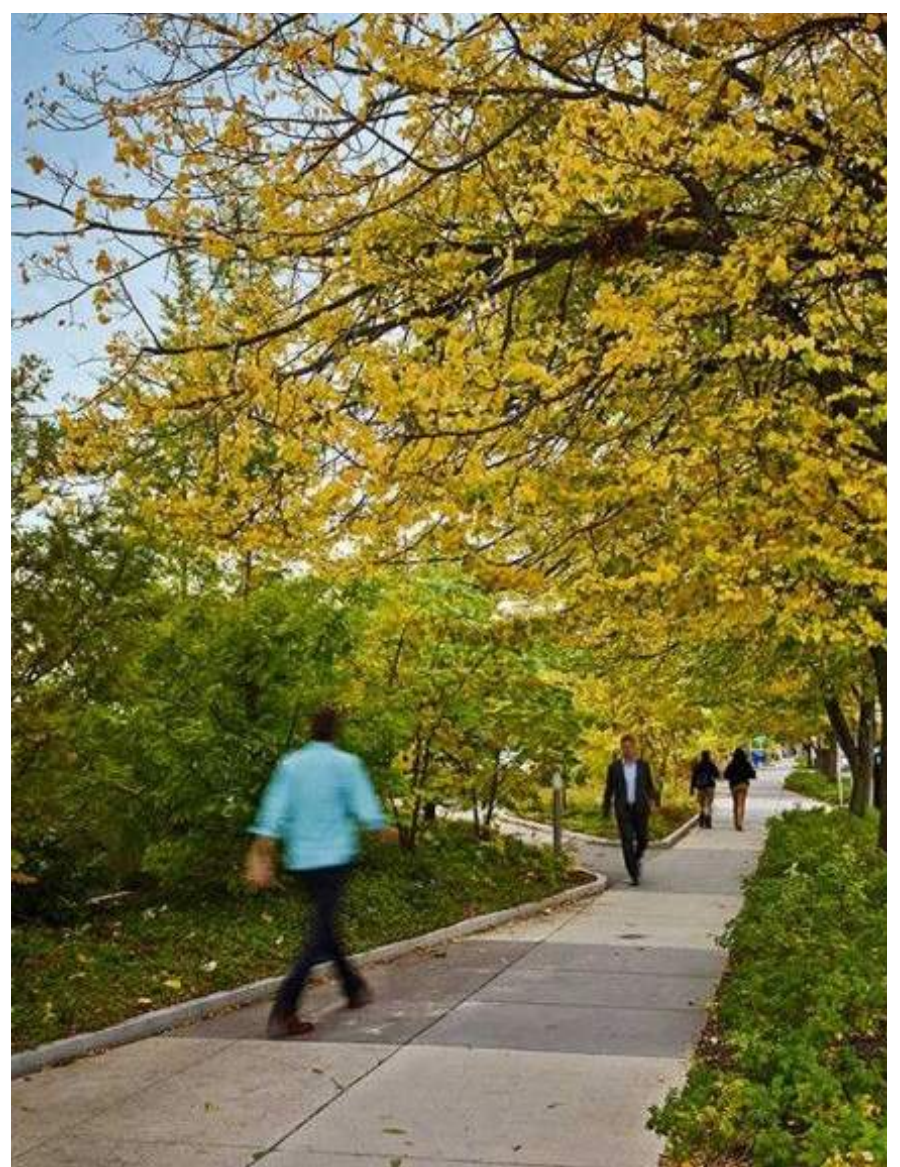
Screen Fence



Split Rail Fence



- 1 Existing sidewalk, typ.
- 2 Retail Plaza, See L4. I
- 3 Stone markers define entries, typ.
- 4 8' 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 8' wide pedestrian connection to Linear Park
- 8 Stormwater treatment area, see sheet L3.2
- 9 View fence, typ.
- 10 Screen fence, typ.
- 11 Stamped asphalt at crossing
- 12 Pedestrian entry gate to residential paseos from public walk



TURNER PARKWAY



- 1** Gateway marker, typ.
- 2** Existing sidewalk
- 3** Wood split rail fence at wetland edge
- 4** 8' concrete path, see sheet L3.0
- 5** Stormwater treatment area, see sheet L3.2
- 6** Stormwater overlook with seat pads, typ.
- 7** 8' wide trail: 6' wide asphalt with 1' wide DG* edges
- 8** Wetland view fence, split rail wood style, typ.
- 9** Tree and shrub planting soften Costco & parking
- 10** 8' wide concrete entry walk to linear park from neighborhood, typ.
- 11** Ornamental & edible planting in agrarian-style rows
- 12** Bench seating, typ.
- 13** Fruit & nut trees at neighbor property lines, typ.
- 14** Gateway focal point
- 15** Picnic tables, typ.
- 16** Lounge seating nodes, typ.
- 17** Wetland open space with native planting
- 18** Wetland setback line
- 19** Concrete seatwall

* DG is decomposed granite



0 20 40 80





- 1 Existing sidewalk typ.
- 2 Wetland setback
- 3 8' wide trail: 6' wide asphalt with 1' wide DG edges
- 4 Stone markers define entries, typ.
- 5 8' concrete path, see sheet L3.0
- 6 Wetland open space with native planting
- 7 Wood split rail fence, typ.
- 8 Edges of basin planted with rushes, flaxes, and grasses
- 9 Stormwater treatment area, basin is unplanted
- 10 Screen fence, typ.
- 11 View fence, typ.
- 12 Stormwater treatment area overlook
- 13 Granite seat pads



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



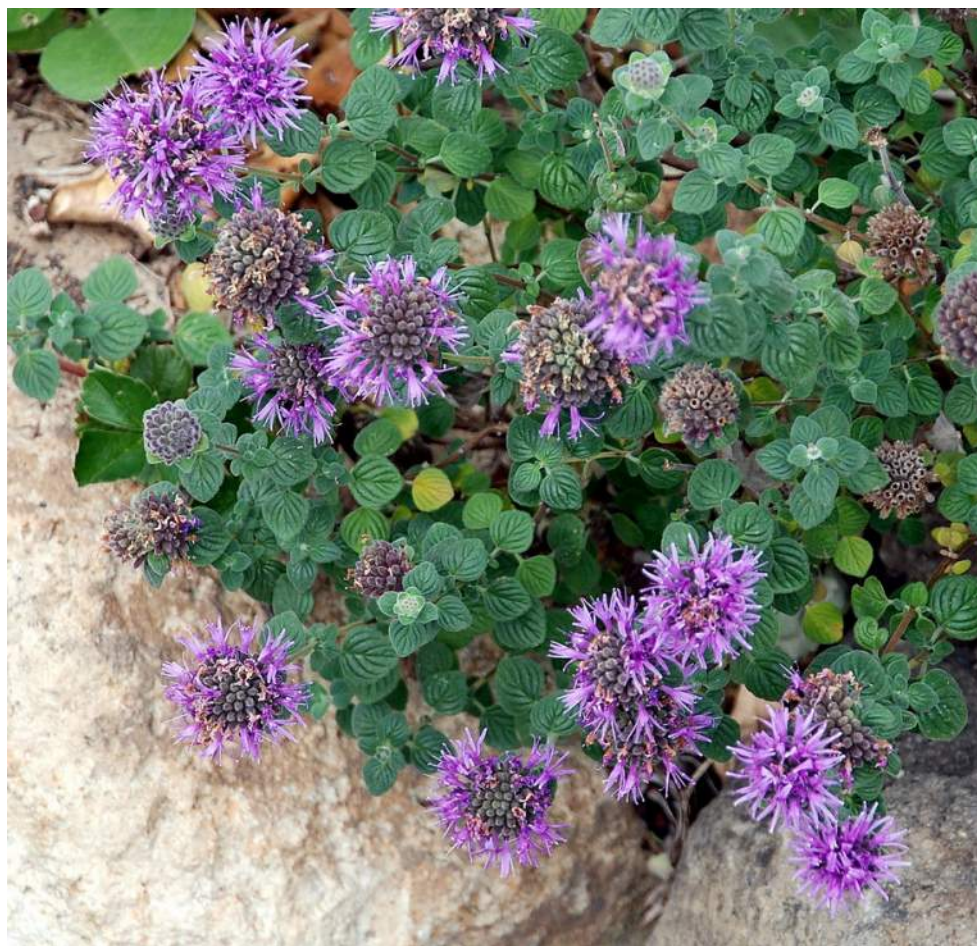
Festuca californica
California Fescue



Frangula californica 'Mound San Bruno'
Mound San Bruno Coffee



Lupinus arboreus
Bush Lupine



Monardella villosa
Coyote Mint



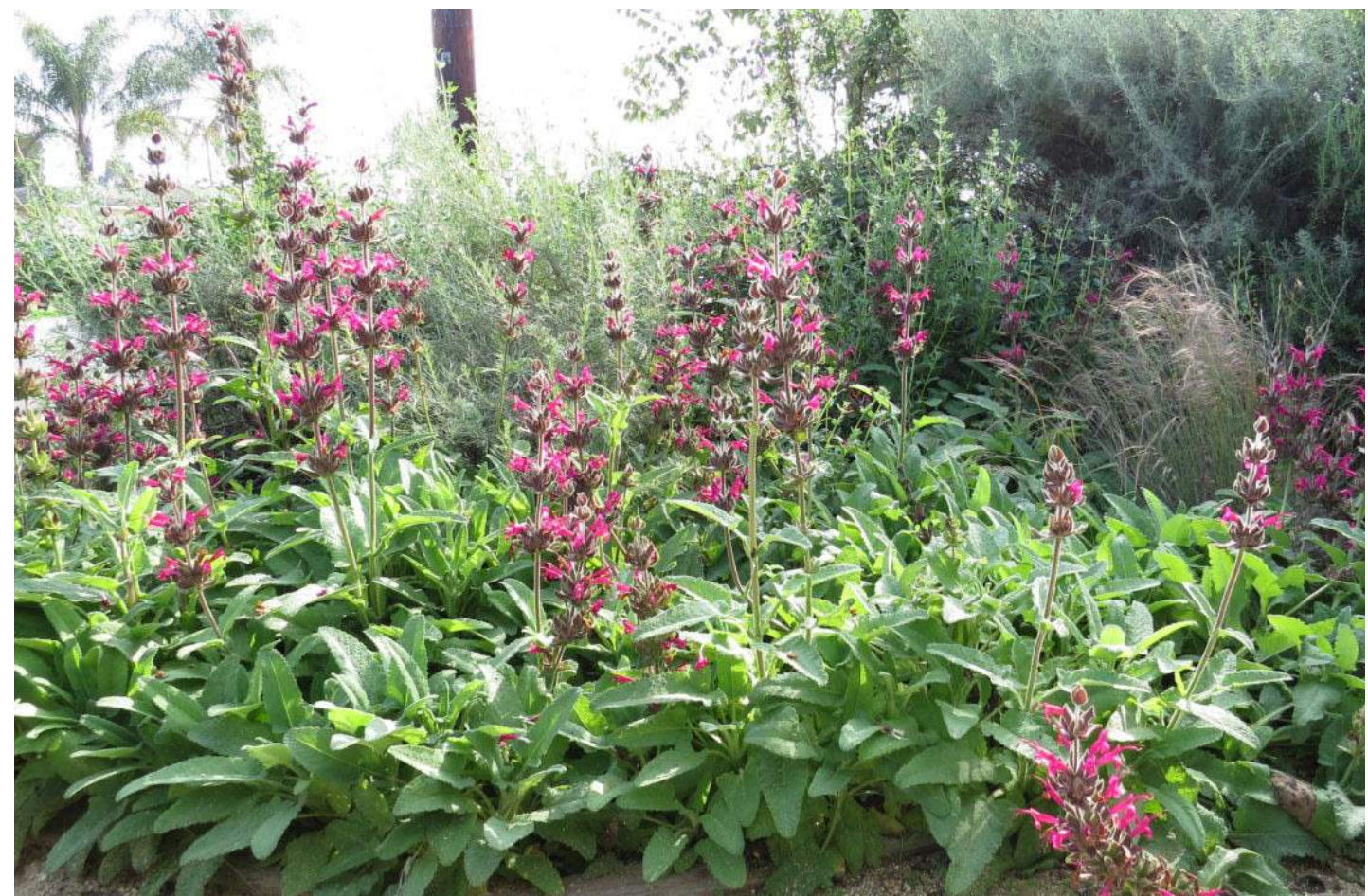
Muhlenbergia rigens
Deer Grass



Penstemon centranthifolius
Scarlet Bugler



Salvia bee's bliss
Creeping Sage

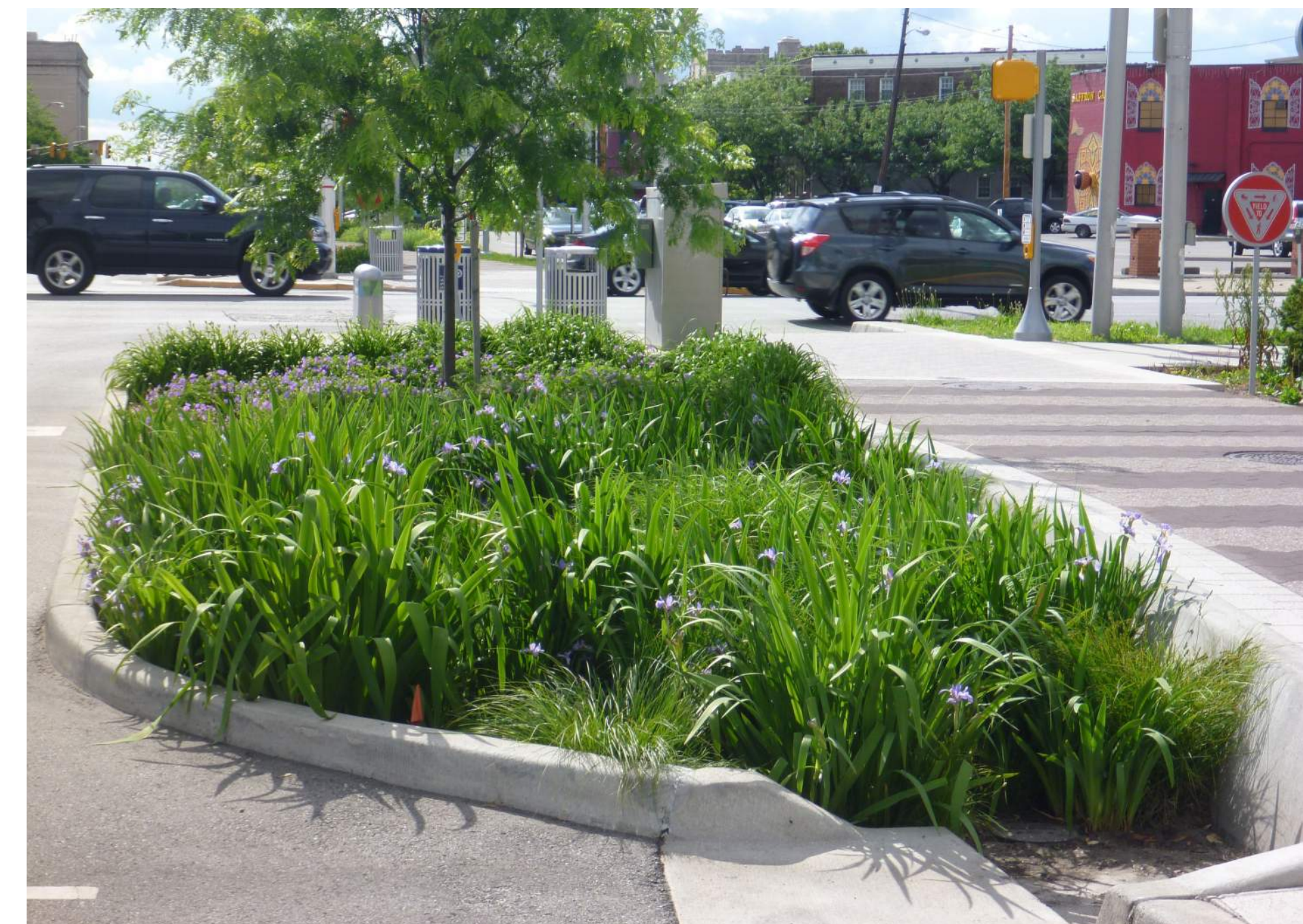


Salvia spathacea
Hummingbird Sage

This list represents species selected by the project environmental consultants: WRA, Inc.



- 1 8' 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



TURNER PARKWAY



- 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 8' 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



TREES



Acer Buergerianum
Trident Maple



Celtis sinensis
Chinese Hackberry



Fraxinus angustifolia 'Raywood'
Raywood Ash



Ginkgo biloba (male)
Ginkgo



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.



FRONT ELEVATION 1A

FRONT ELEVATION 2B

FRONT ELEVATION 3C



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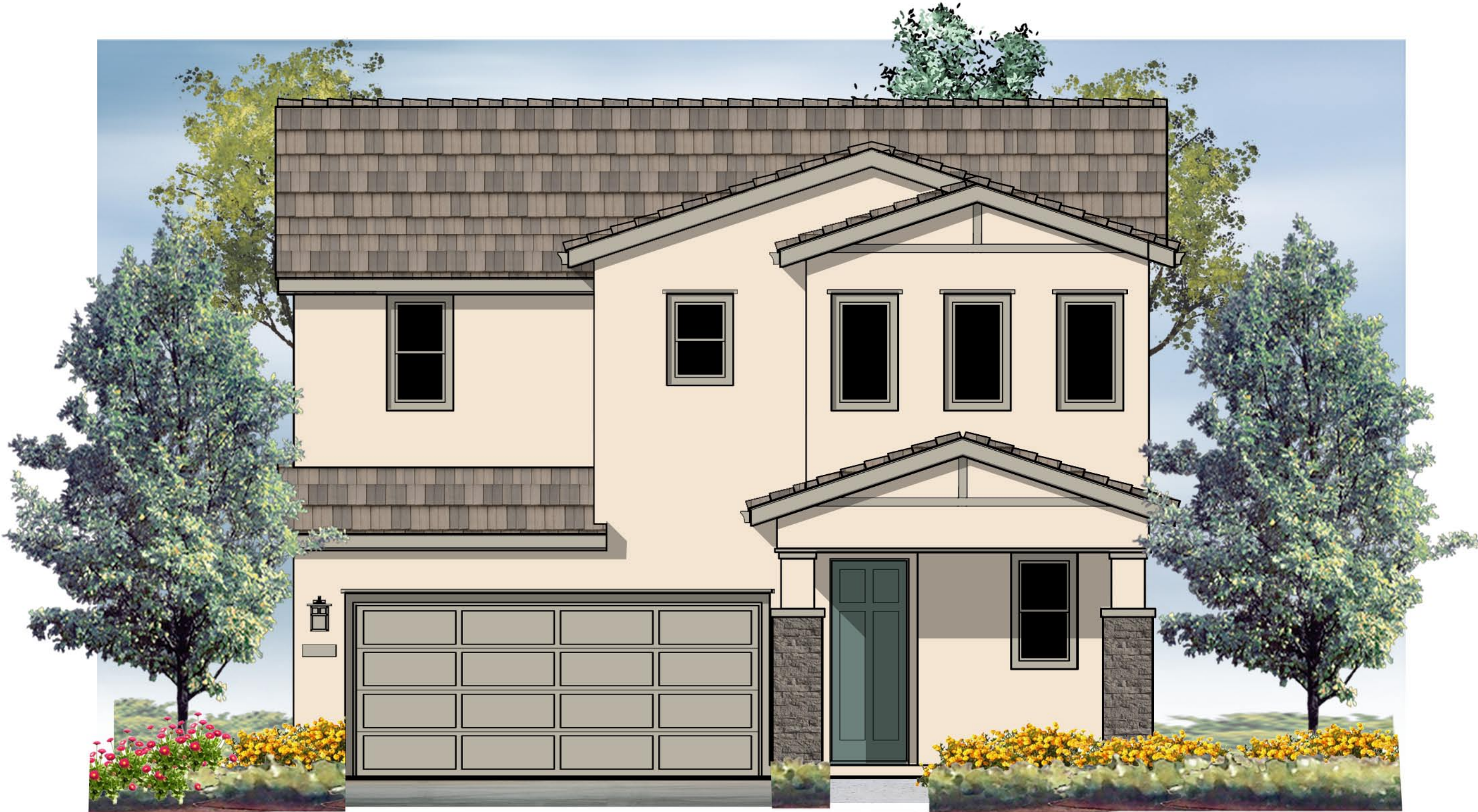
Lewis Community Developers
A Member of the Lewis Group of Companies

FAIRVIEW 40'x85'
Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
DECEMBER 18, 2019

COVER SHEET

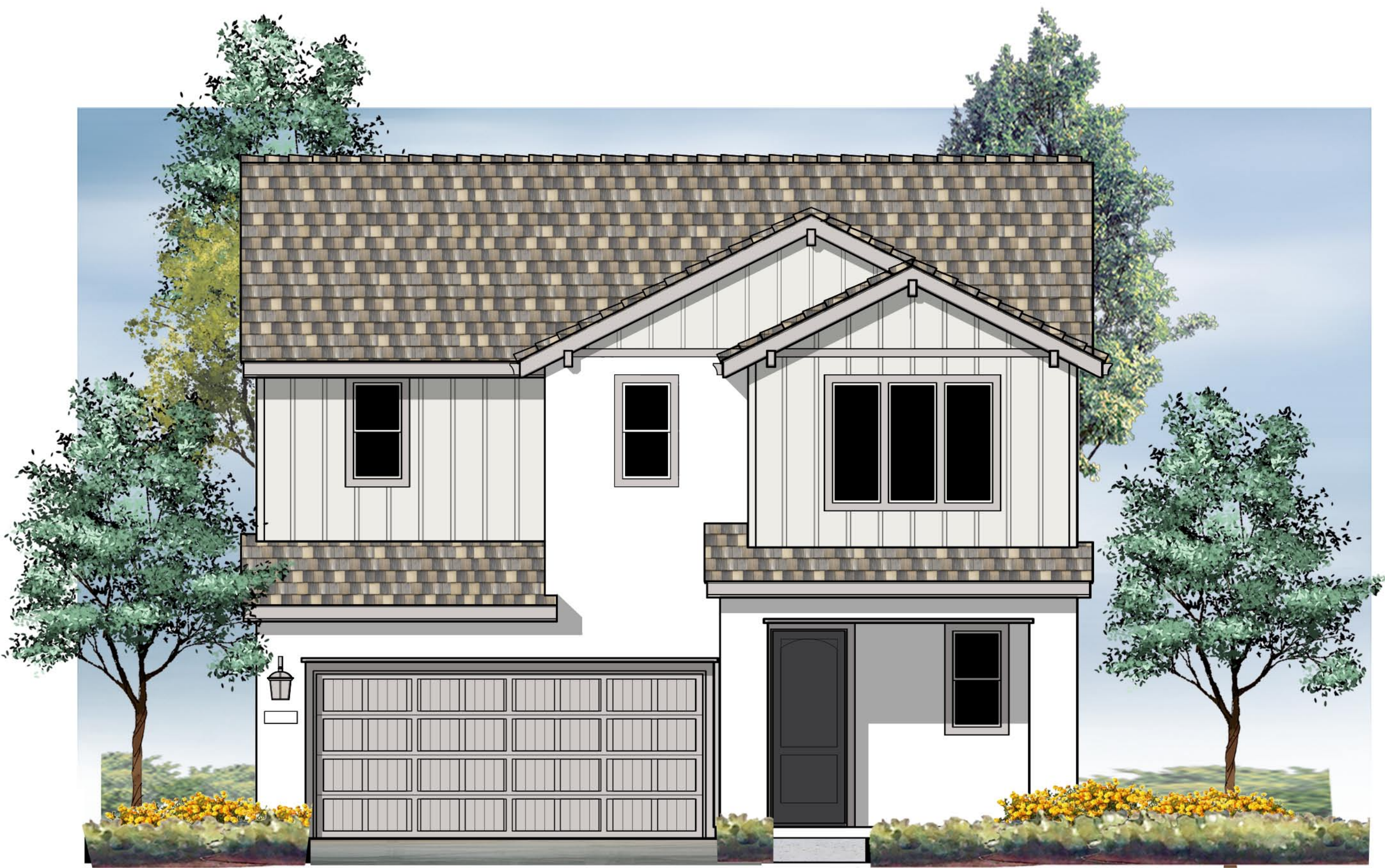
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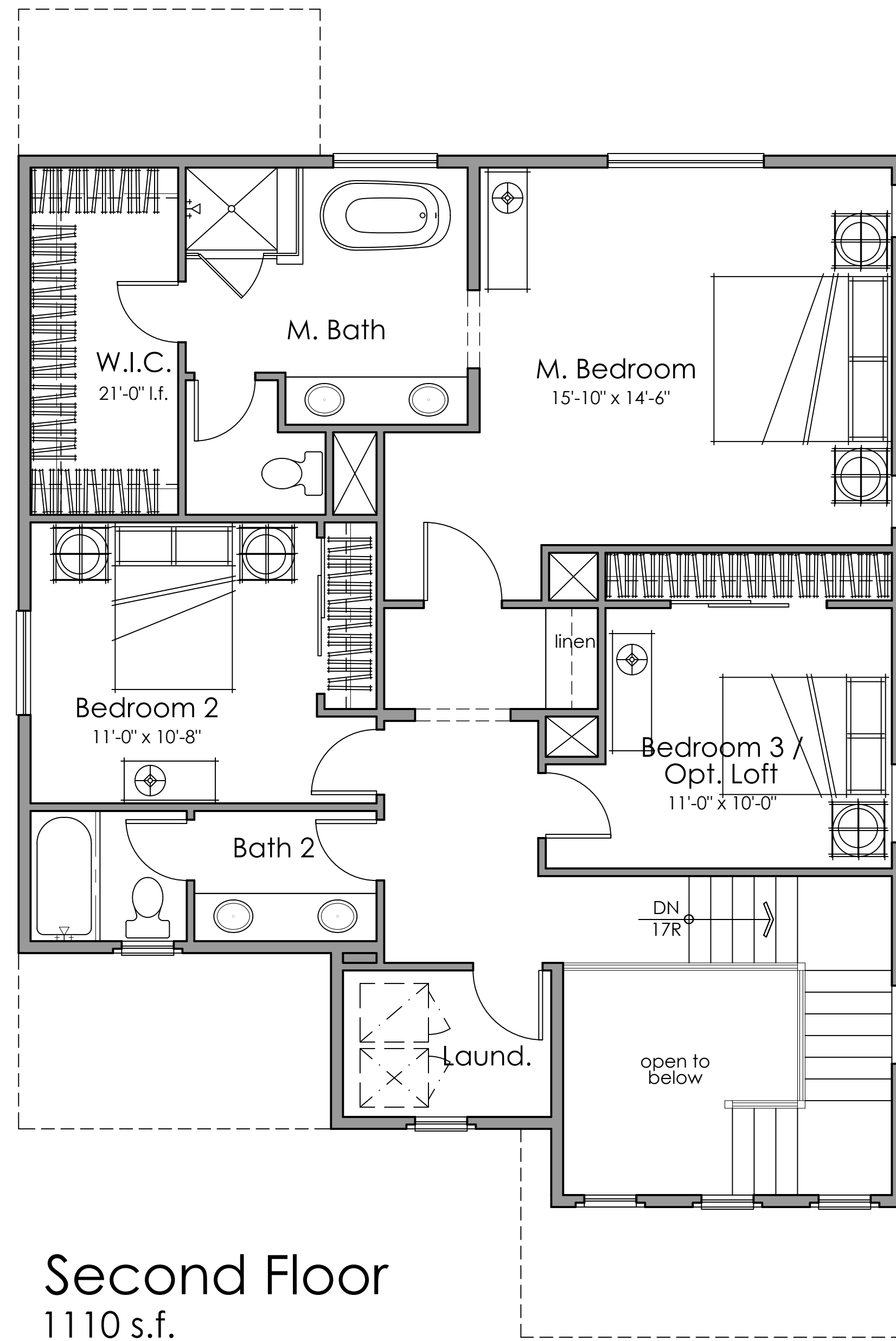
Front Elevation 1A



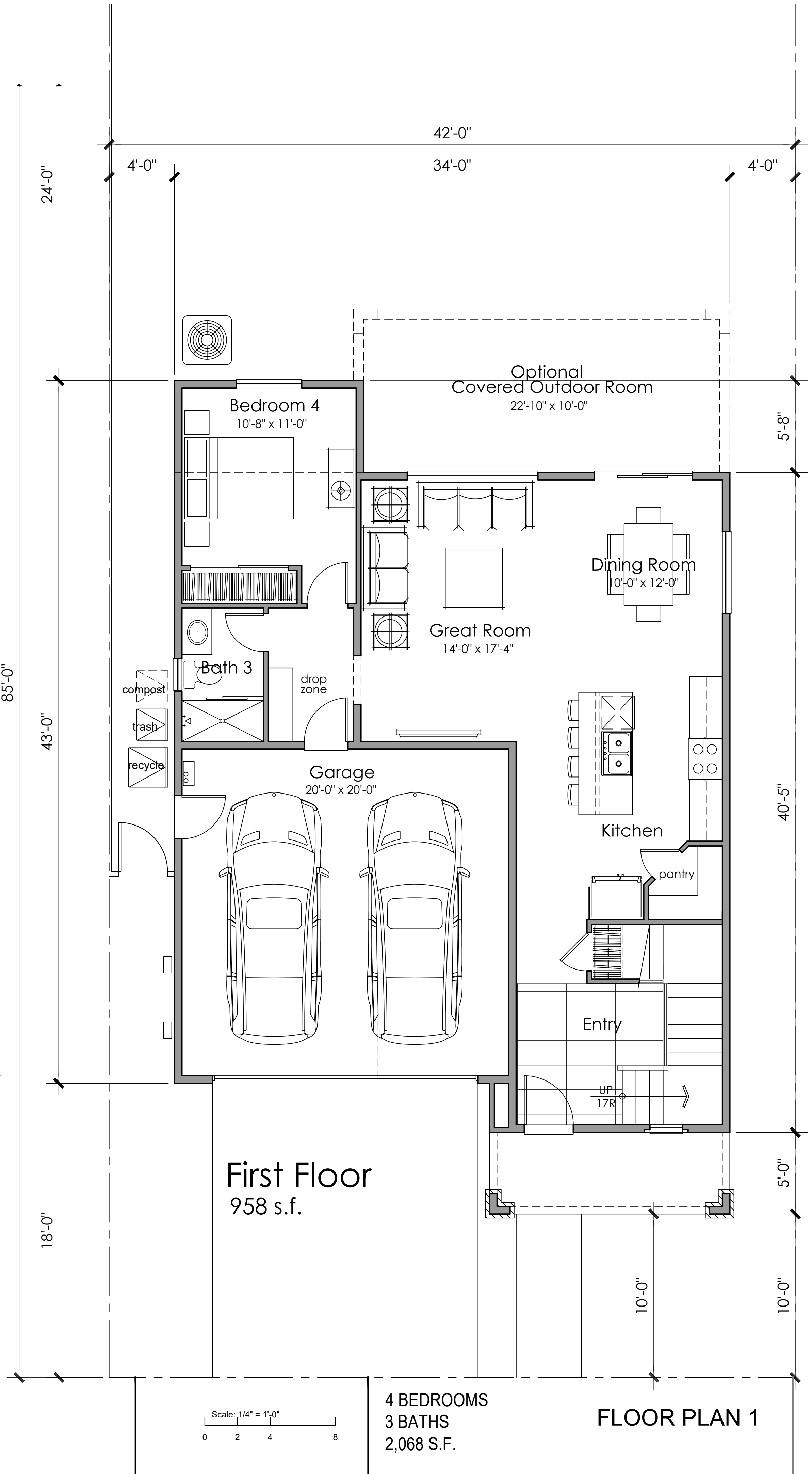
Front Elevation 1B



Front Elevation 1C



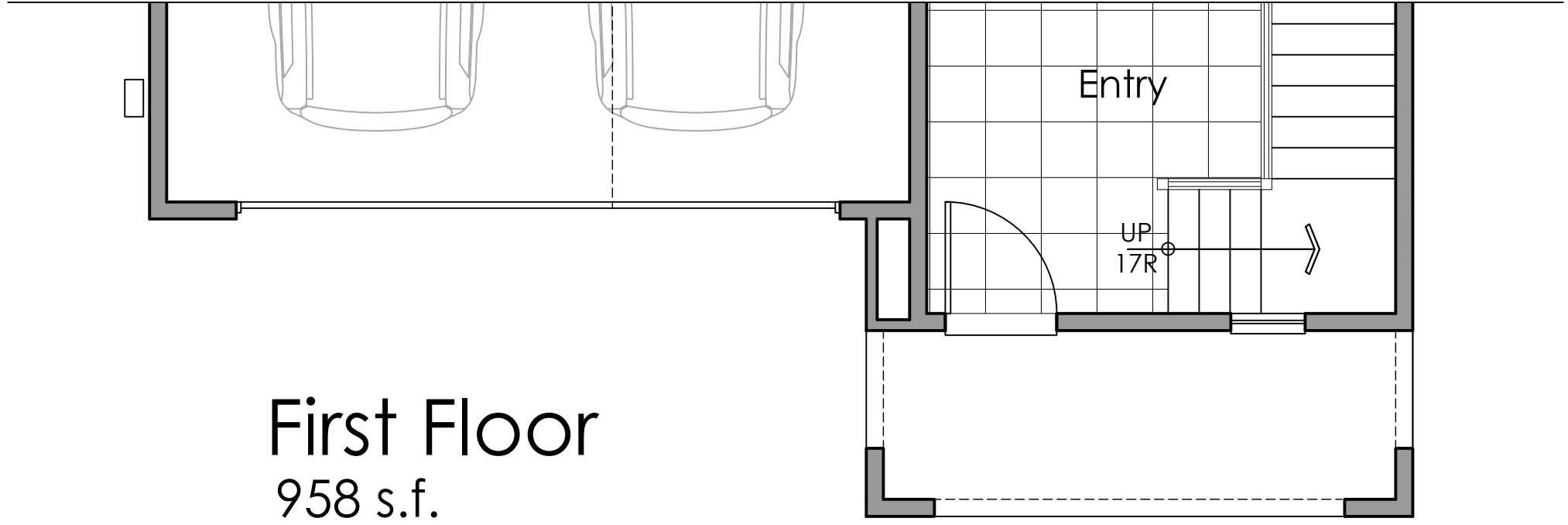
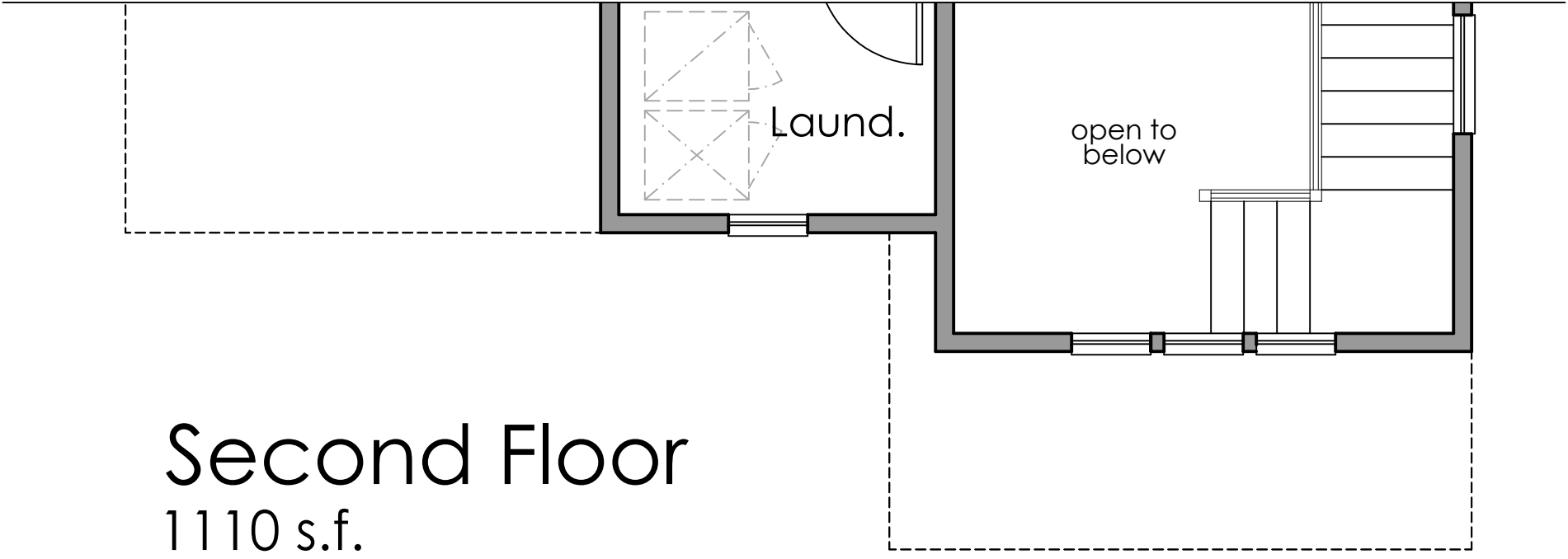
Lot Coverage - 42x85 = 3,570 s.f.	
1st Floor:	958 s.f.
Garage:	419 s.f.
Porch:	74 s.f.
Total:	1,451 s.f.
Lot Coverage:	41%



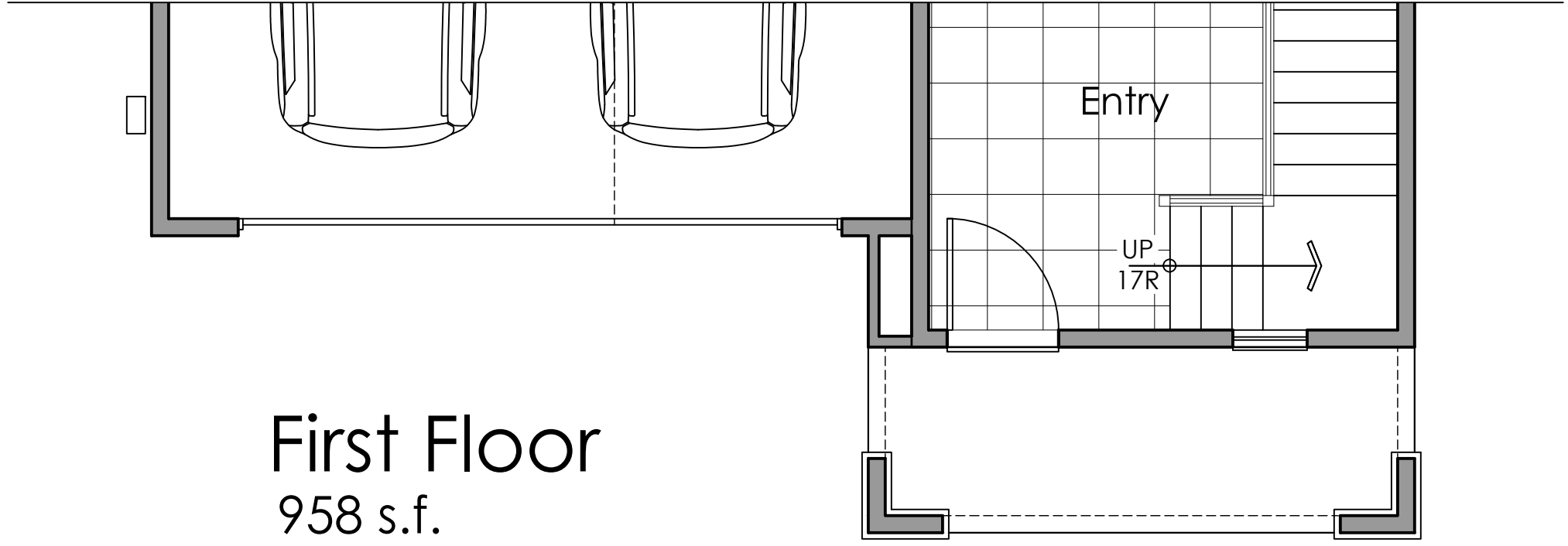
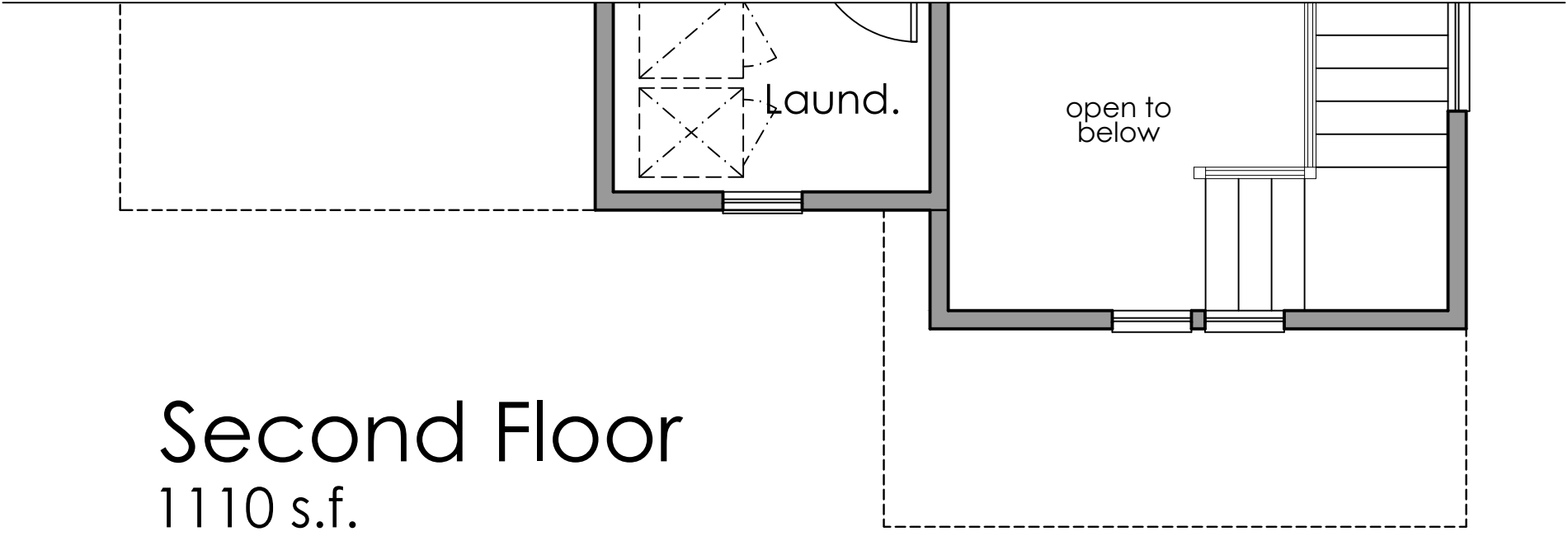
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0 2 4 8

4 BEDROOMS
3 BATHS
2,068 S.F.

FLOOR PLAN 1



1C - Addenda



1B - Addenda



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Scale: 1/4" = 1'-0"
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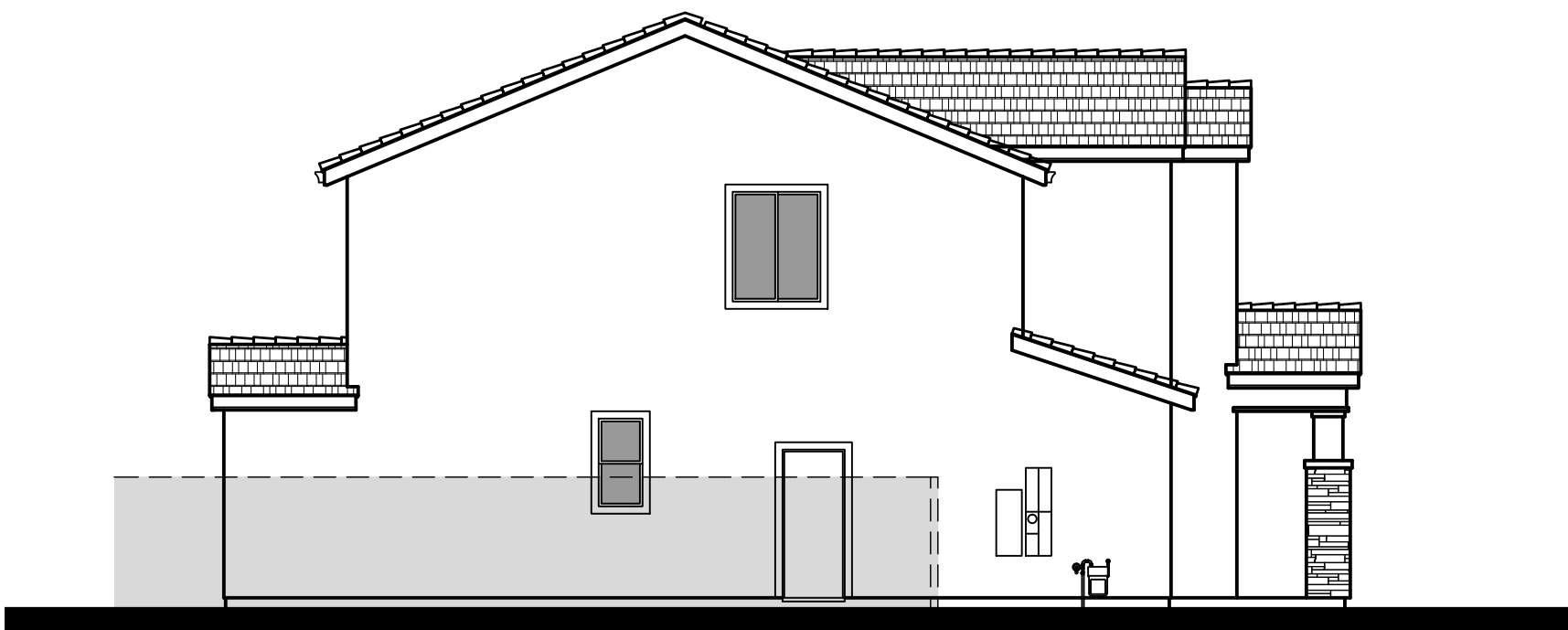
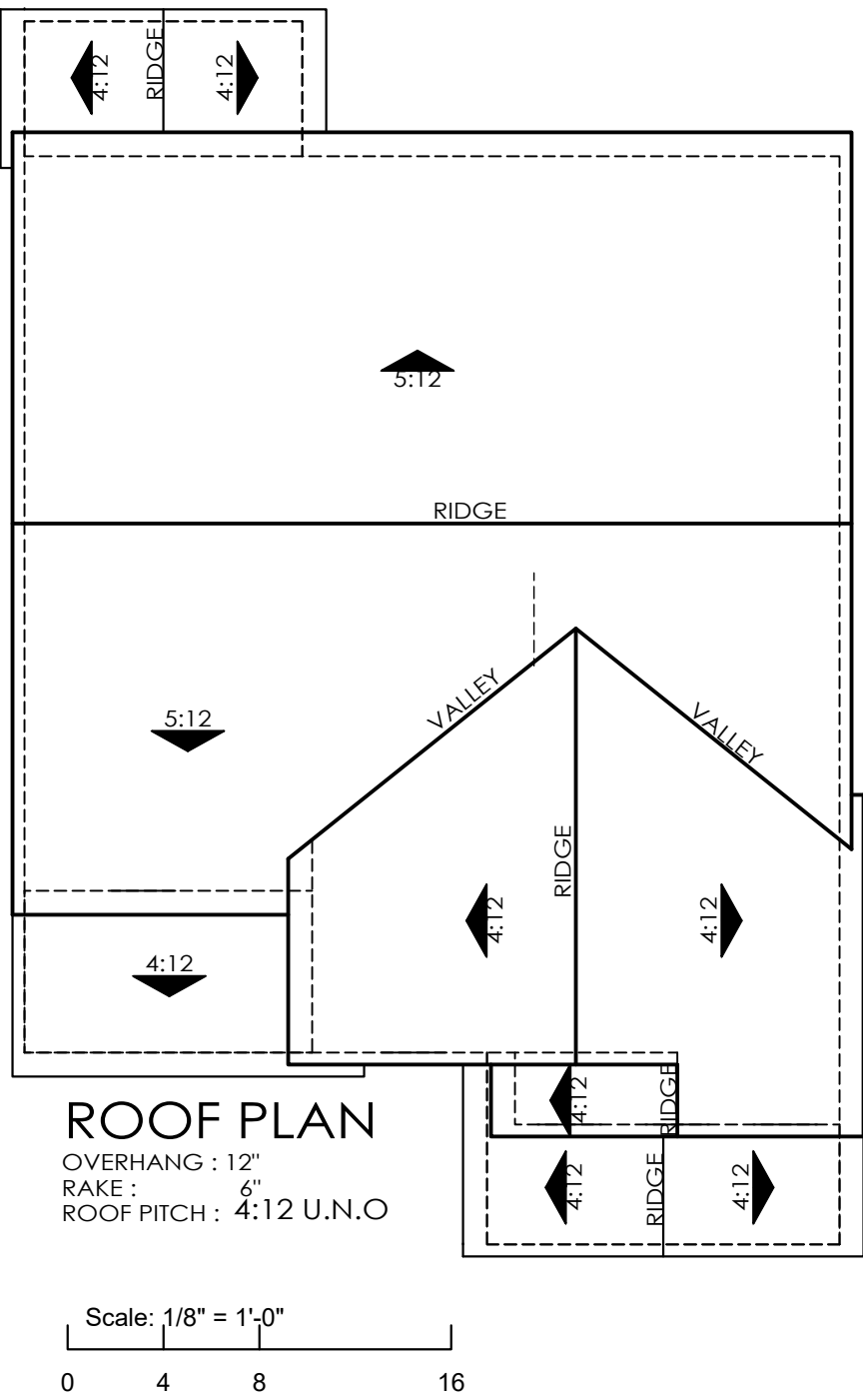
PLAN 1 ADDENDA

A1.1.1

1A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer

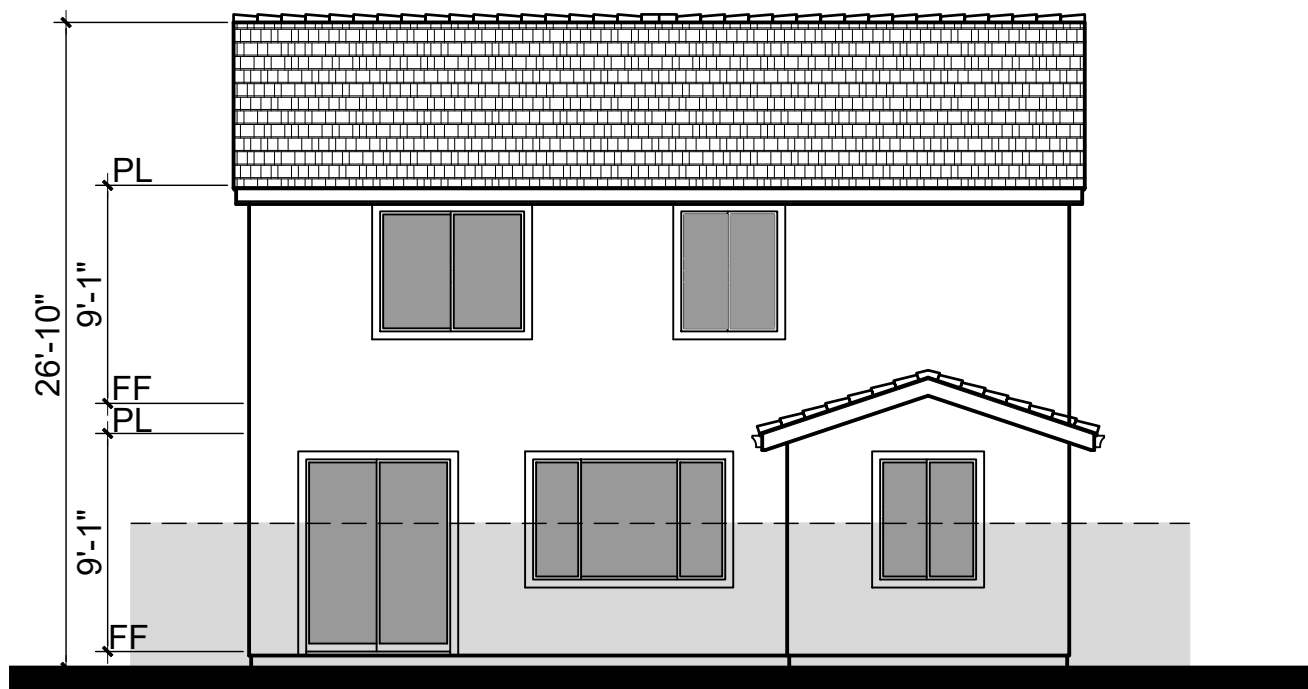


Front Elevation 1A



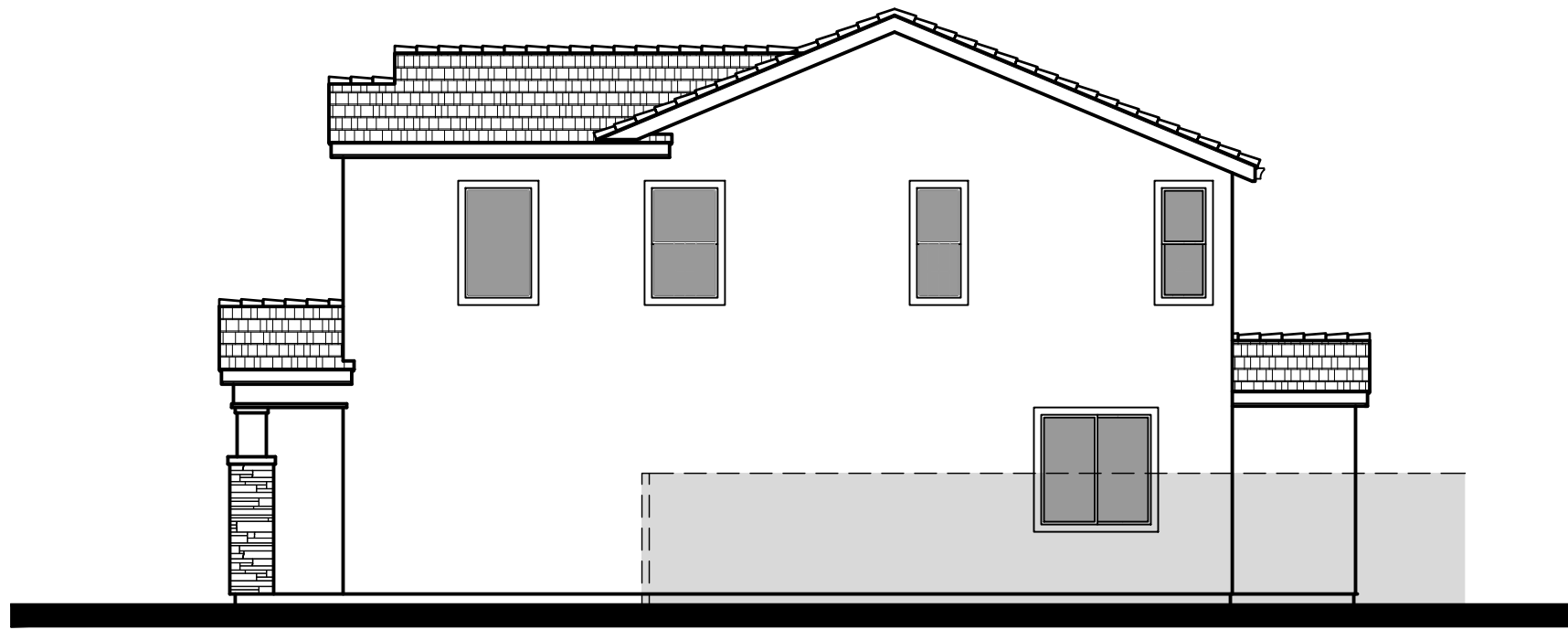
Left Elevation

Scale: 1/8" = 1'-0"



Rear Elevation

Scale: 1/8" = 1'-0"



Right Elevation

Scale: 1/8" = 1'-0"



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Scale: 1/4" = 1'-0"

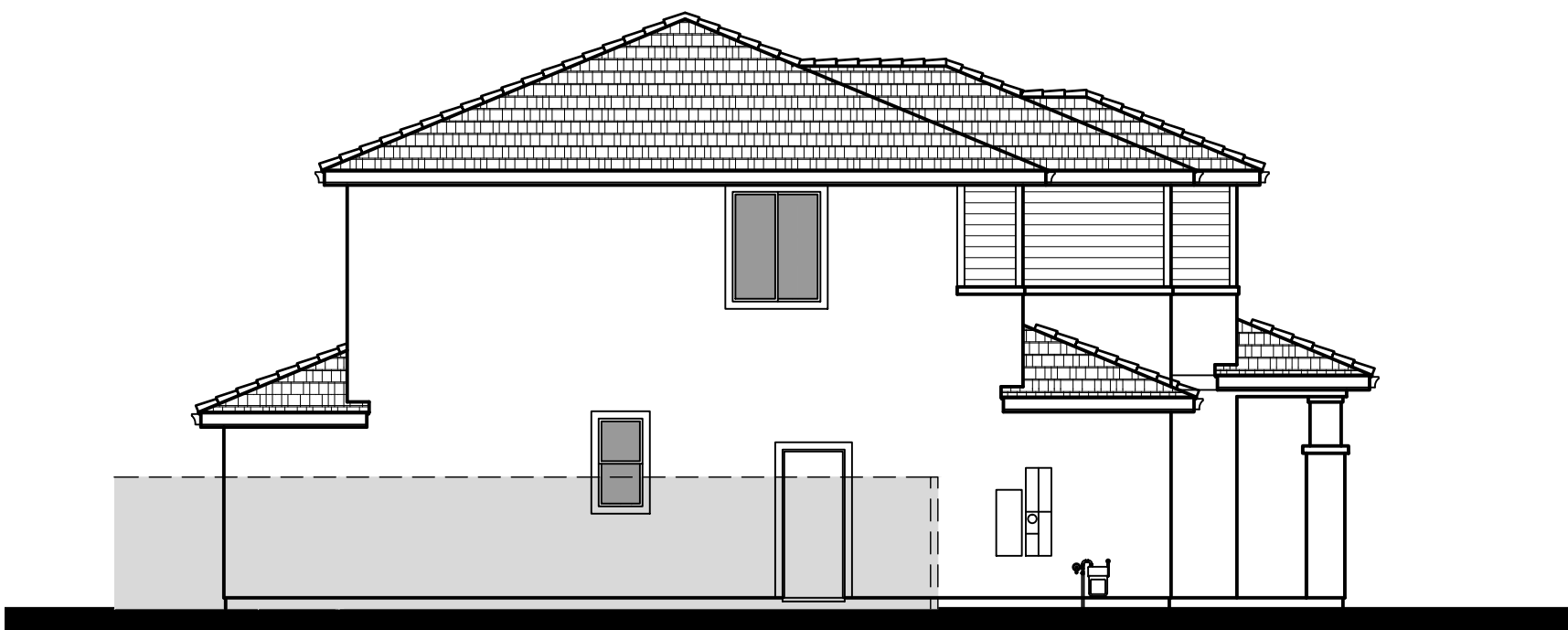
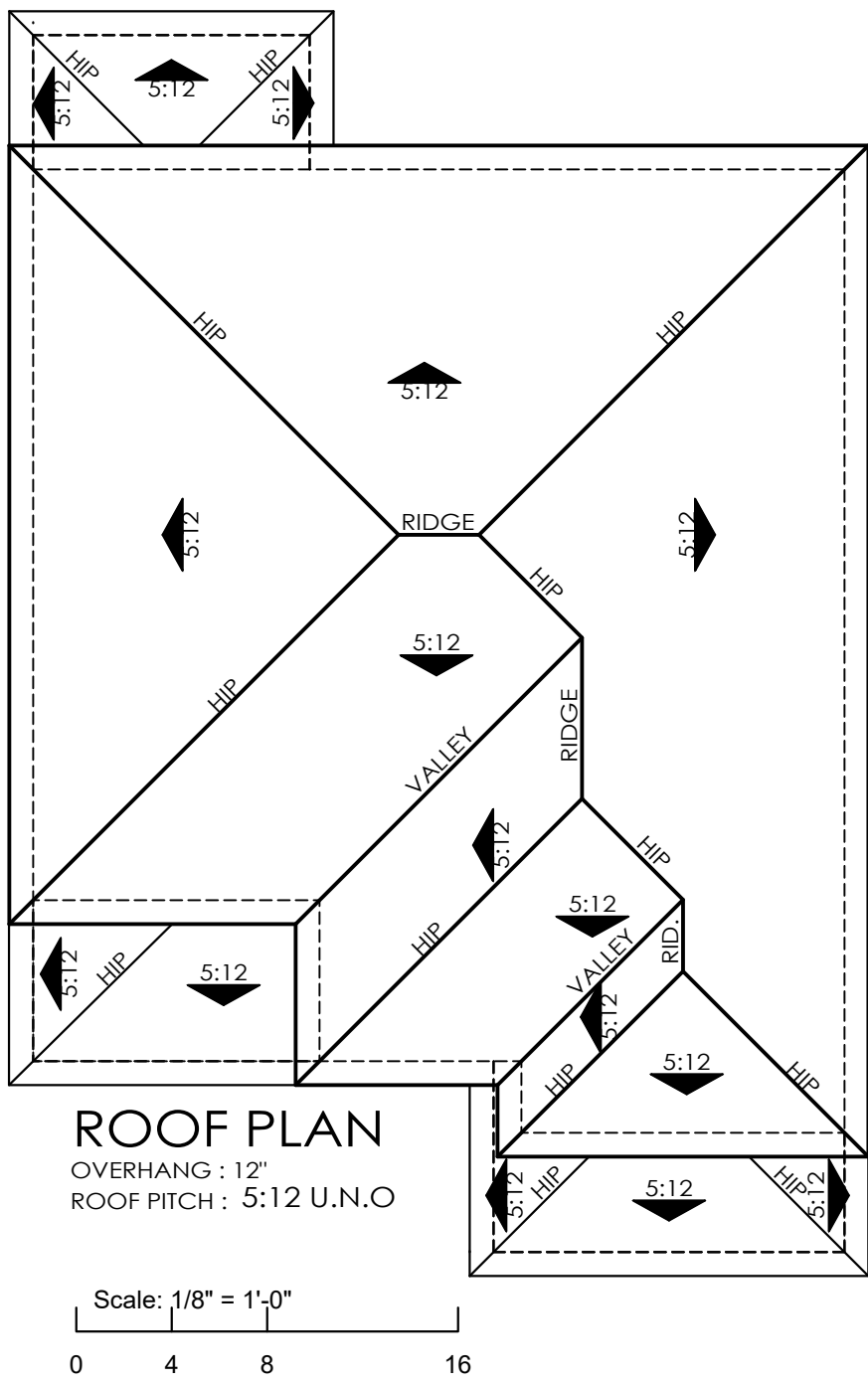
EXTERIOR ELEVATIONS - PLAN 1A

A1.2

1B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding



Front Elevation 1B



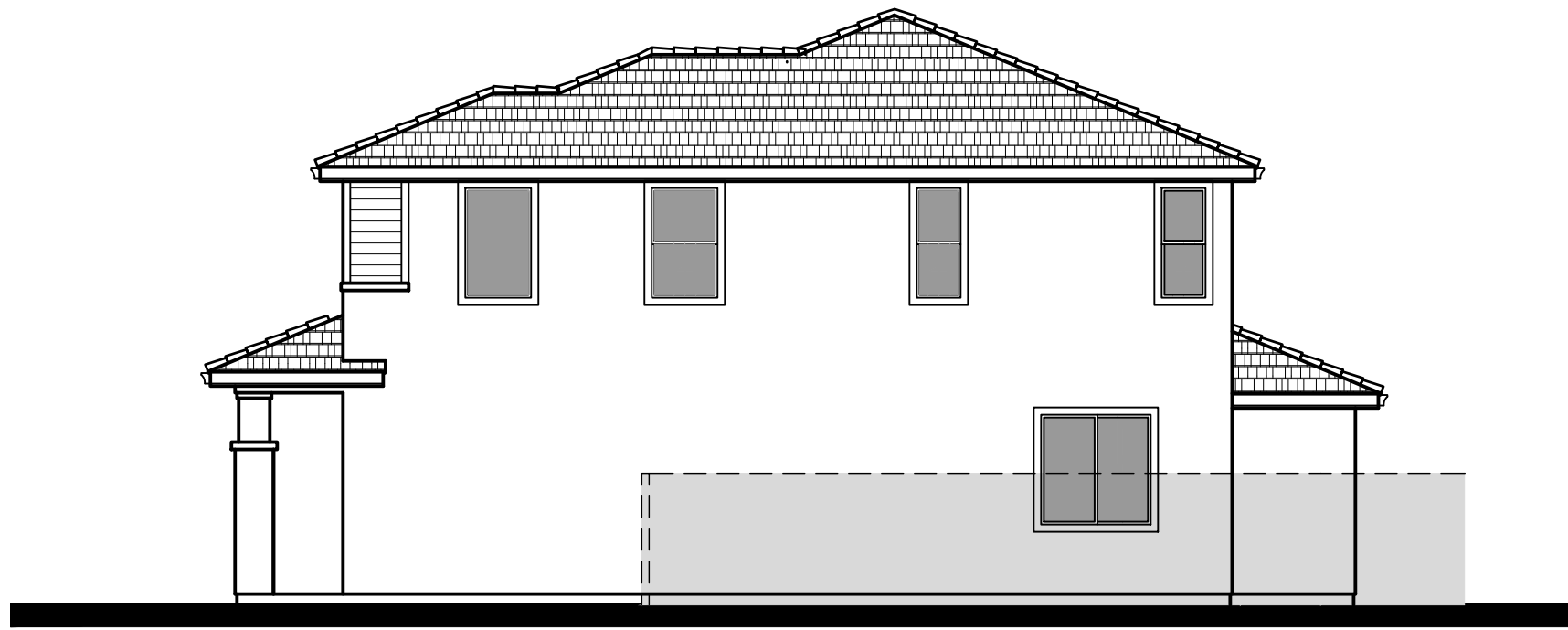
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 1B



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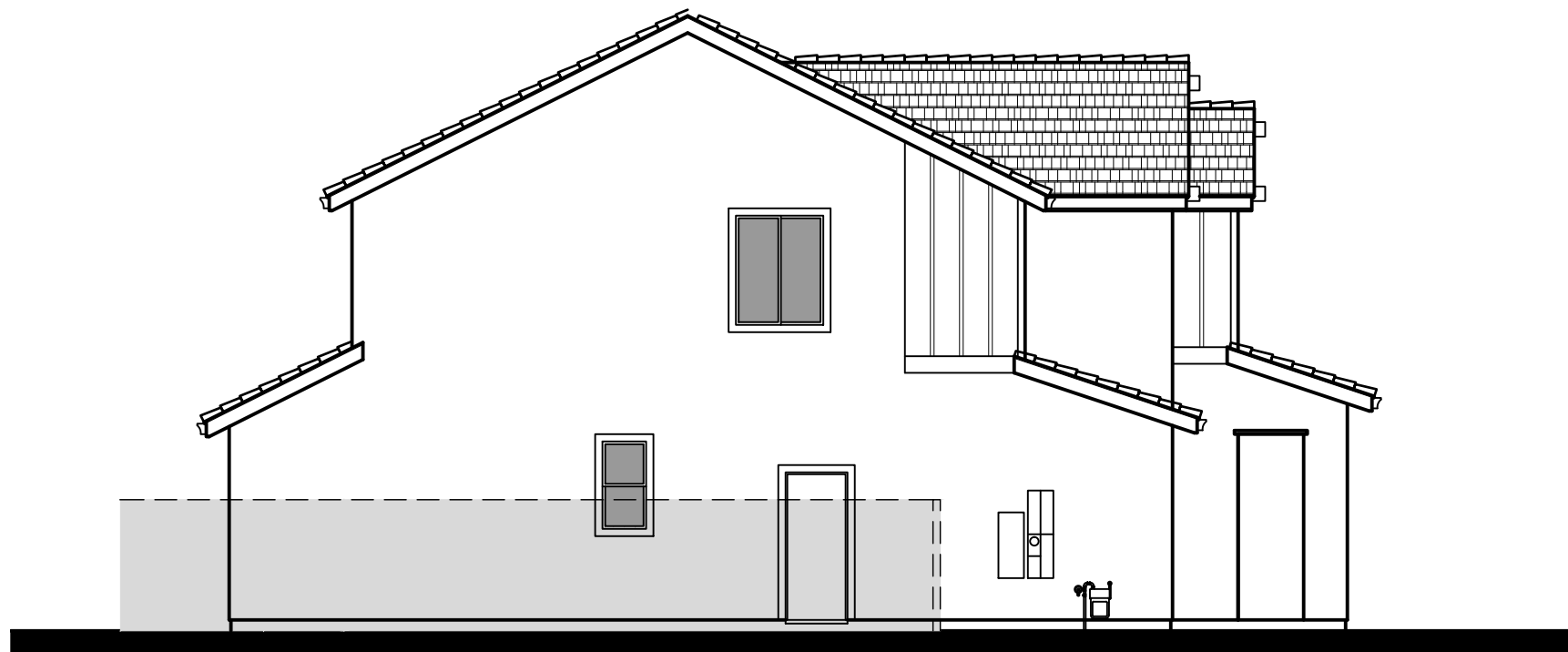
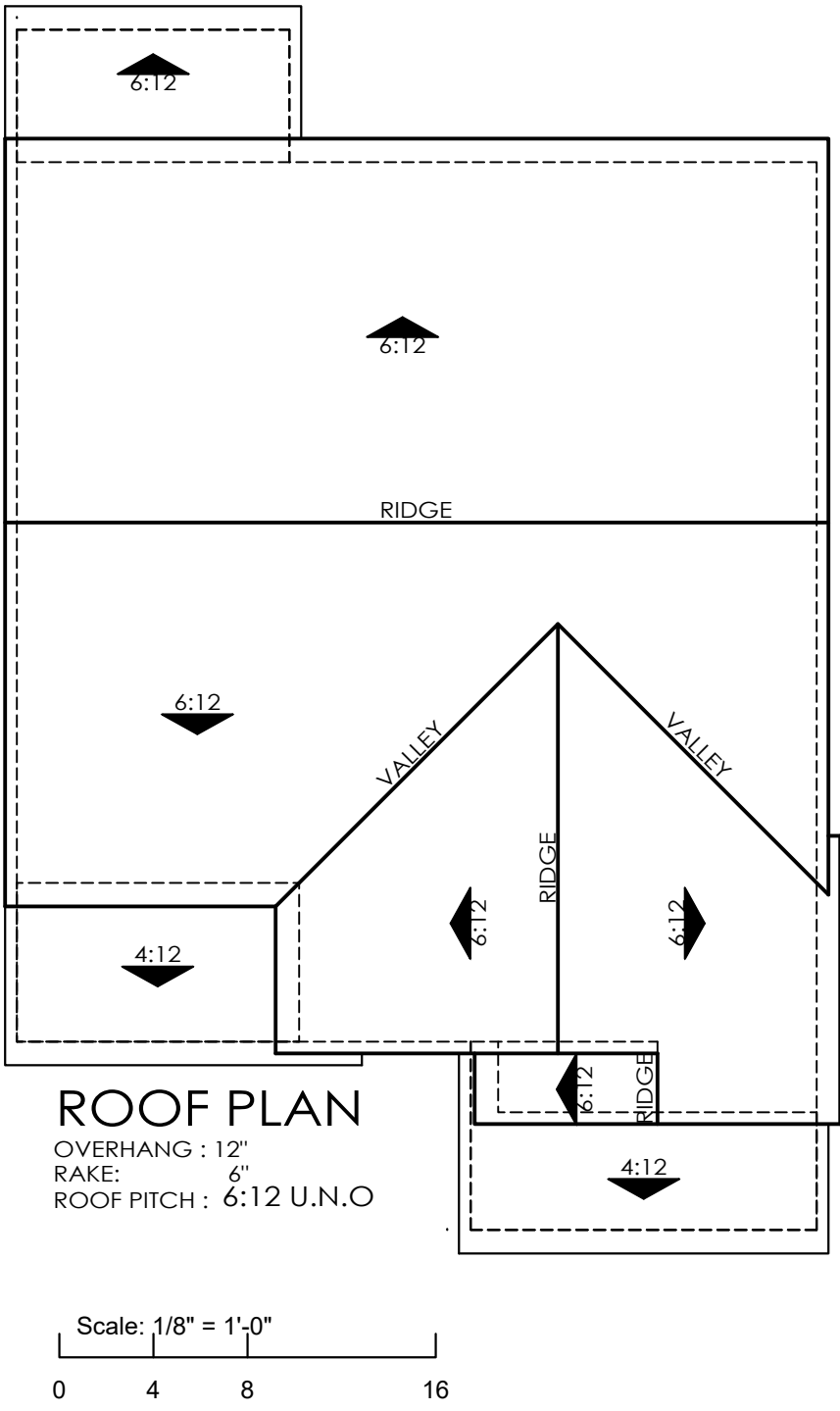
FAIRVIEW 40'x85'
Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
DECEMBER 18, 2019

1C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Board & Batt Siding
Decorative Outlookers

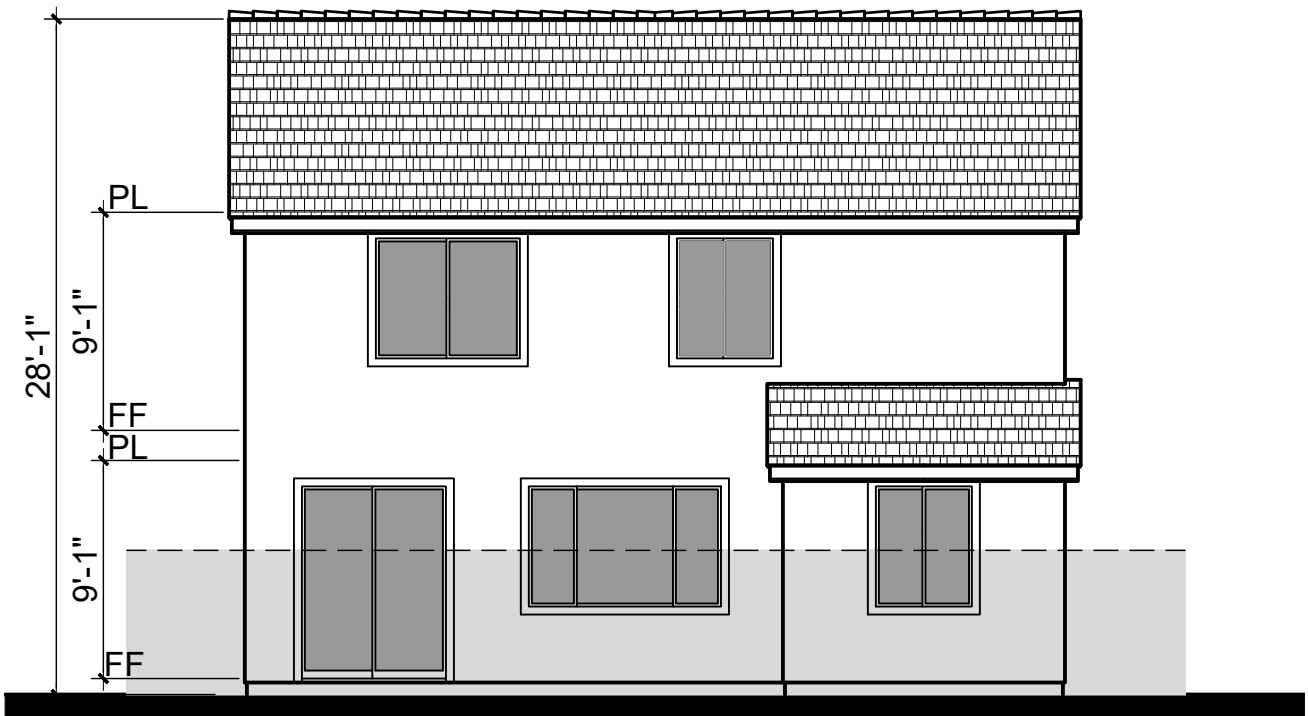


Front Elevation 1C



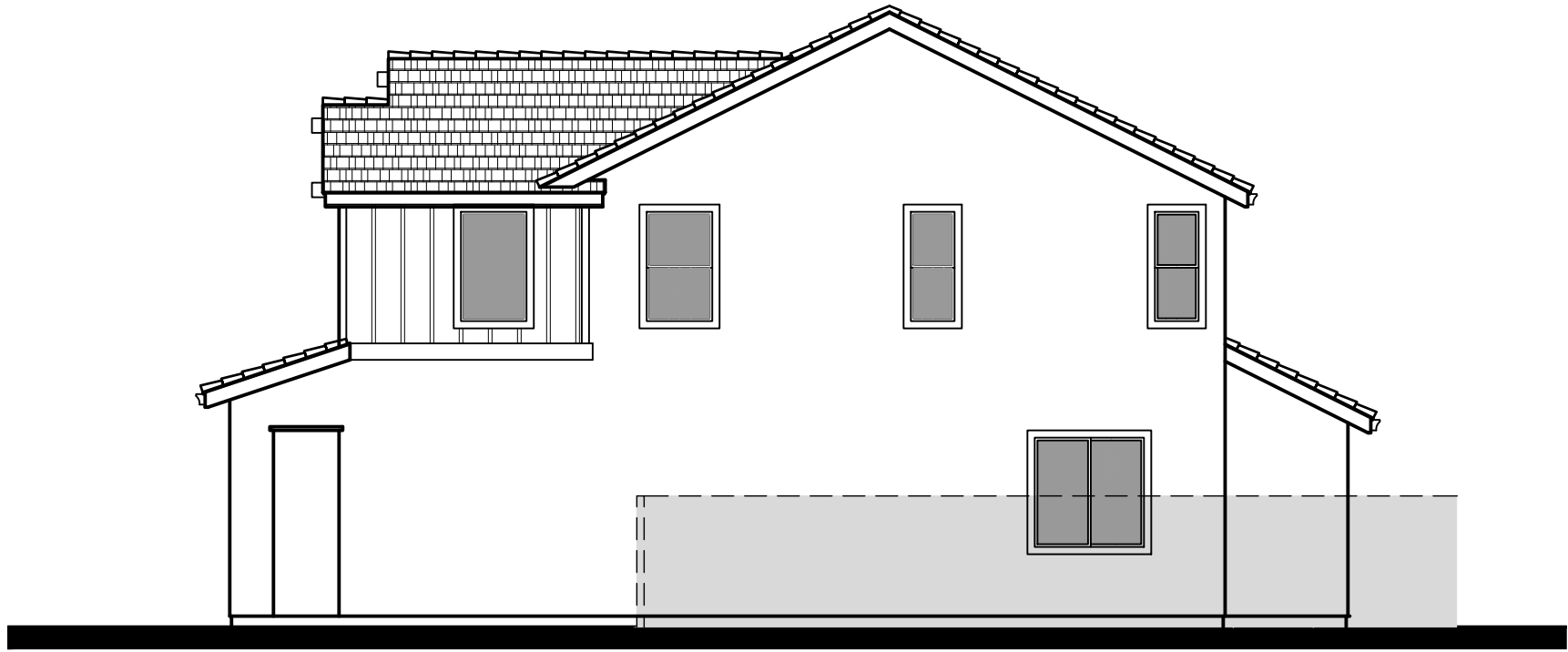
Left Elevation

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0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



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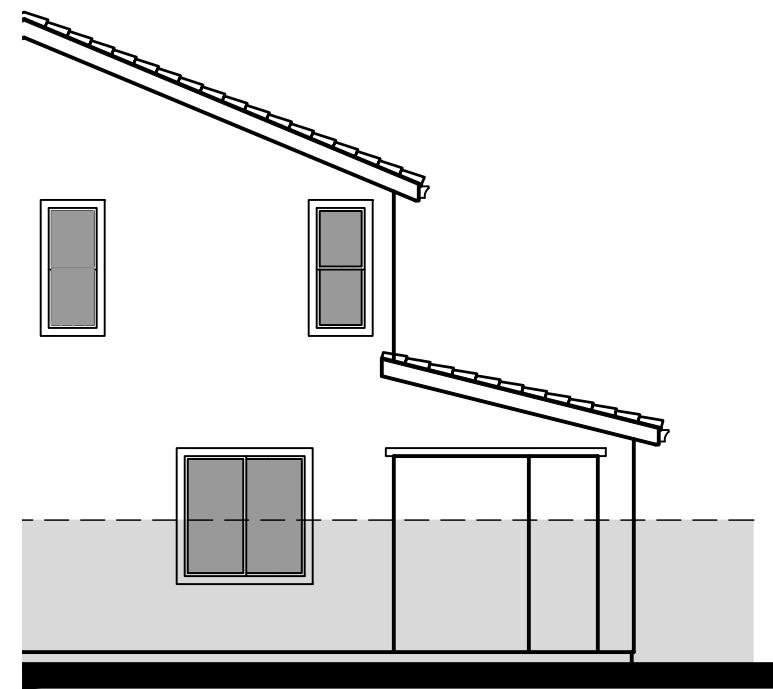
FAIRVIEW 40'x85'
Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
DECEMBER 18, 2019

Scale: 1/4" = 1'-0"
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EXTERIOR ELEVATIONS - PLAN 1C

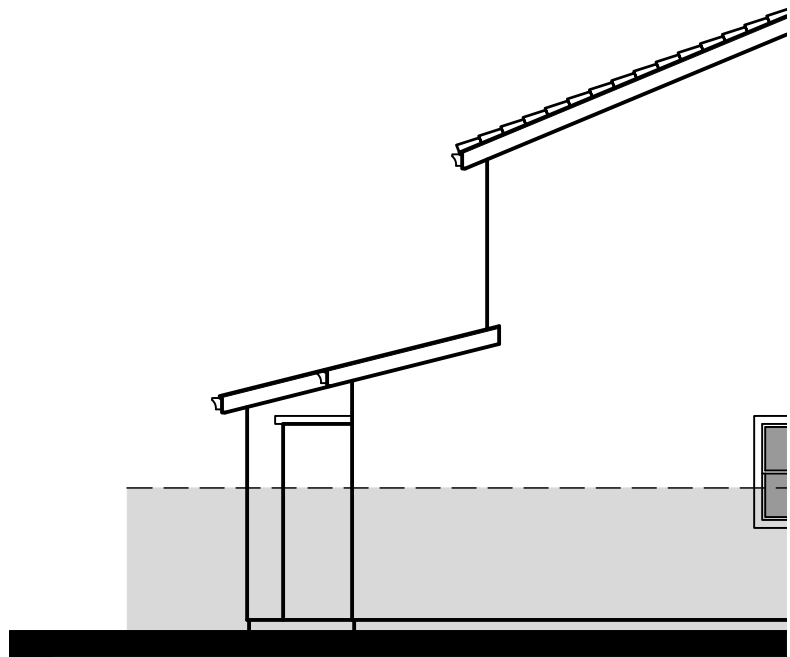
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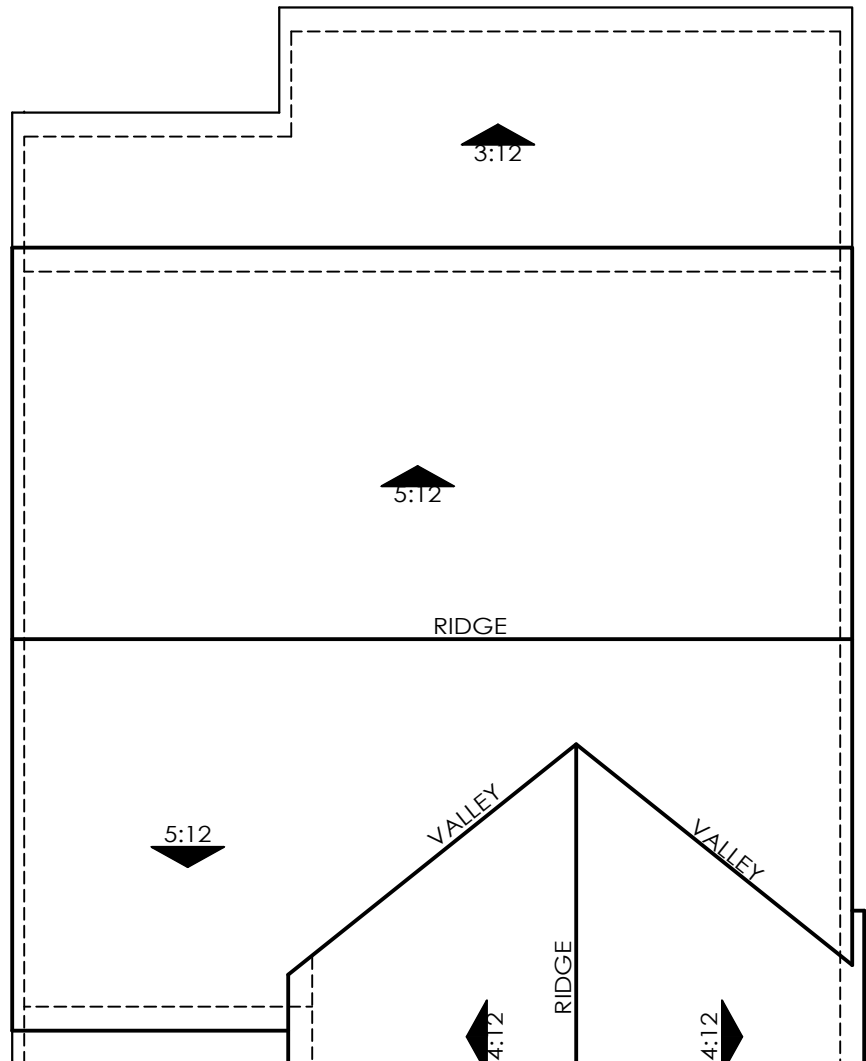
Right Elevation - 1A
Opt. Covered Outdoor Room



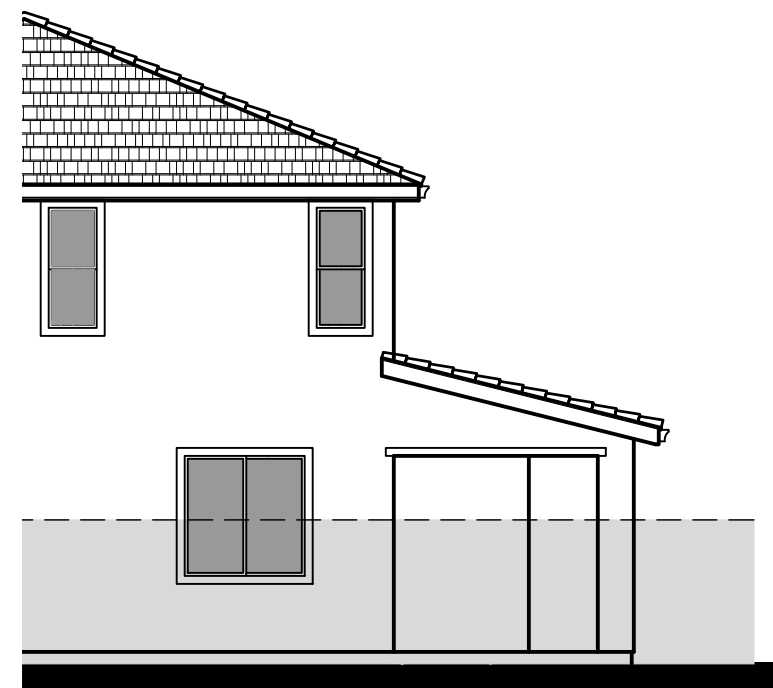
Rear Elevation - 1A
Opt. Covered Outdoor Room



Left Elevation - 1A
Opt. Covered Outdoor Room



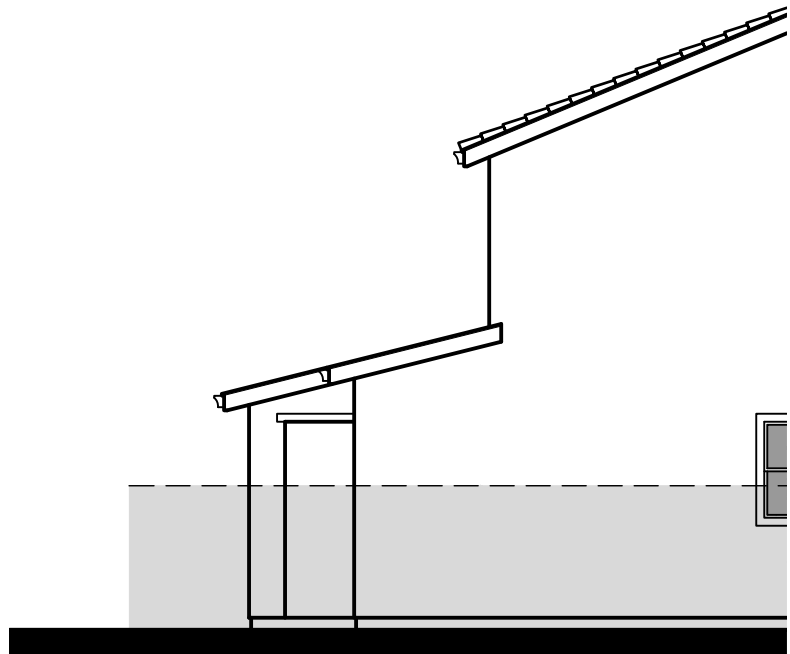
Roof Plan - 1A



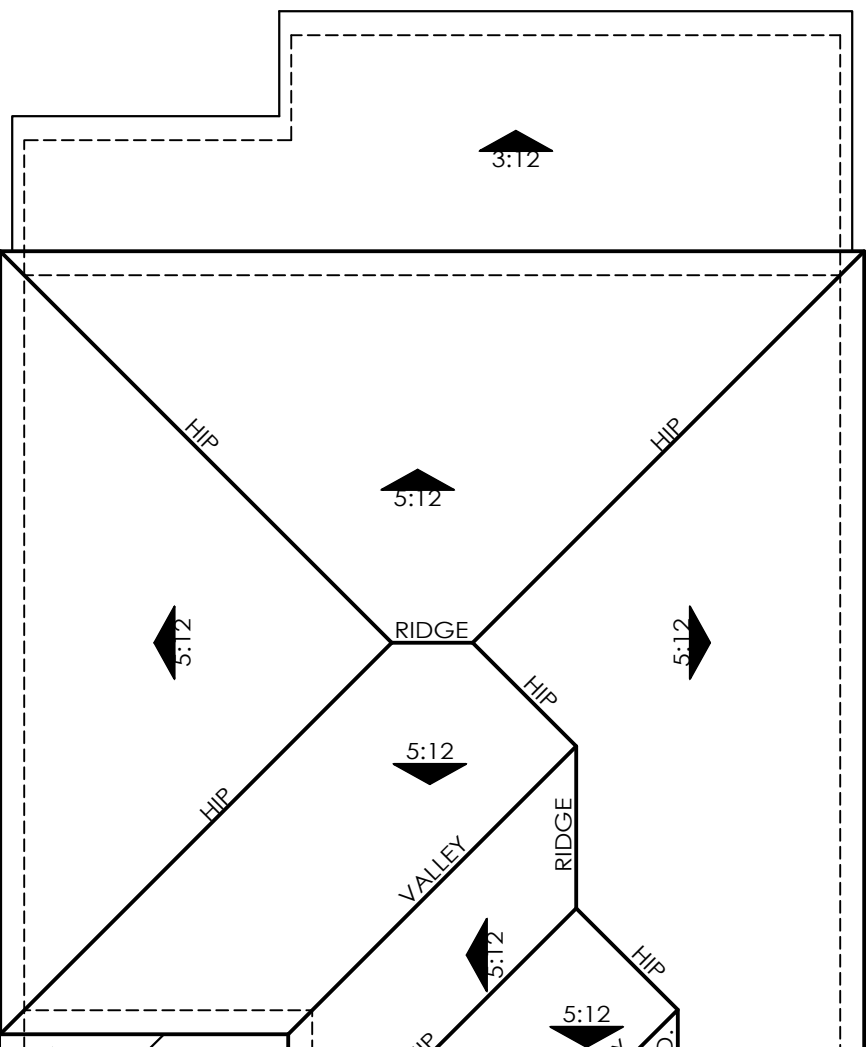
Right Elevation - 1B
Opt. Covered Outdoor Room



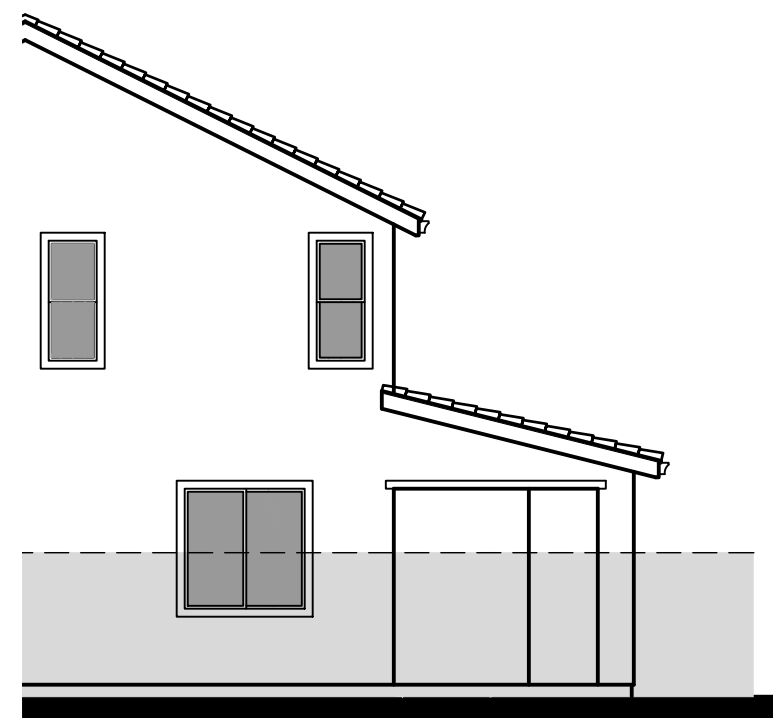
Rear Elevation - 1B
Opt. Covered Outdoor Room



Left Elevation - 1B
Opt. Covered Outdoor Room



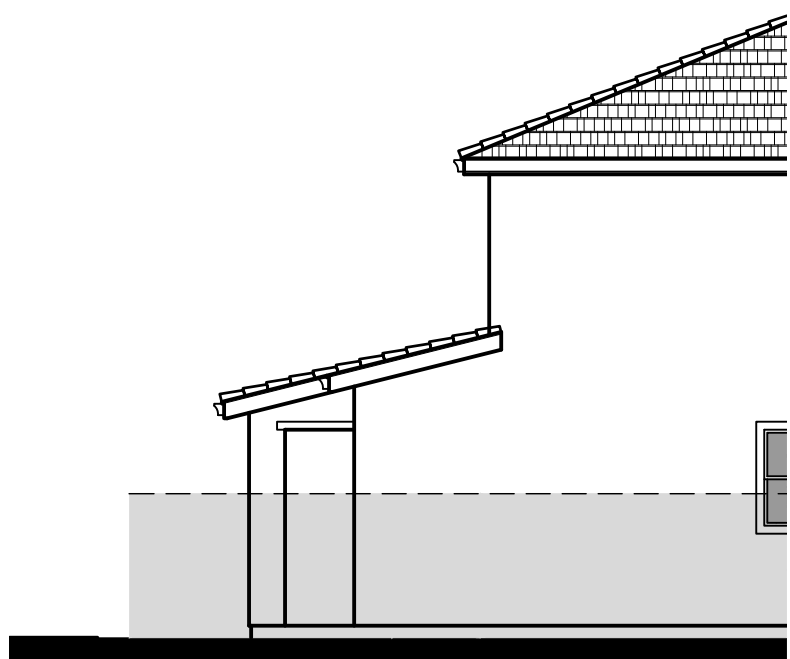
Roof Plan - 1B



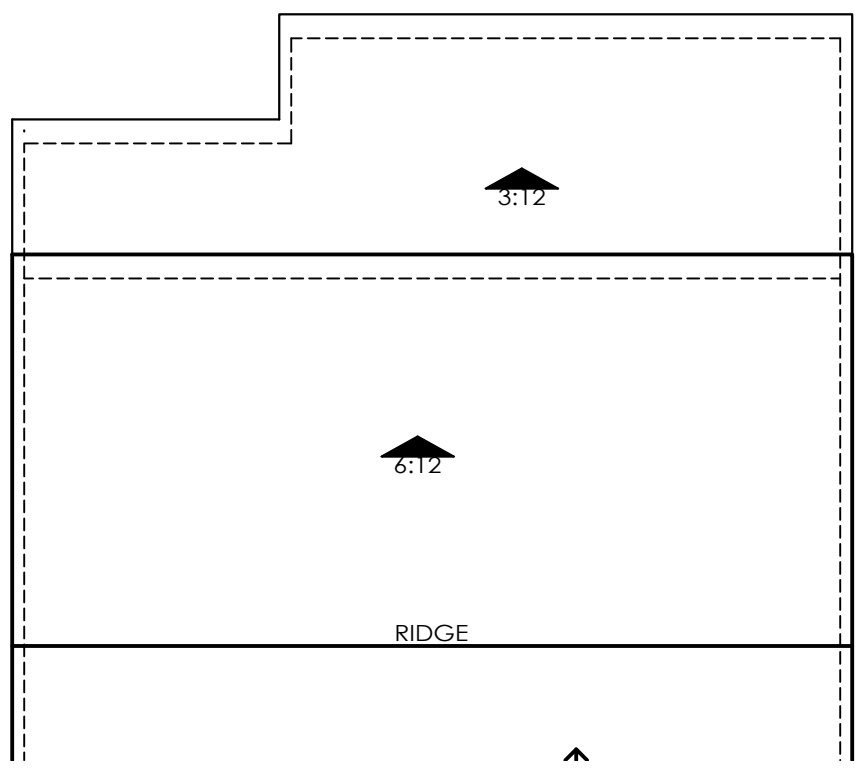
Right Elevation - 1C
Opt. Covered Outdoor Room



Rear Elevation - 1C
Opt. Covered Outdoor Room



Left Elevation - 1C
Opt. Covered Outdoor Room



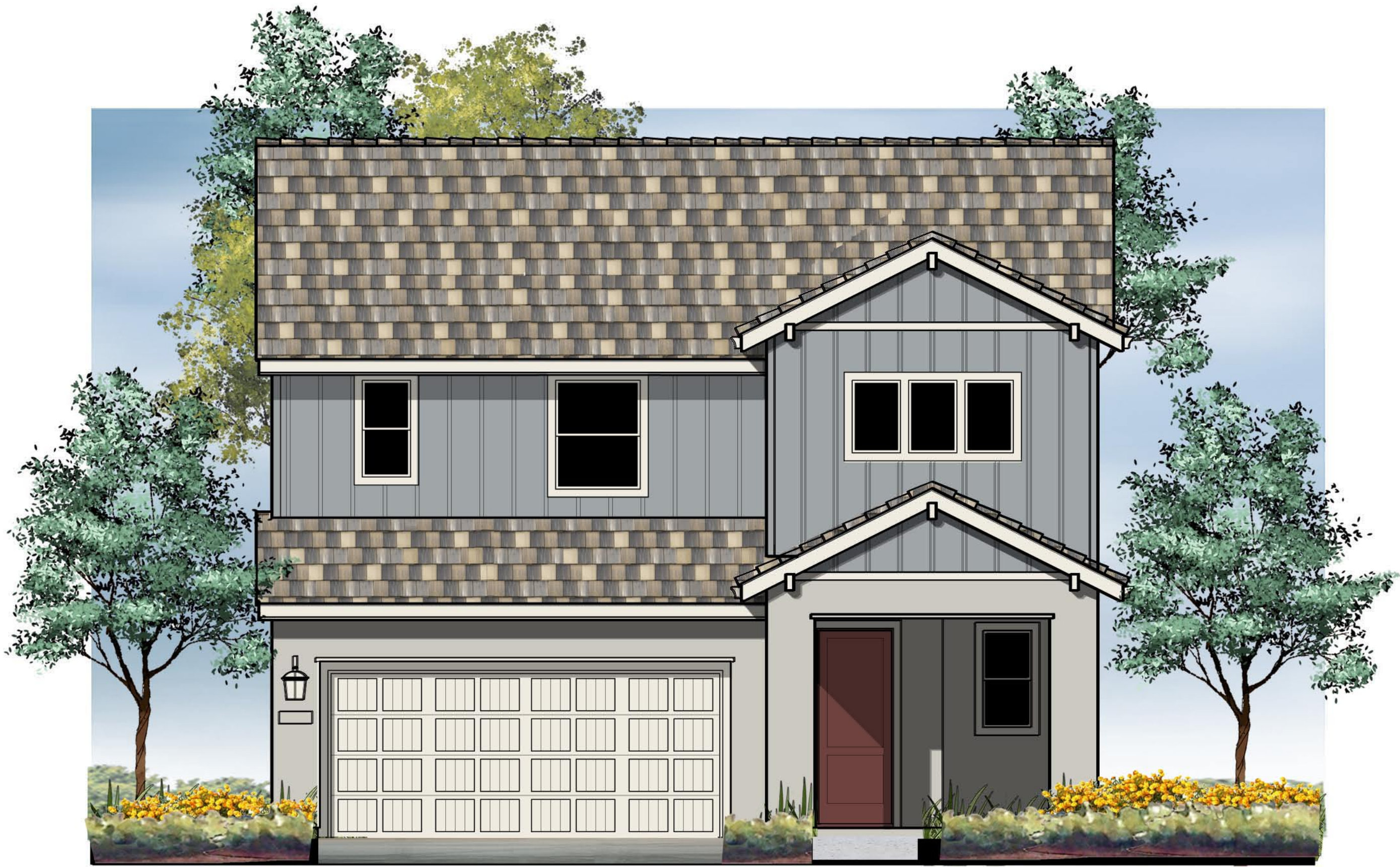
Left Elevation - 1C



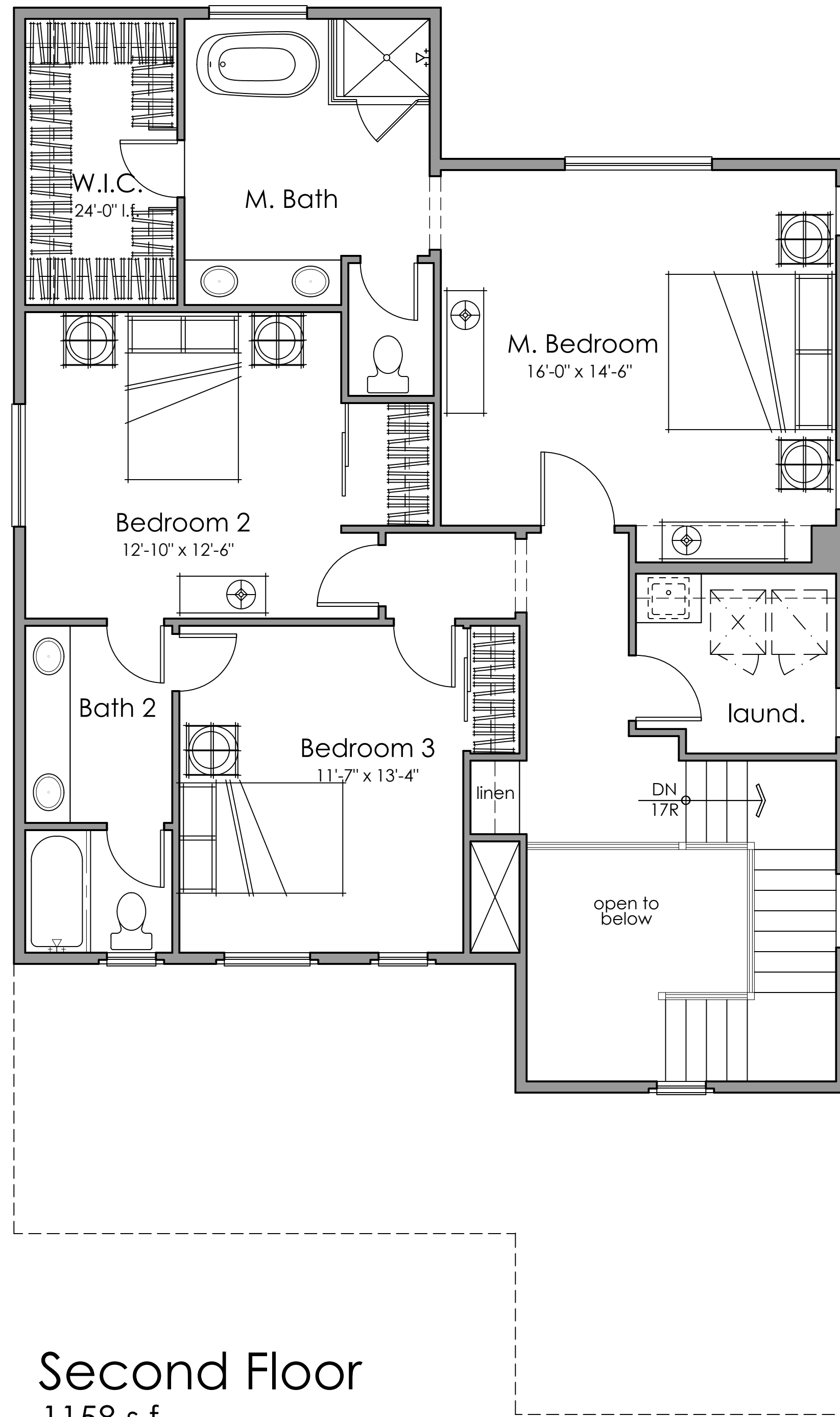
Front Elevation 2A



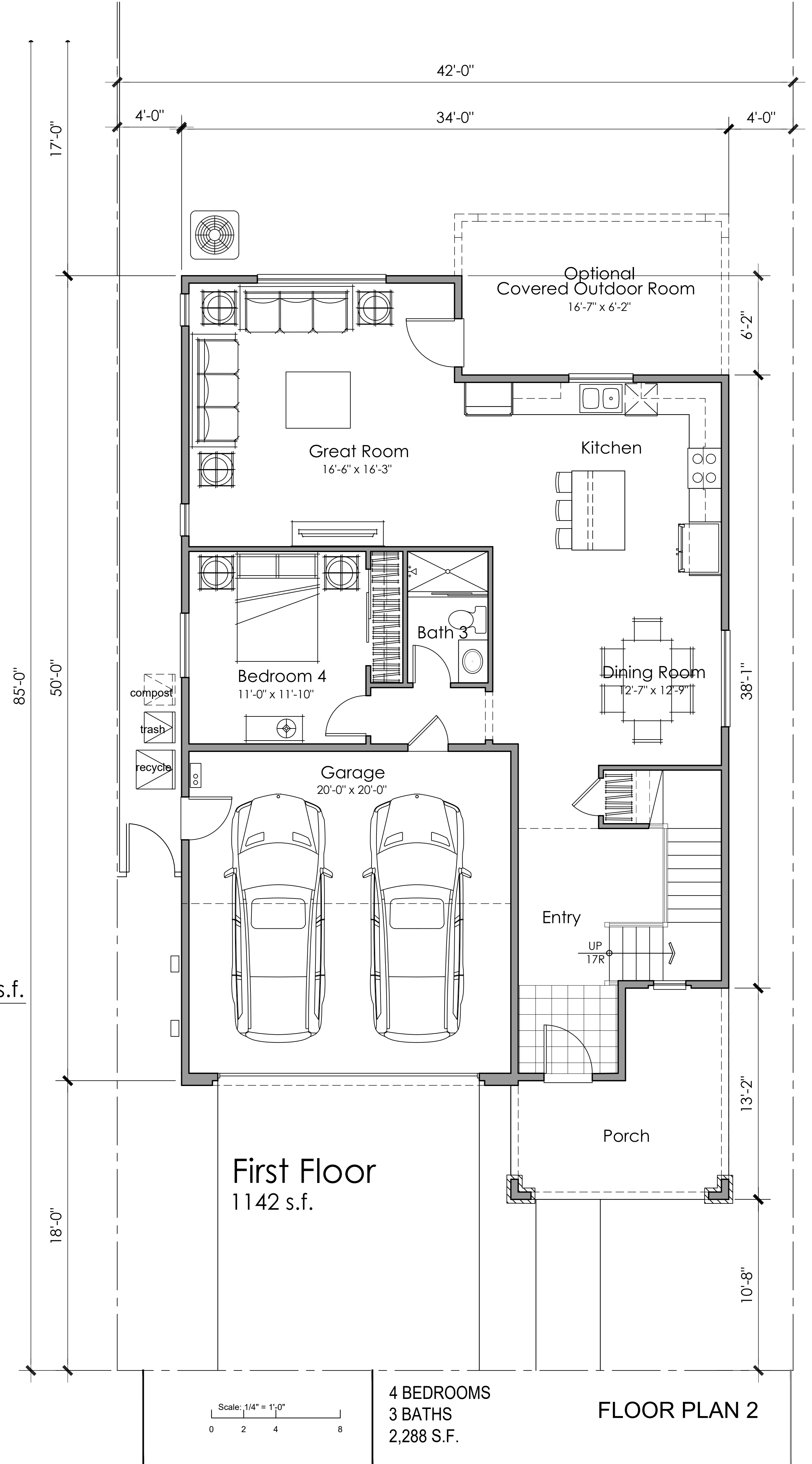
Front Elevation 2B



Front Elevation 2C



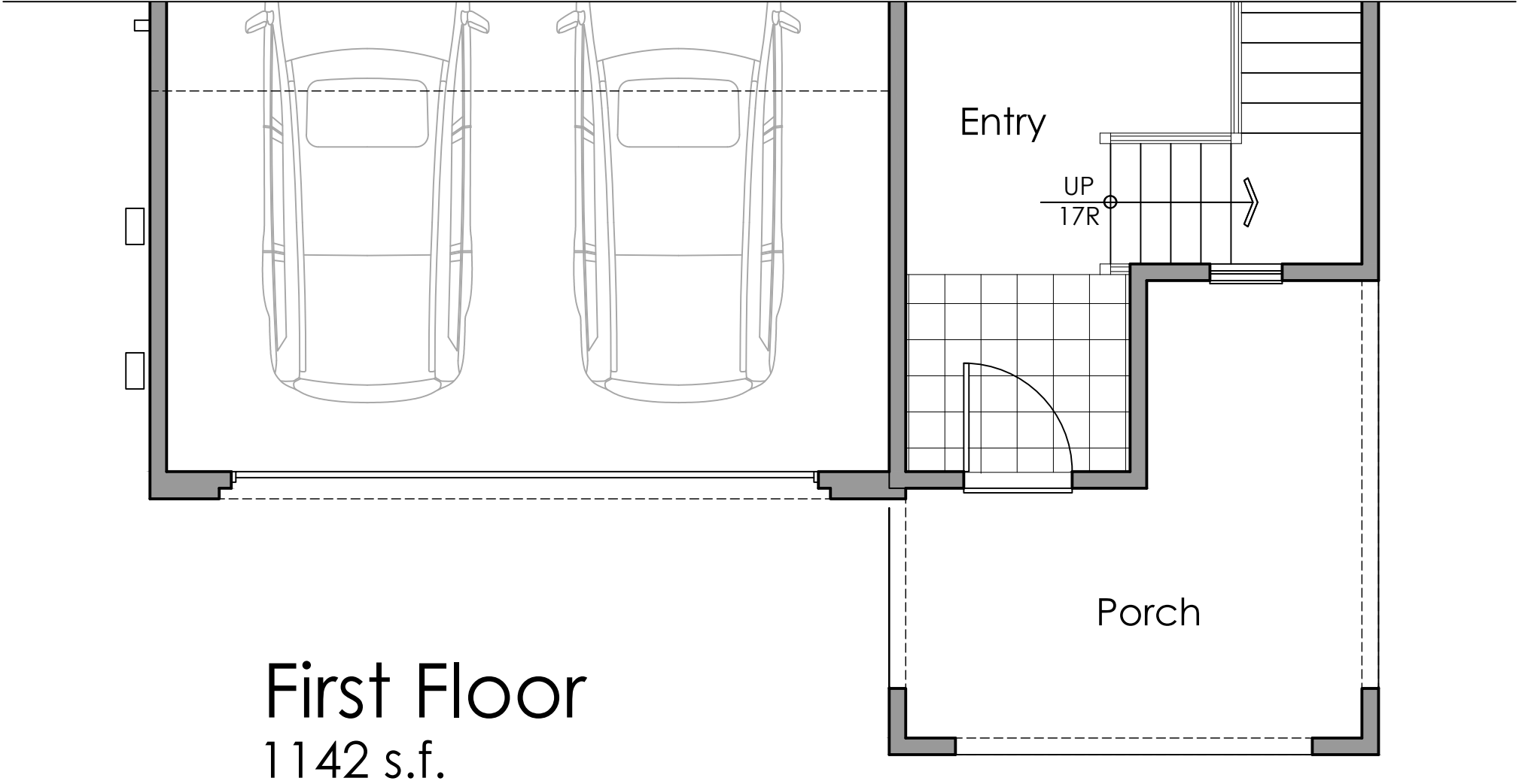
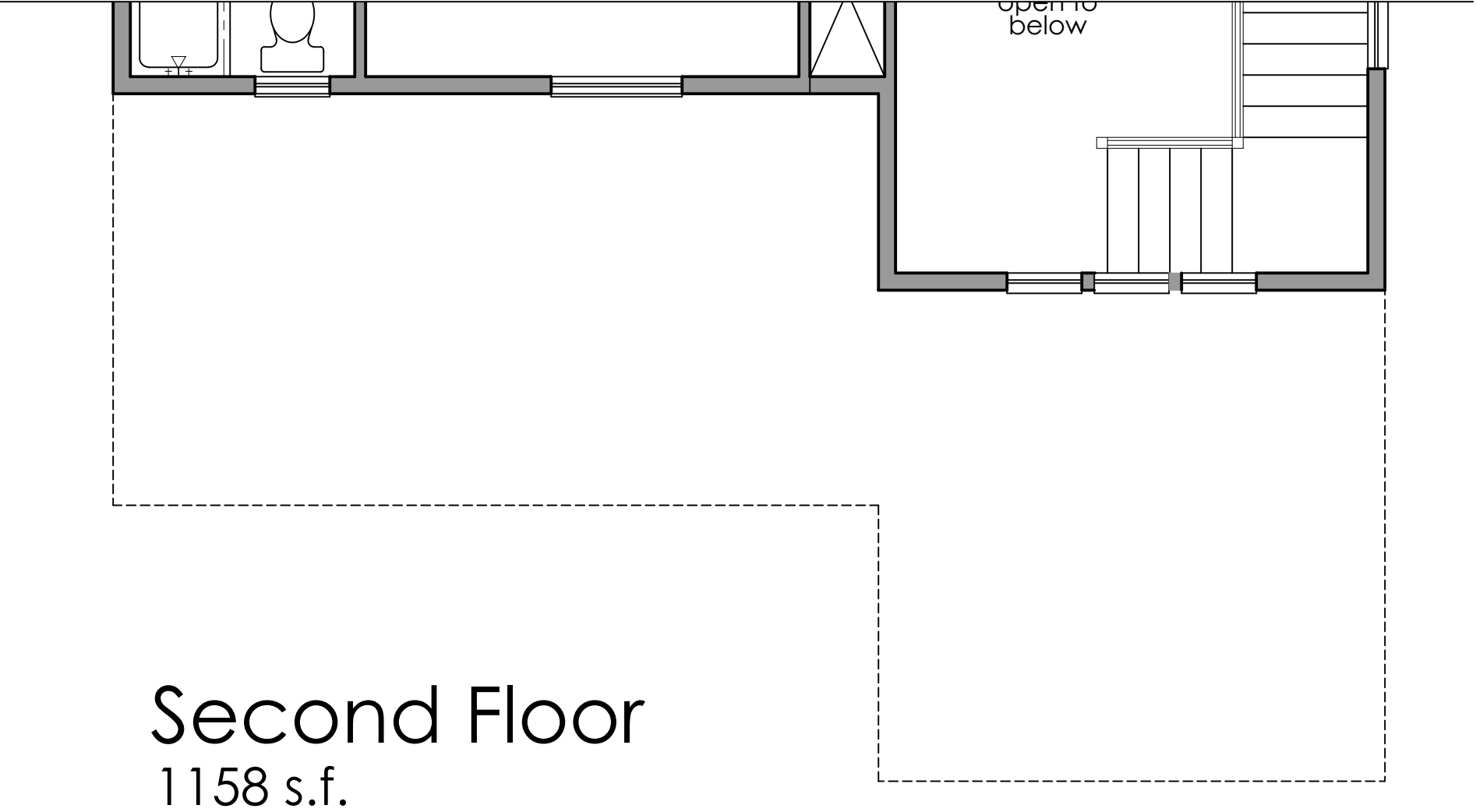
Lot Coverage - 42x85 = 3,570 s.f.
 1st Floor: 1,142 s.f.
 Garage: 419 s.f.
 Porch: 137 s.f.
 Total: 1,451 s.f.
 Lot Coverage: 48%



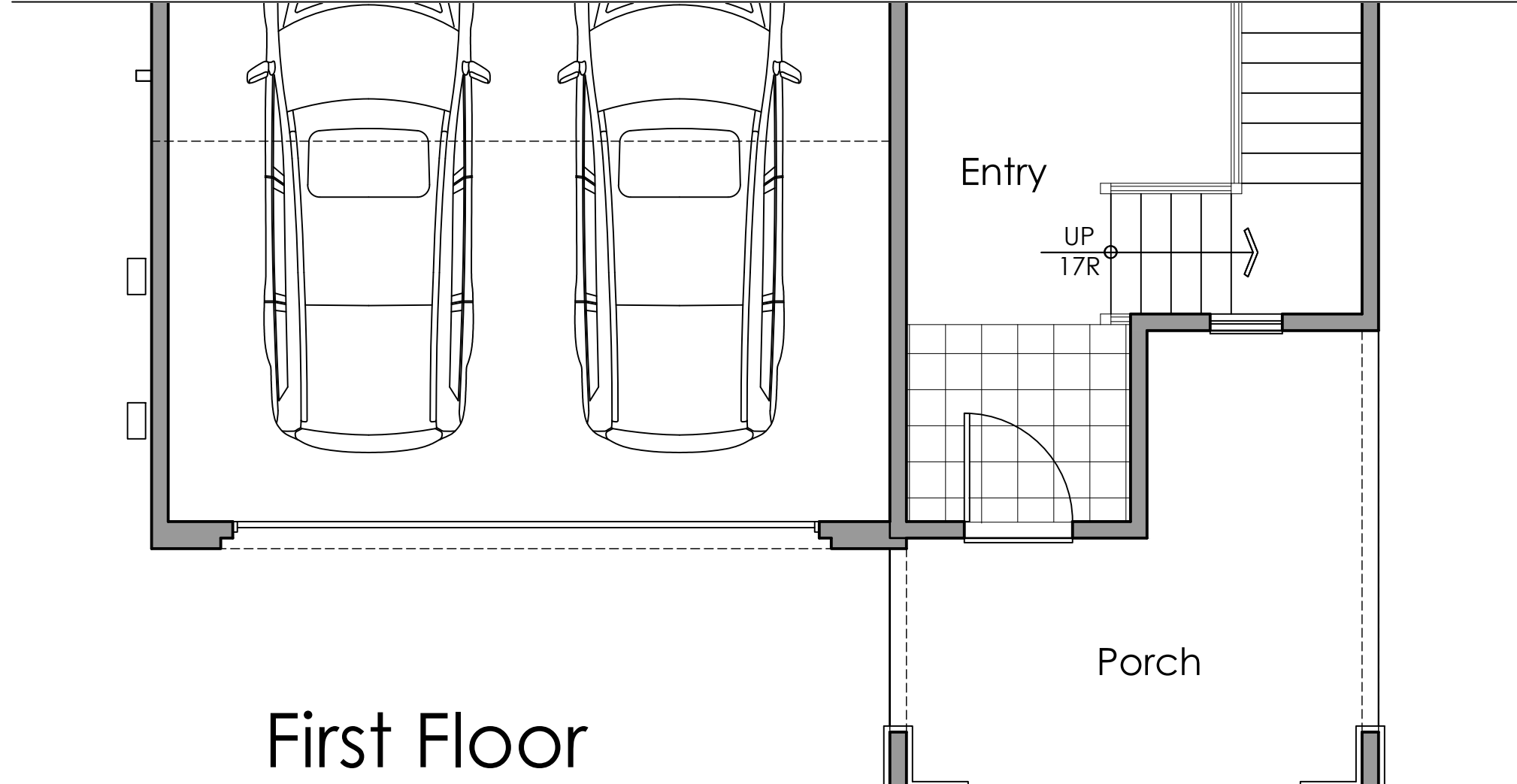
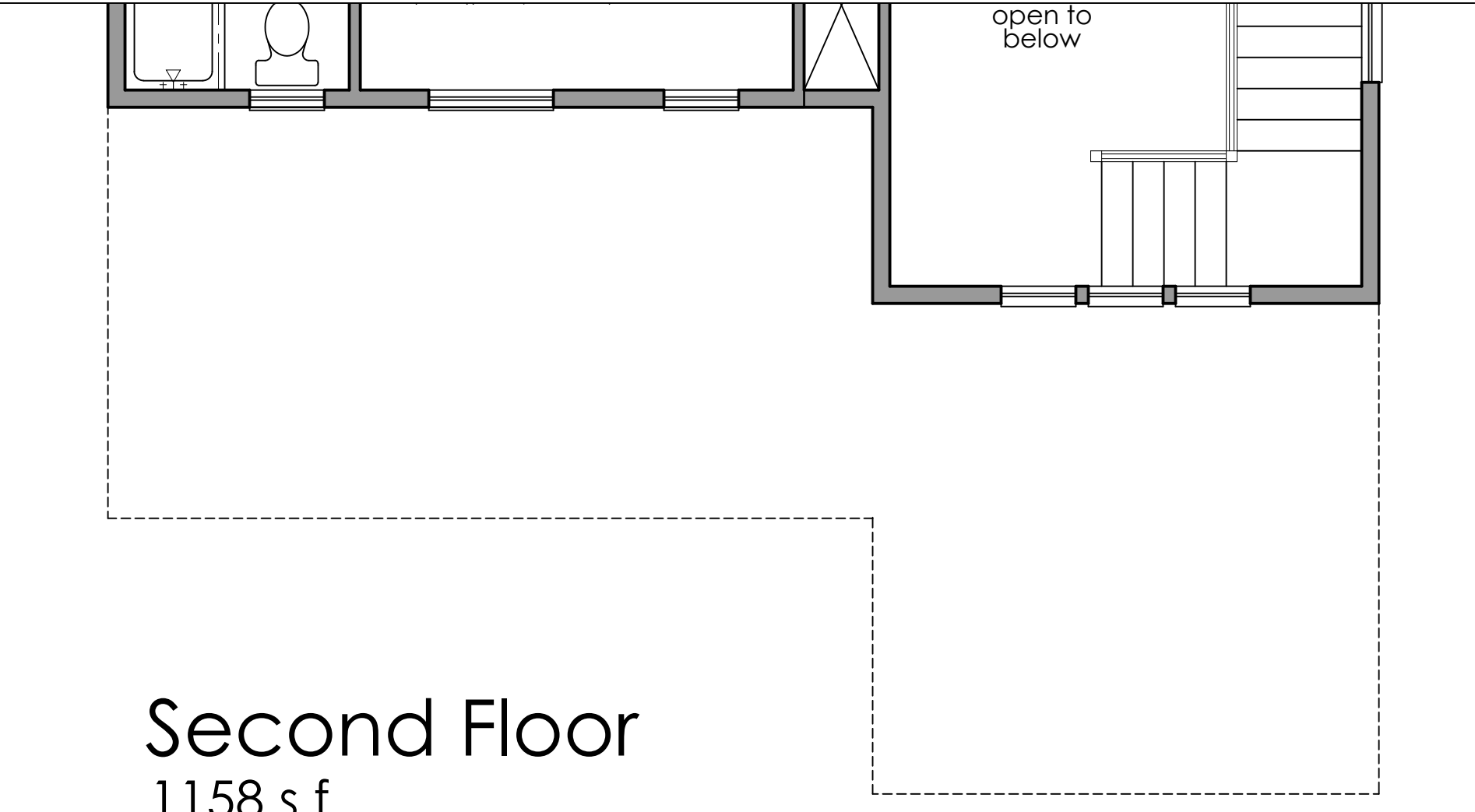
Scale: 1/4" = 1'-0"
 0 2 4 8

4 BEDROOMS
 3 BATHS
 2,288 S.F.

FLOOR PLAN 2



2C - Addenda



2B - Addenda

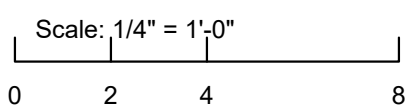


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Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
DECEMBER 18, 2019



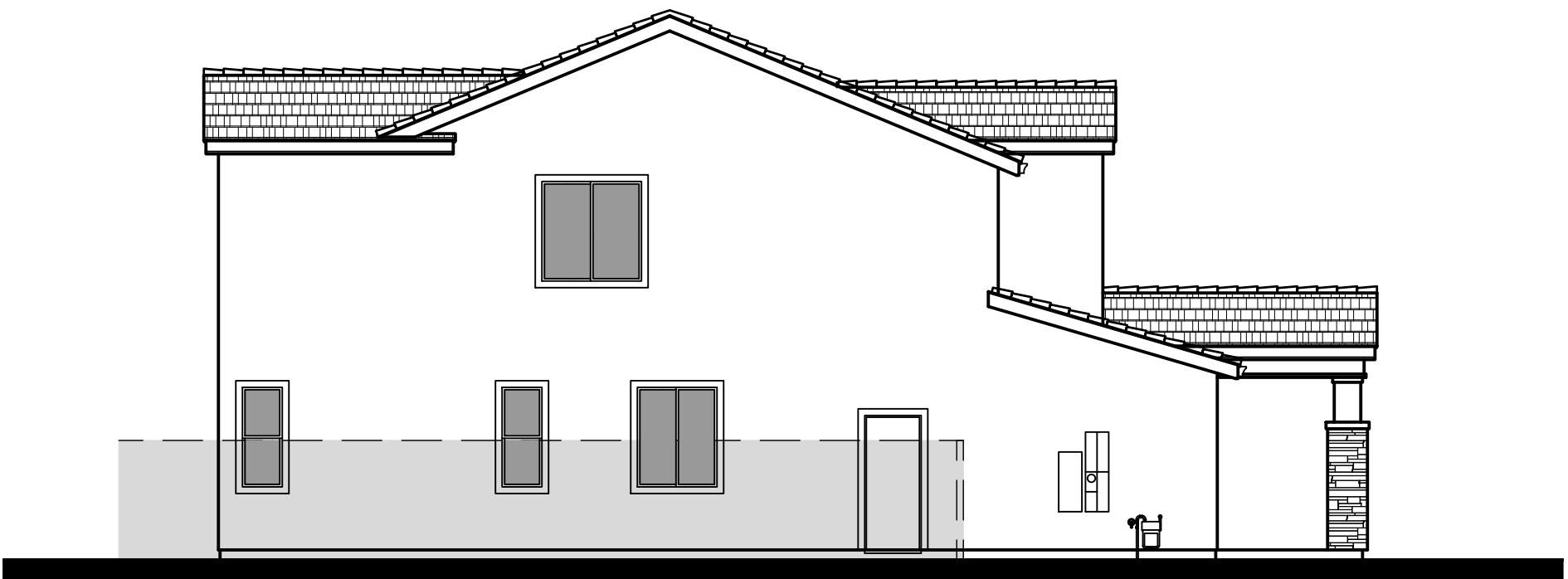
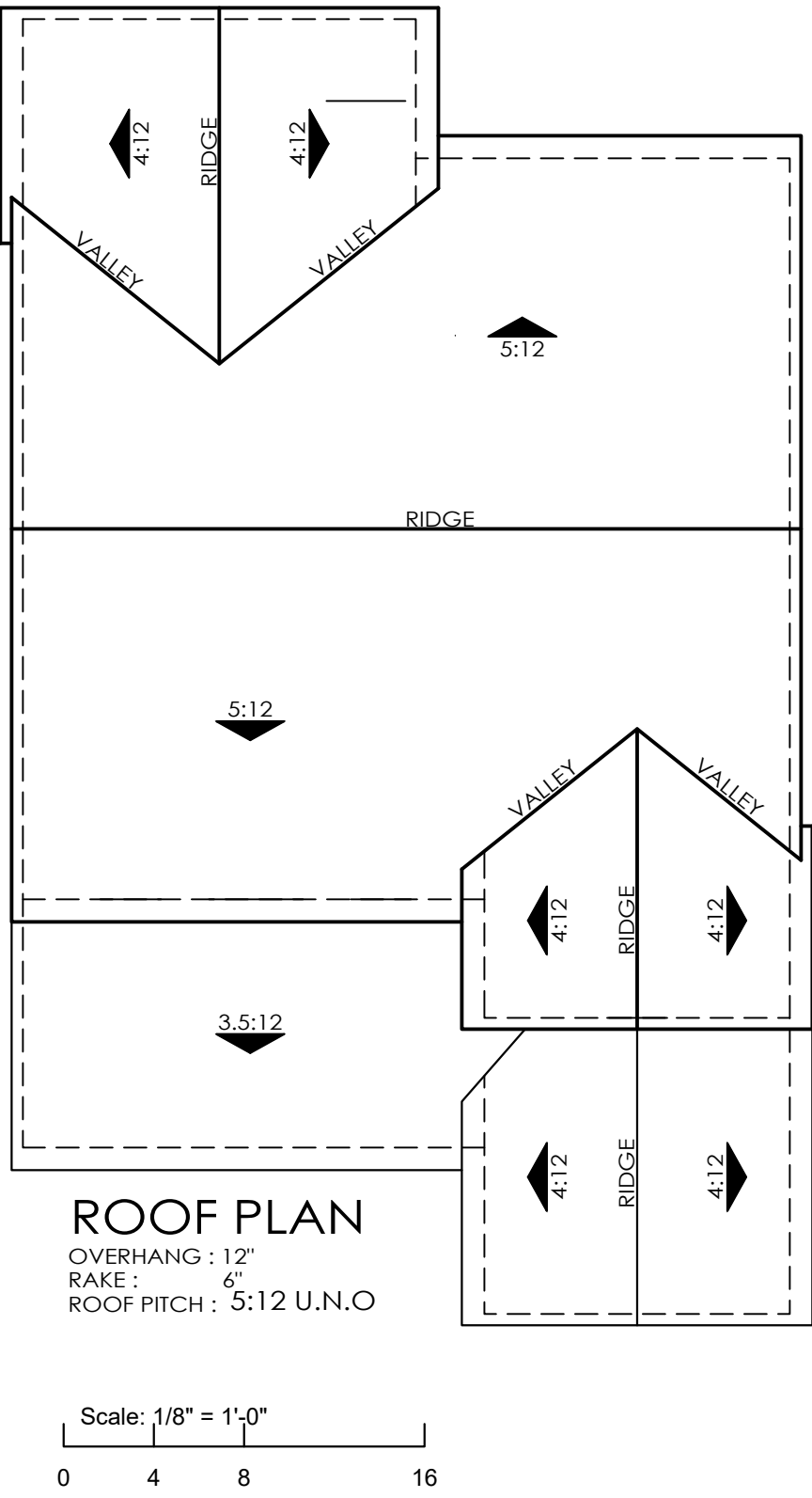
PLAN 2 ADDENDA

A2.1.1

2A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer

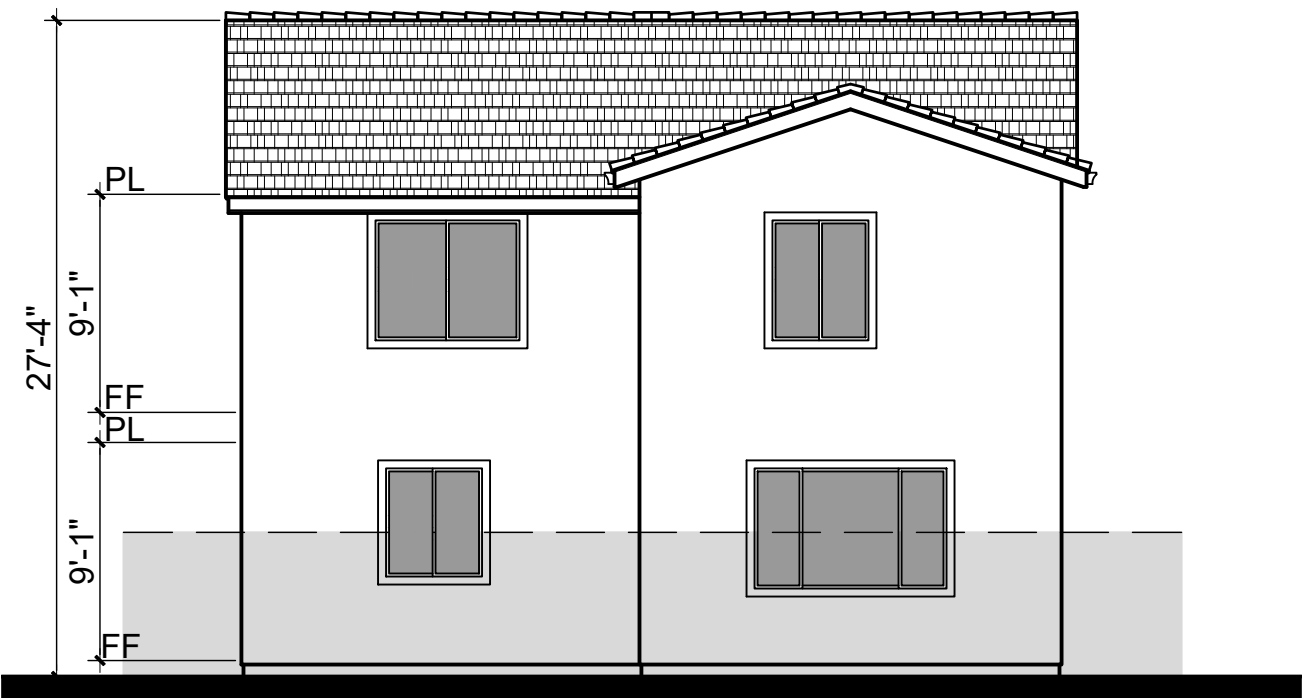


Front Elevation 2A



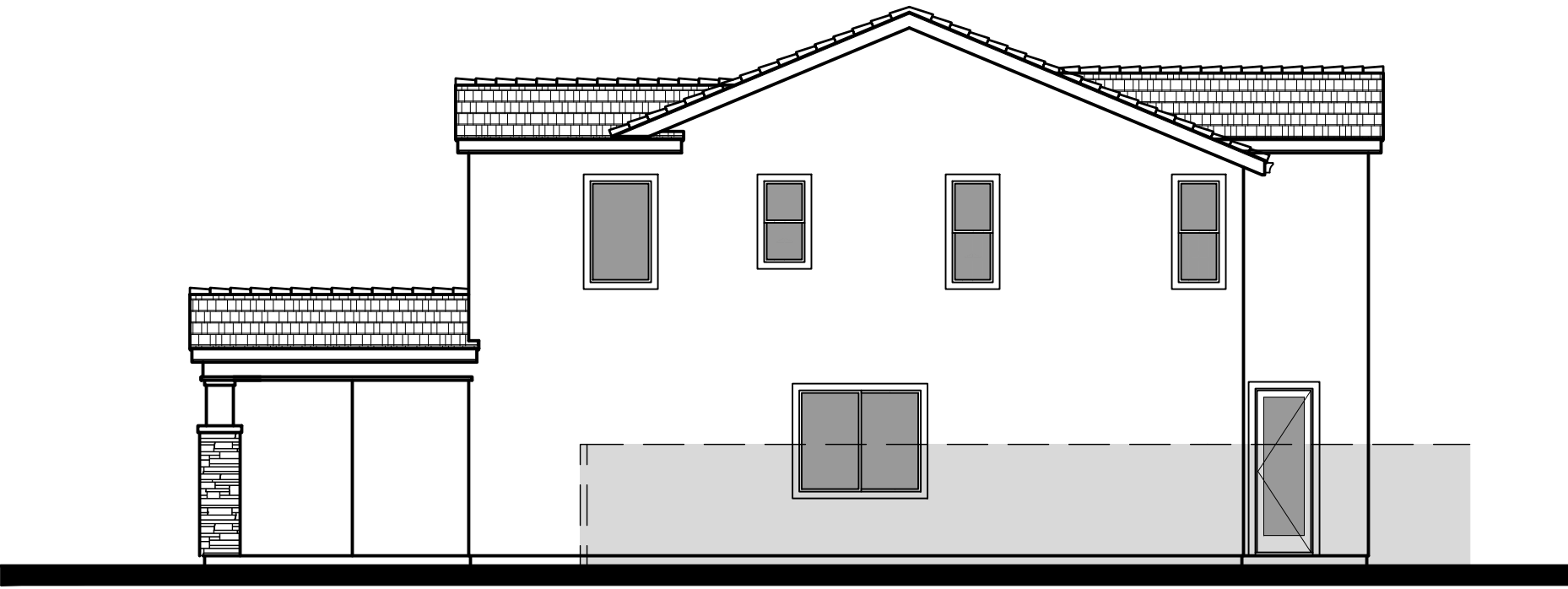
Left Elevation

Scale: 1/8" = 1'-0"



Rear Elevation

Scale: 1/8" = 1'-0"



Right Elevation

Scale: 1/8" = 1'-0"



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Scale: 1/4" = 1'-0"

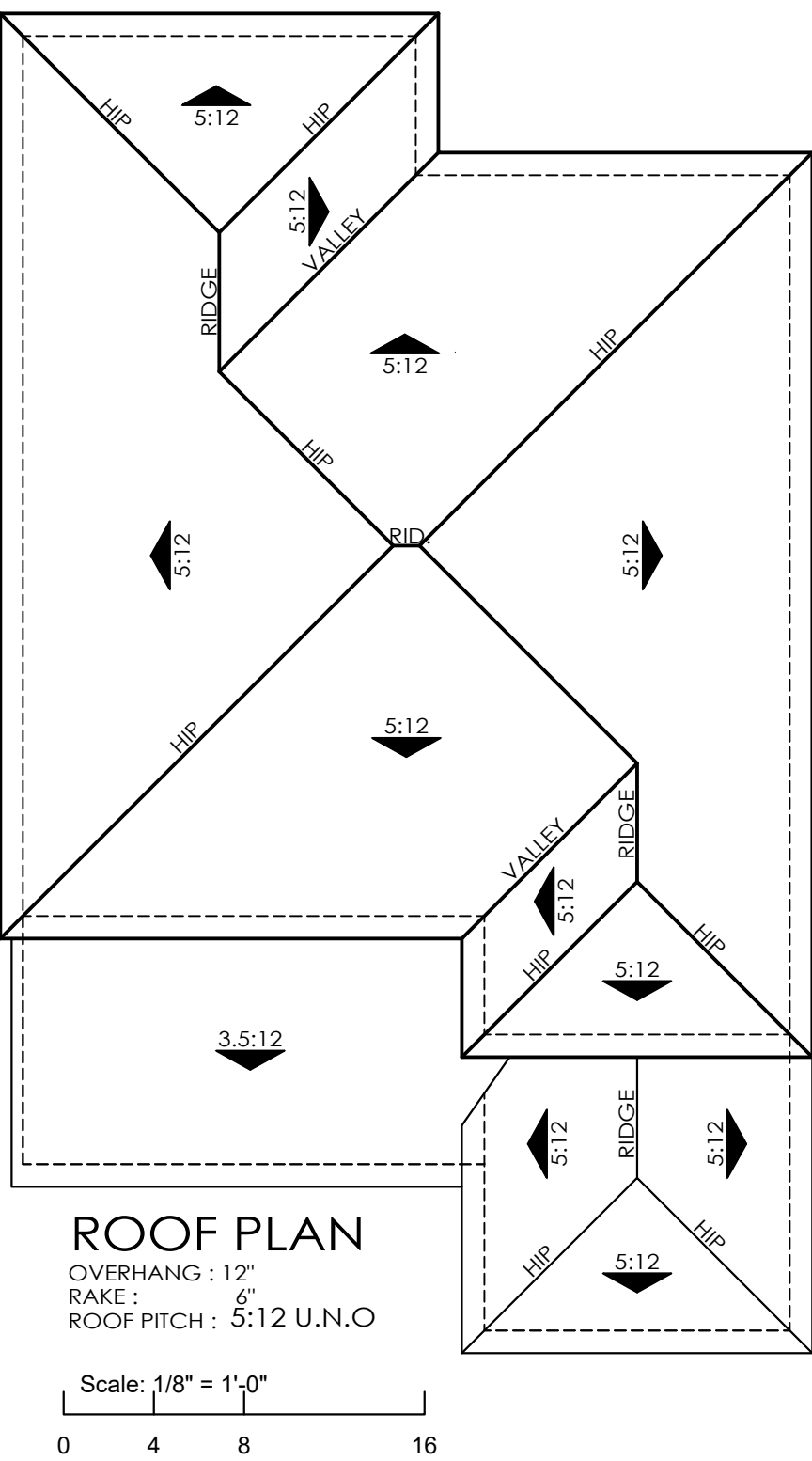
EXTERIOR ELEVATIONS - PLAN 2A

A2.2

2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding

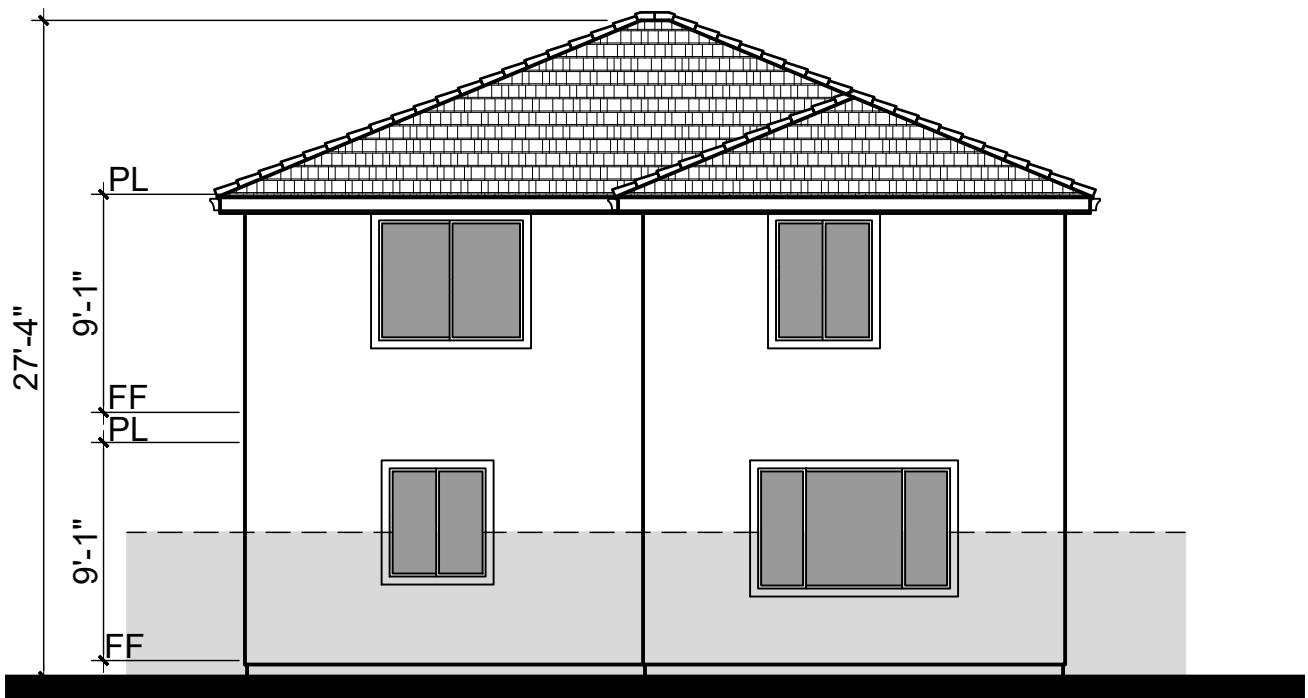


Front Elevation 2B



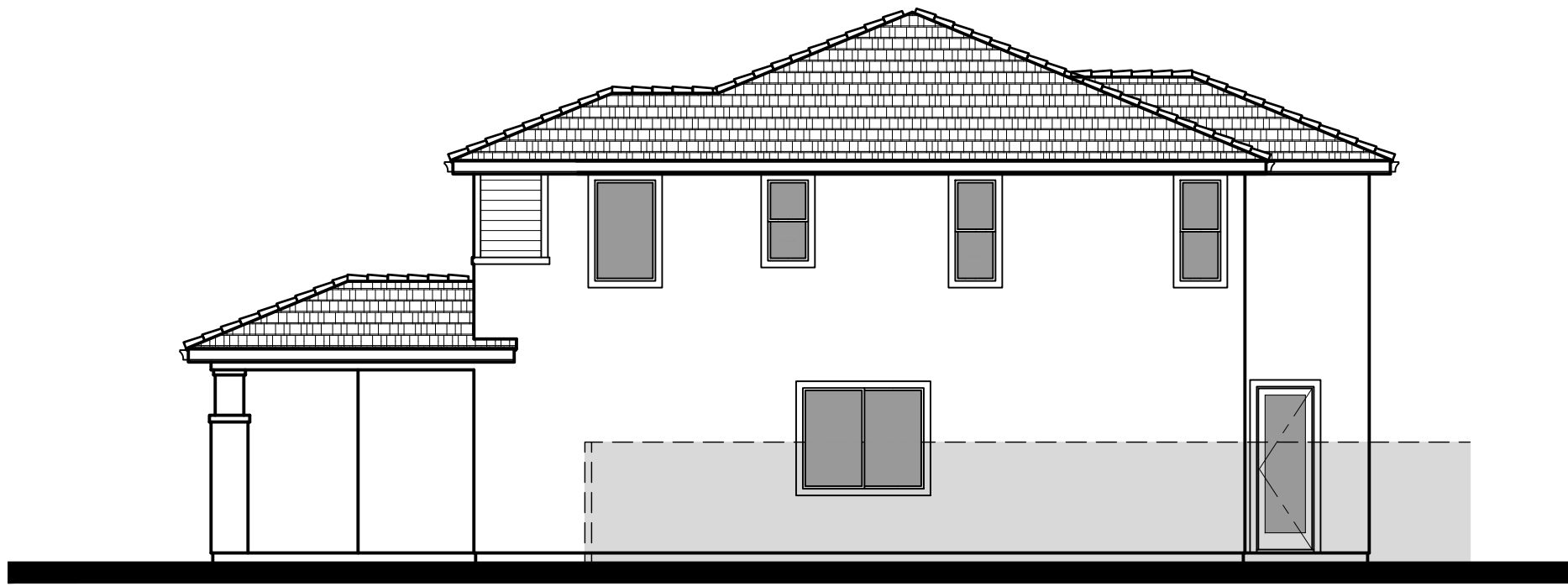
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2B



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SCHEMATIC DESIGN
DECEMBER 18, 2019

A2.3

2C

Material Legend:

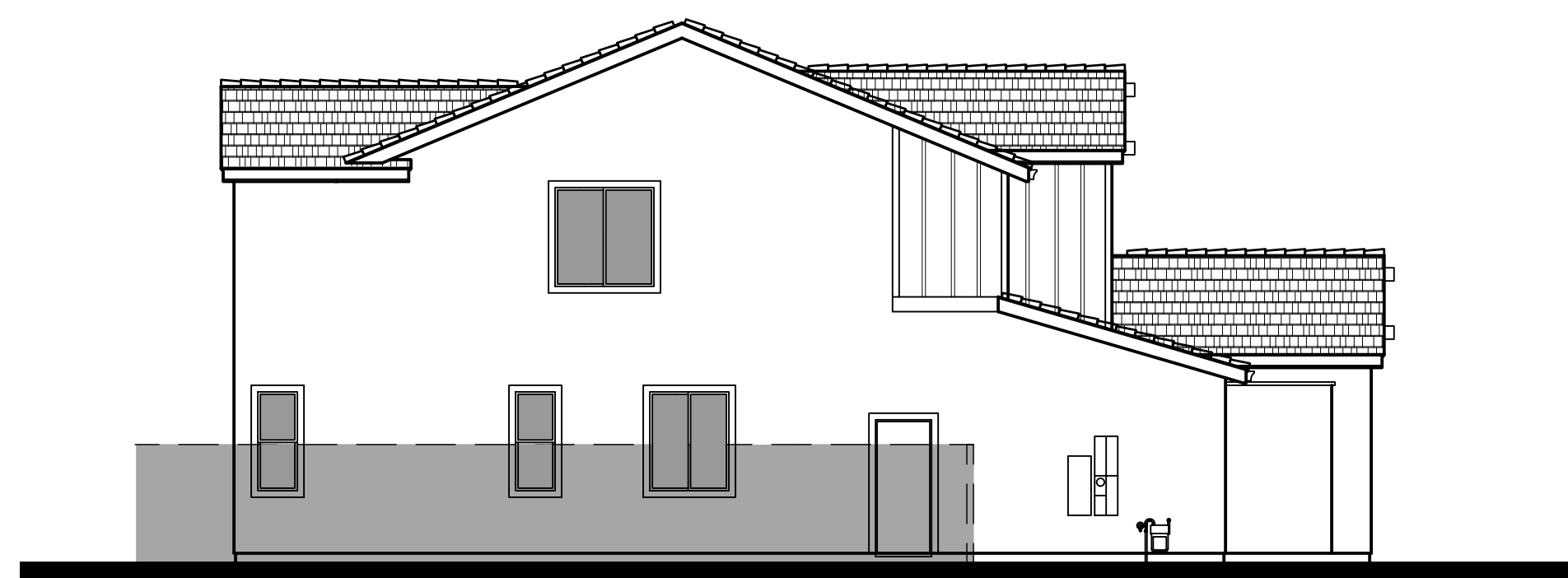
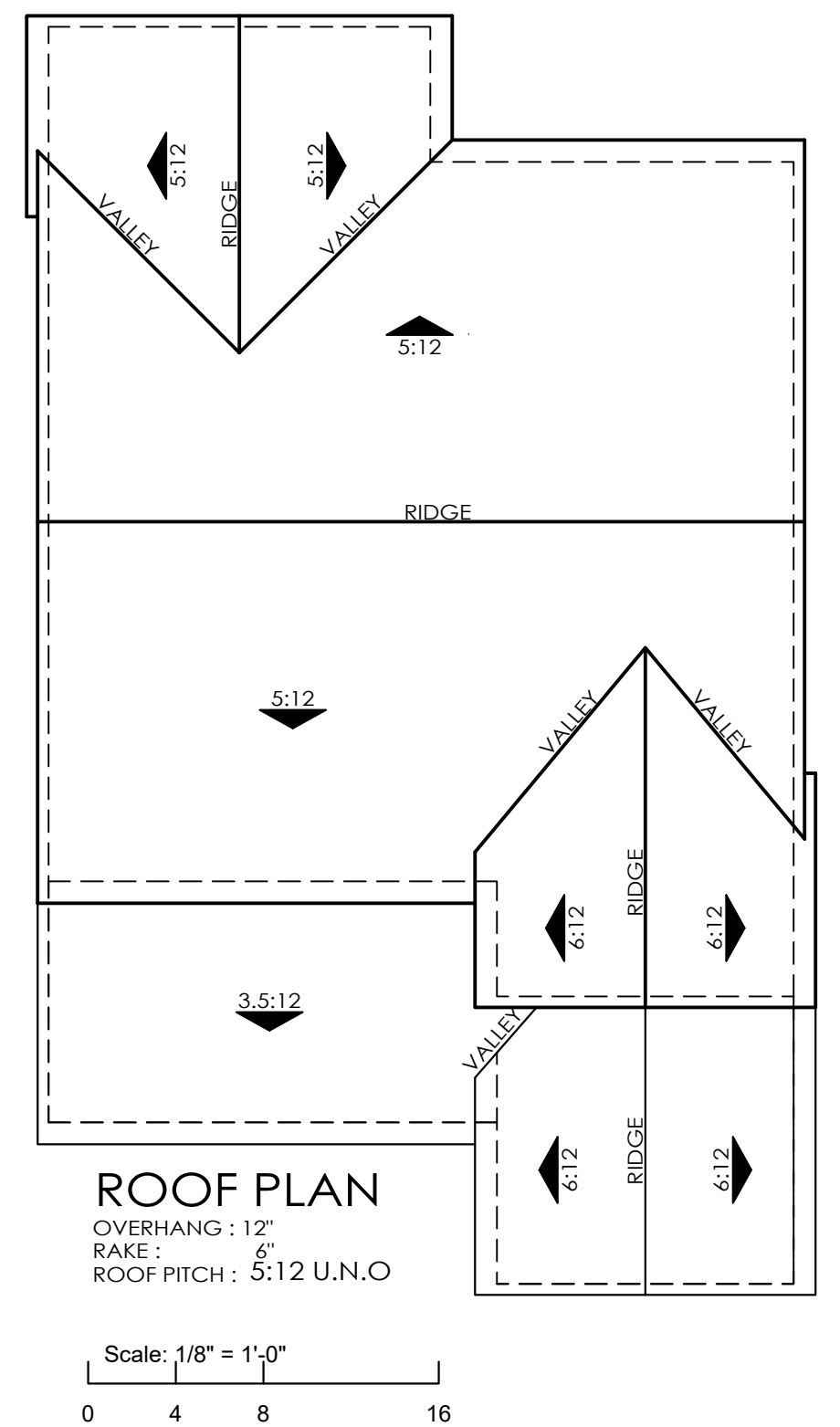
Flat concrete Tile Roofing

Stucco Finish

Cementitious Board & Batt Siding

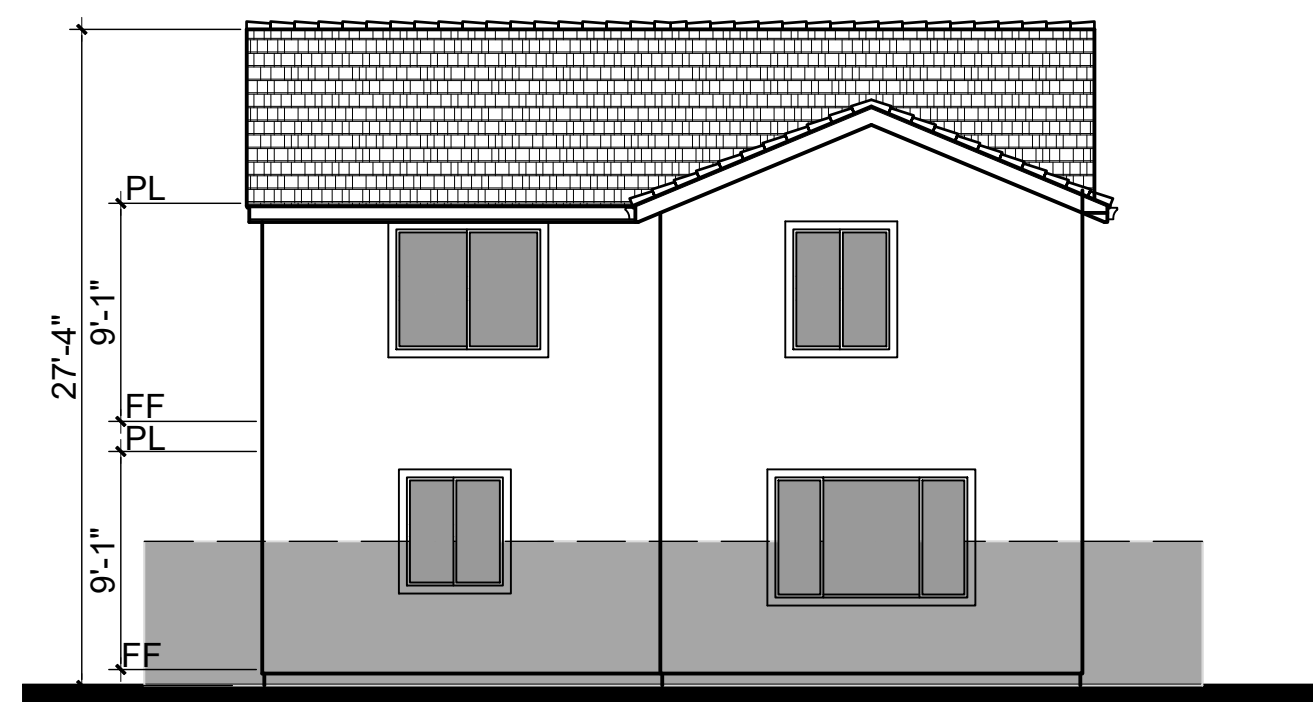


Front Elevation 2C



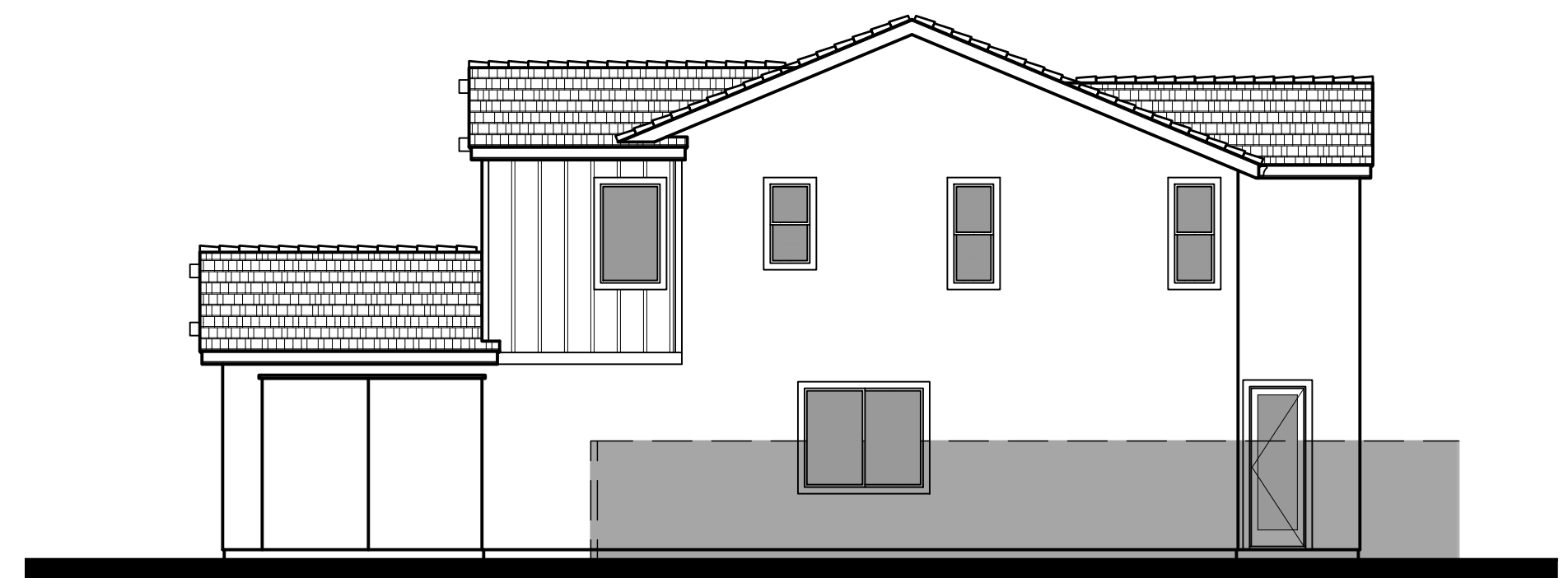
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2C



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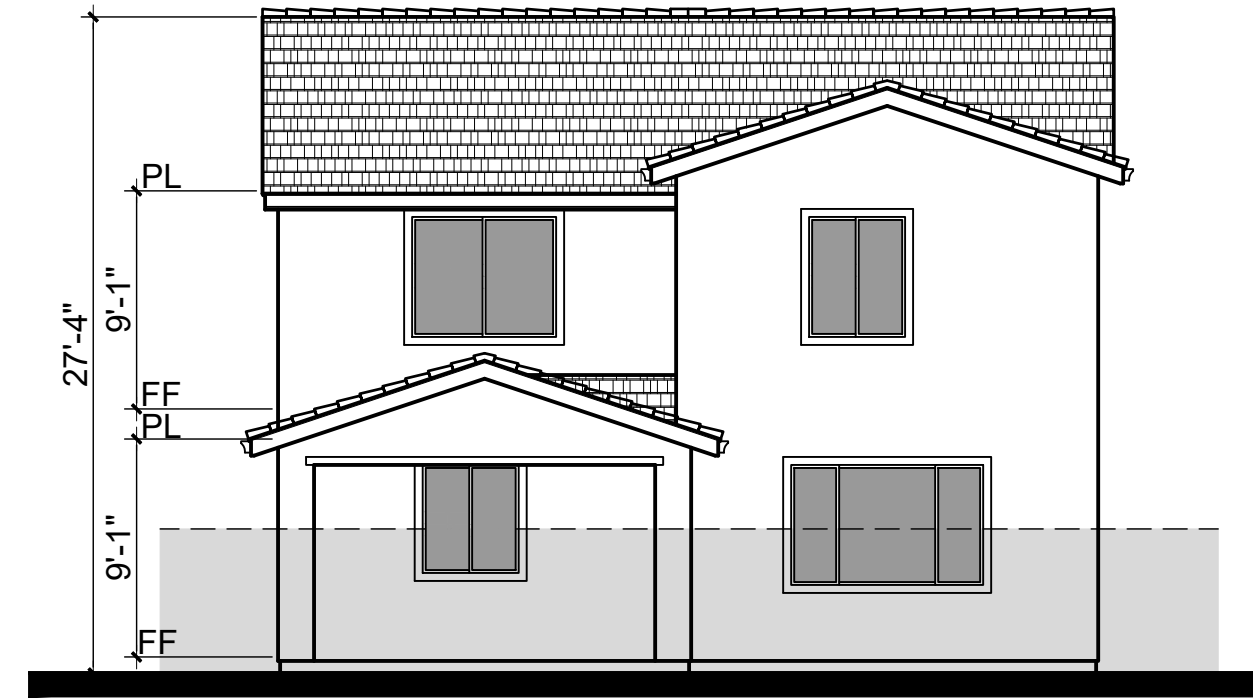
FAIRVIEW 40'x85'
Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
DECEMBER 18, 2019

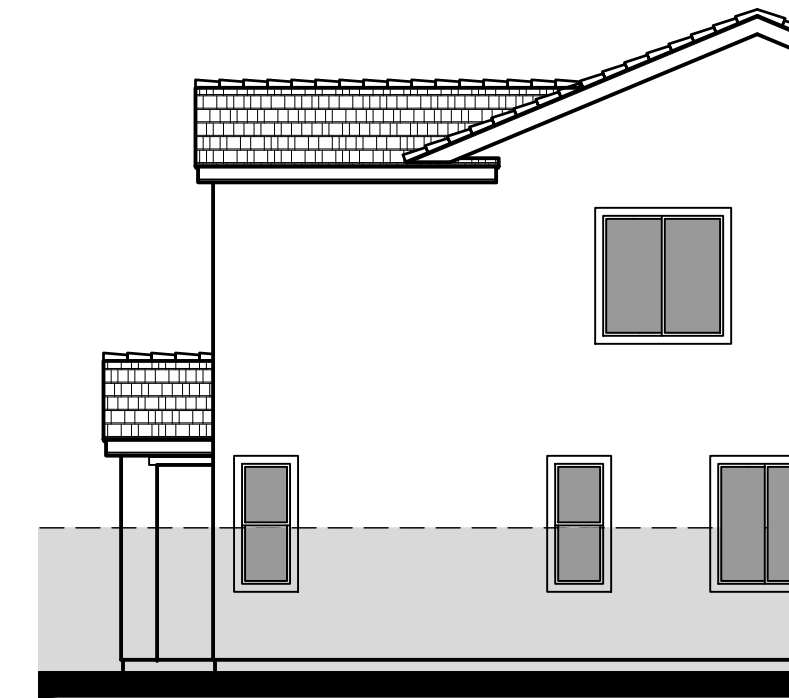
A2.4



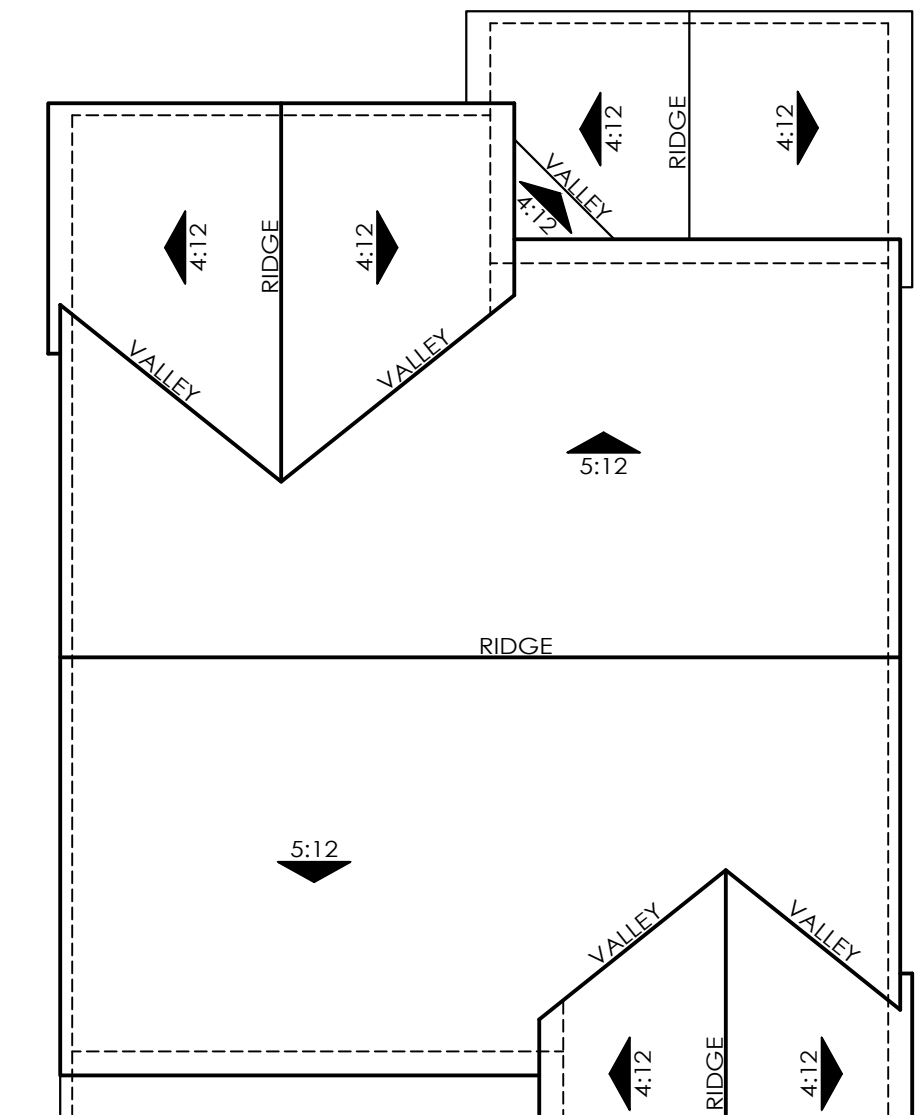
Right Elevation - 2A
Opt. Covered Outdoor Room



Rear Elevation - 2A
Opt. Covered Outdoor Room



Left Elevation - 2A
Opt. Covered Outdoor Room



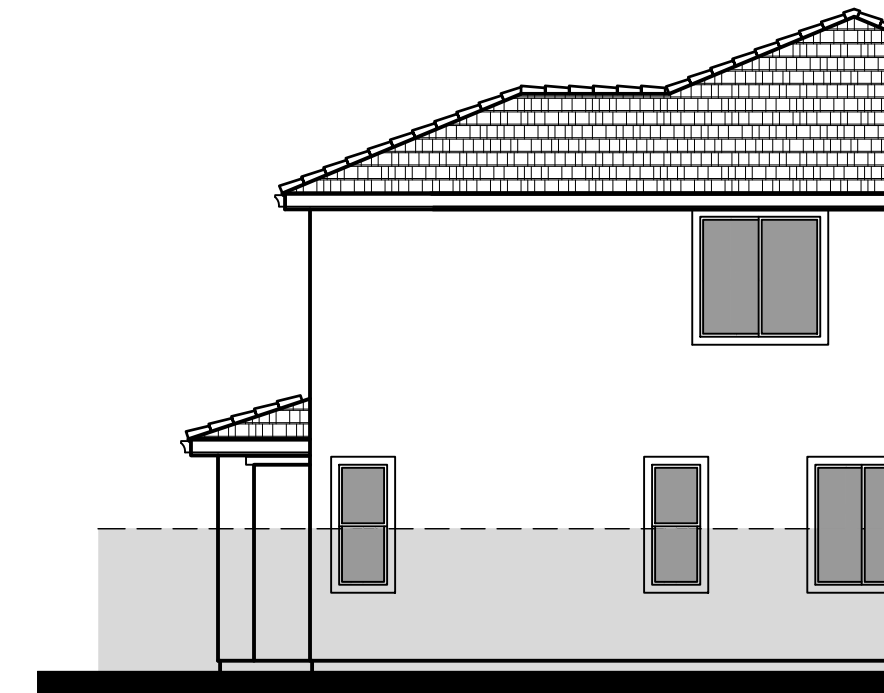
Roof Plan - 2A



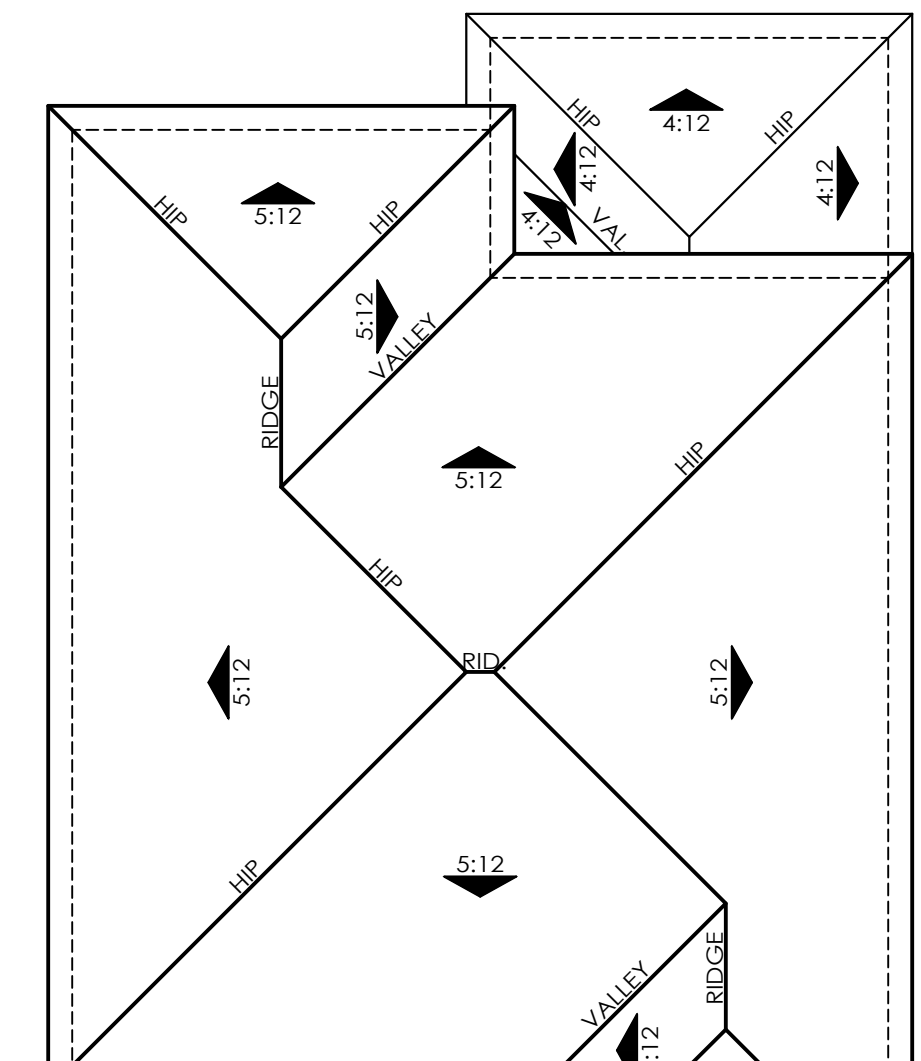
Right Elevation - 2B
Opt. Covered Outdoor Room



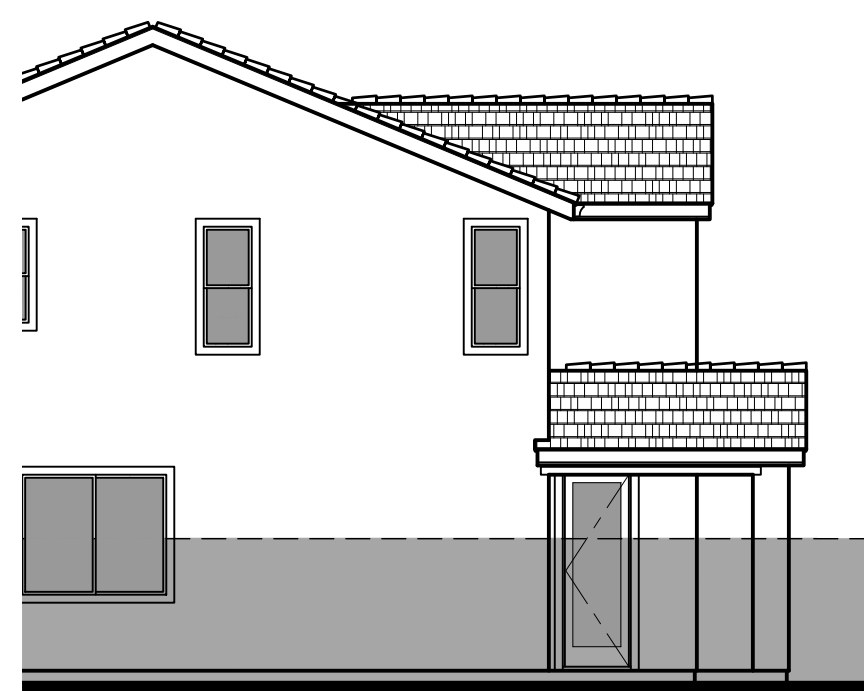
Rear Elevation - 2B
Opt. Covered Outdoor Room



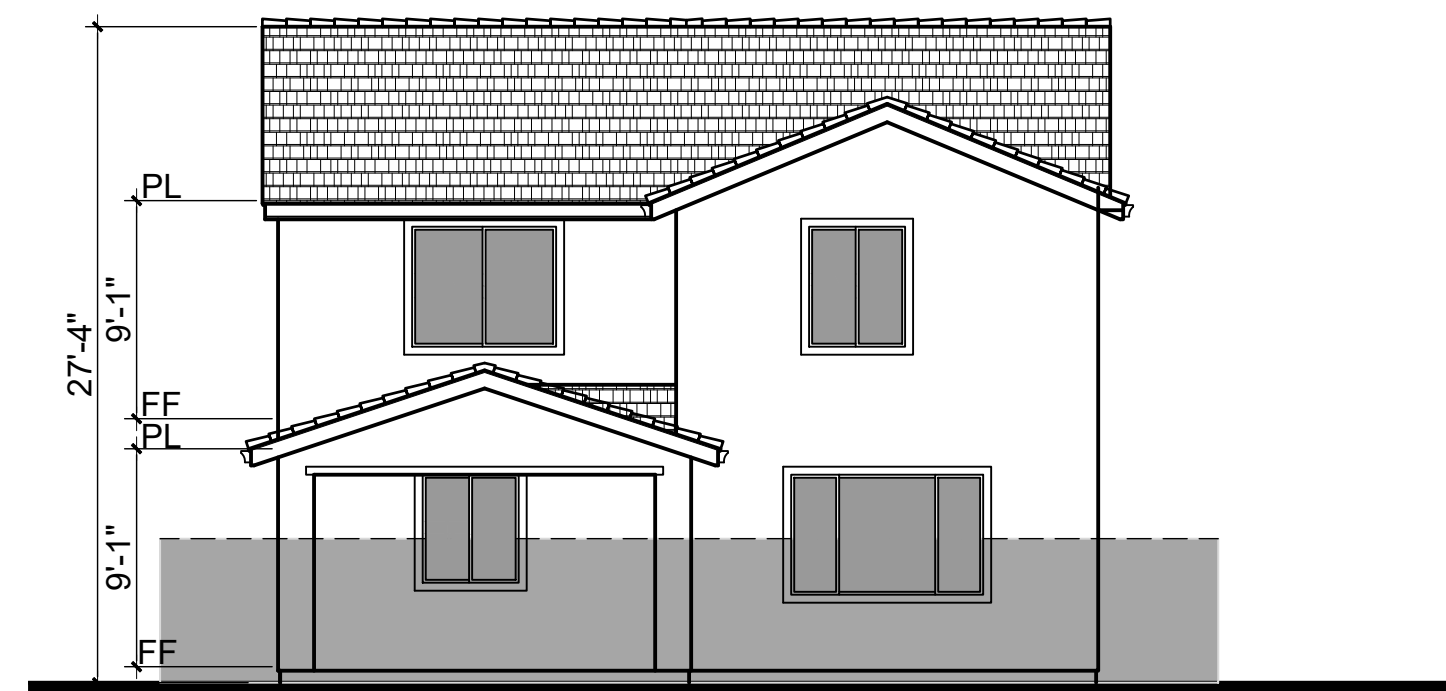
Left Elevation - 2B
Opt. Covered Outdoor Room



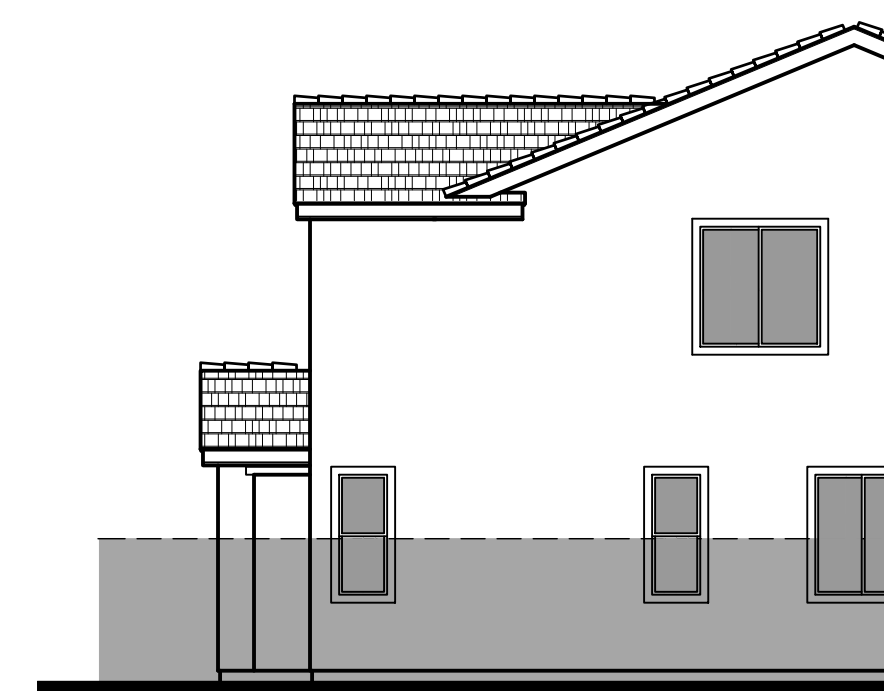
Roof Plan - 2B



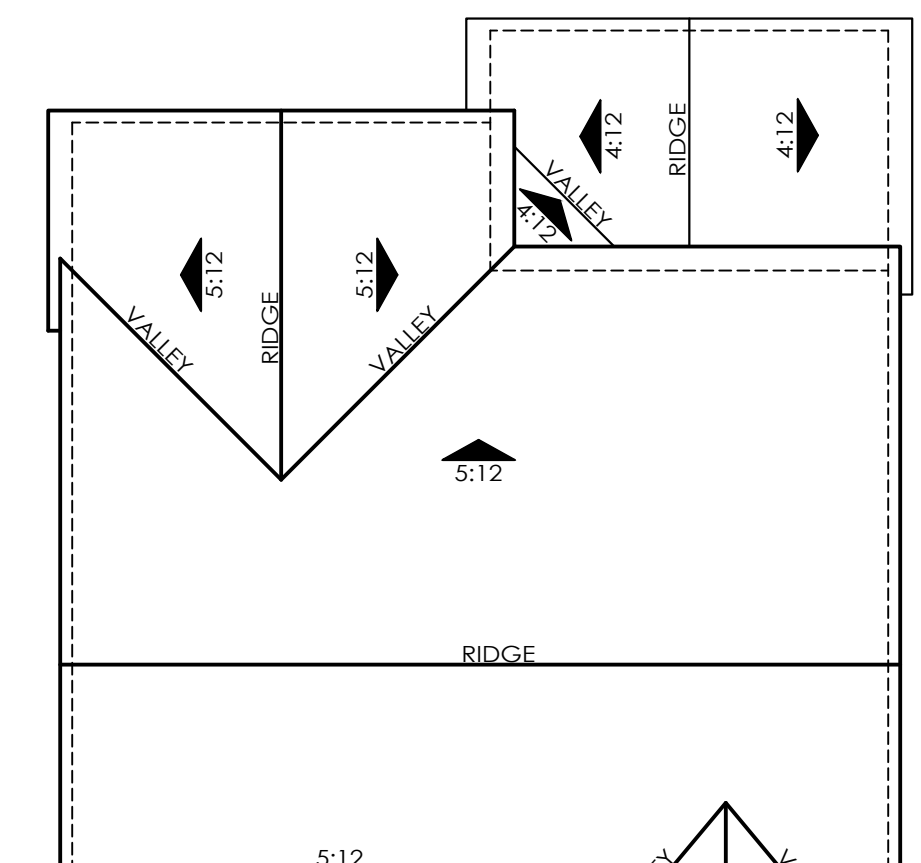
Right Elevation - 2C
Opt. Covered Outdoor Room



Rear Elevation - 2C
Opt. Covered Outdoor Room



Left Elevation - 2C
Opt. Covered Outdoor Room



Left Elevation - 2C



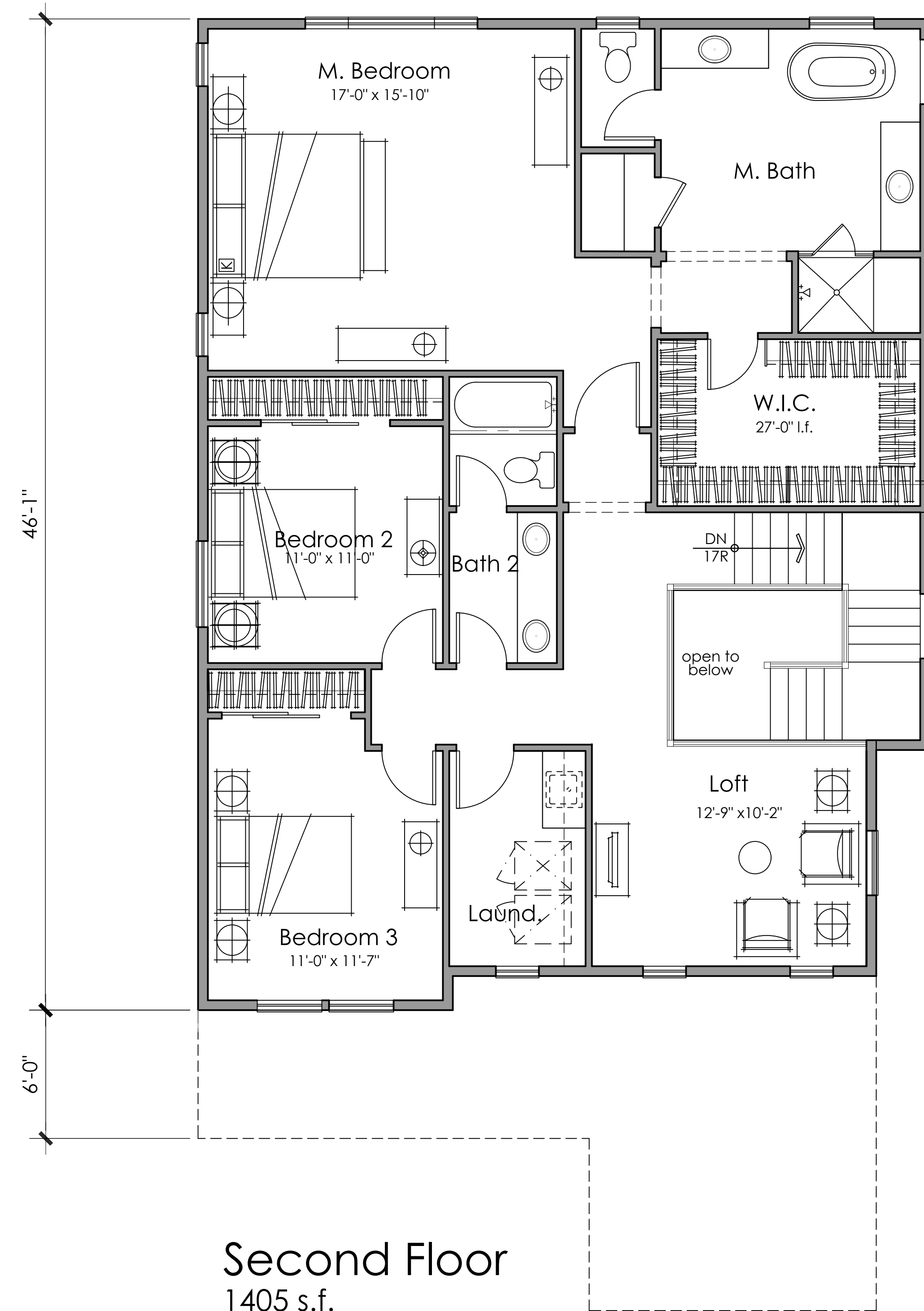
Front Elevation 3A



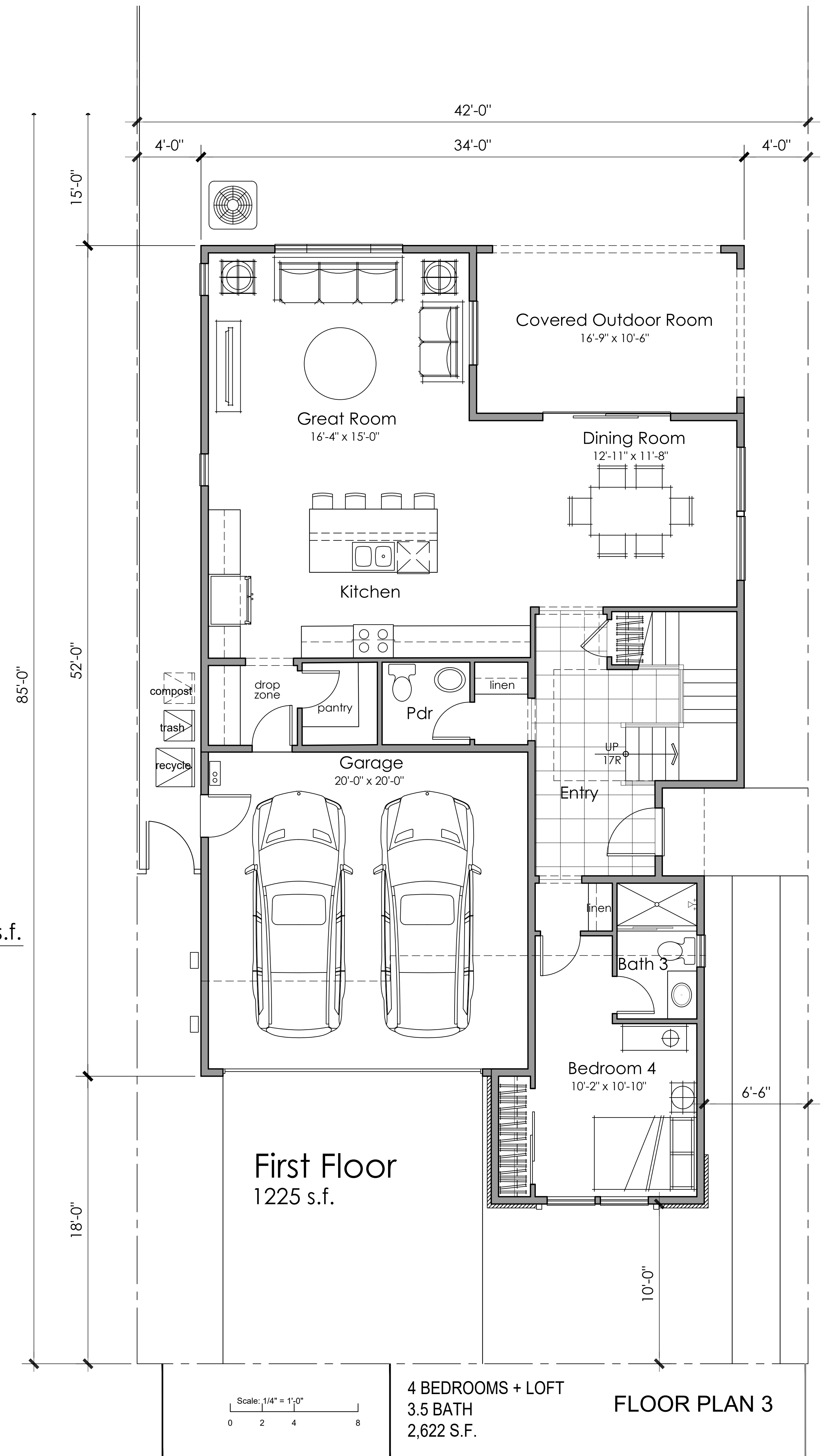
Front Elevation 3B



Front Elevation 3C

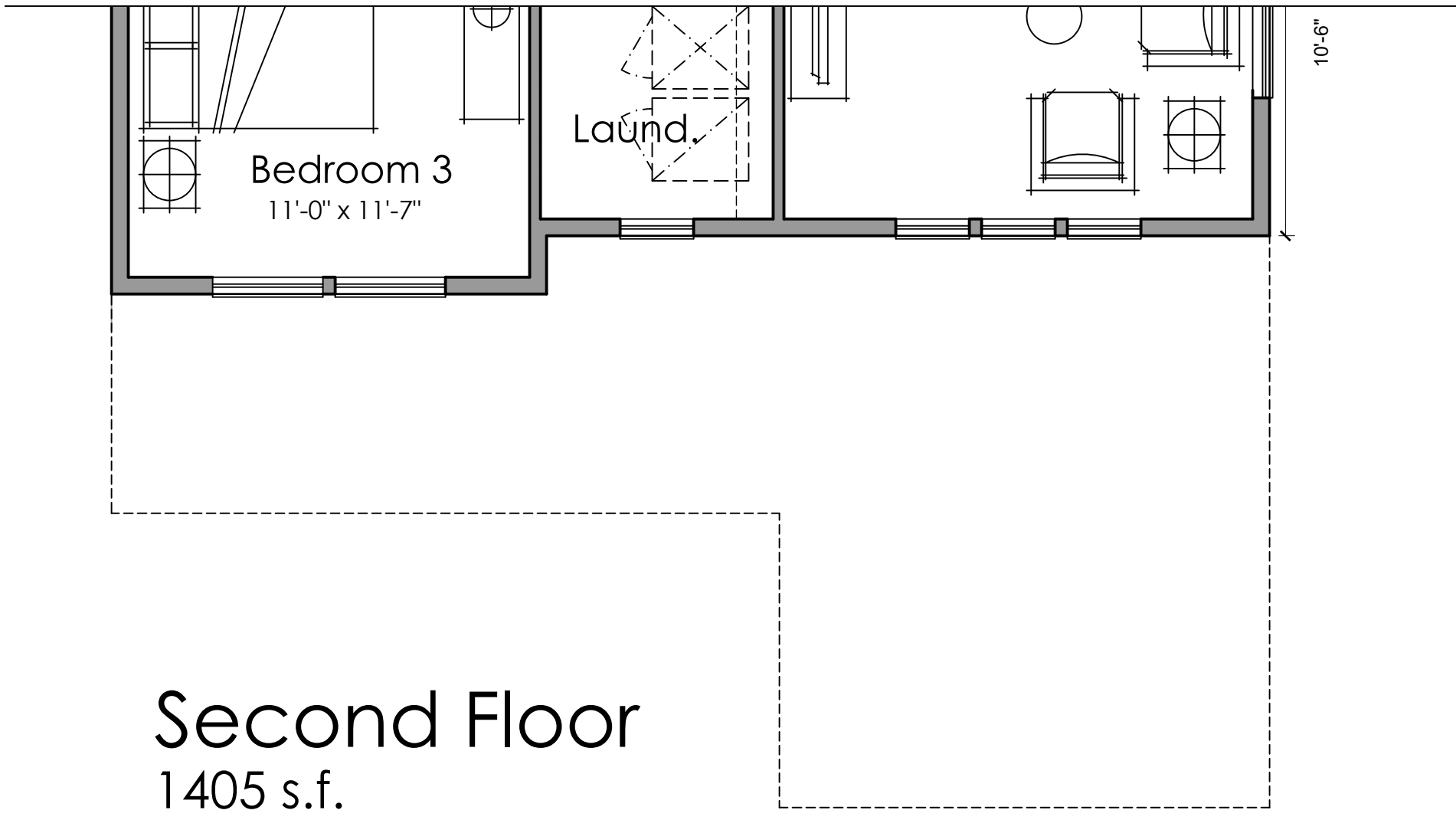
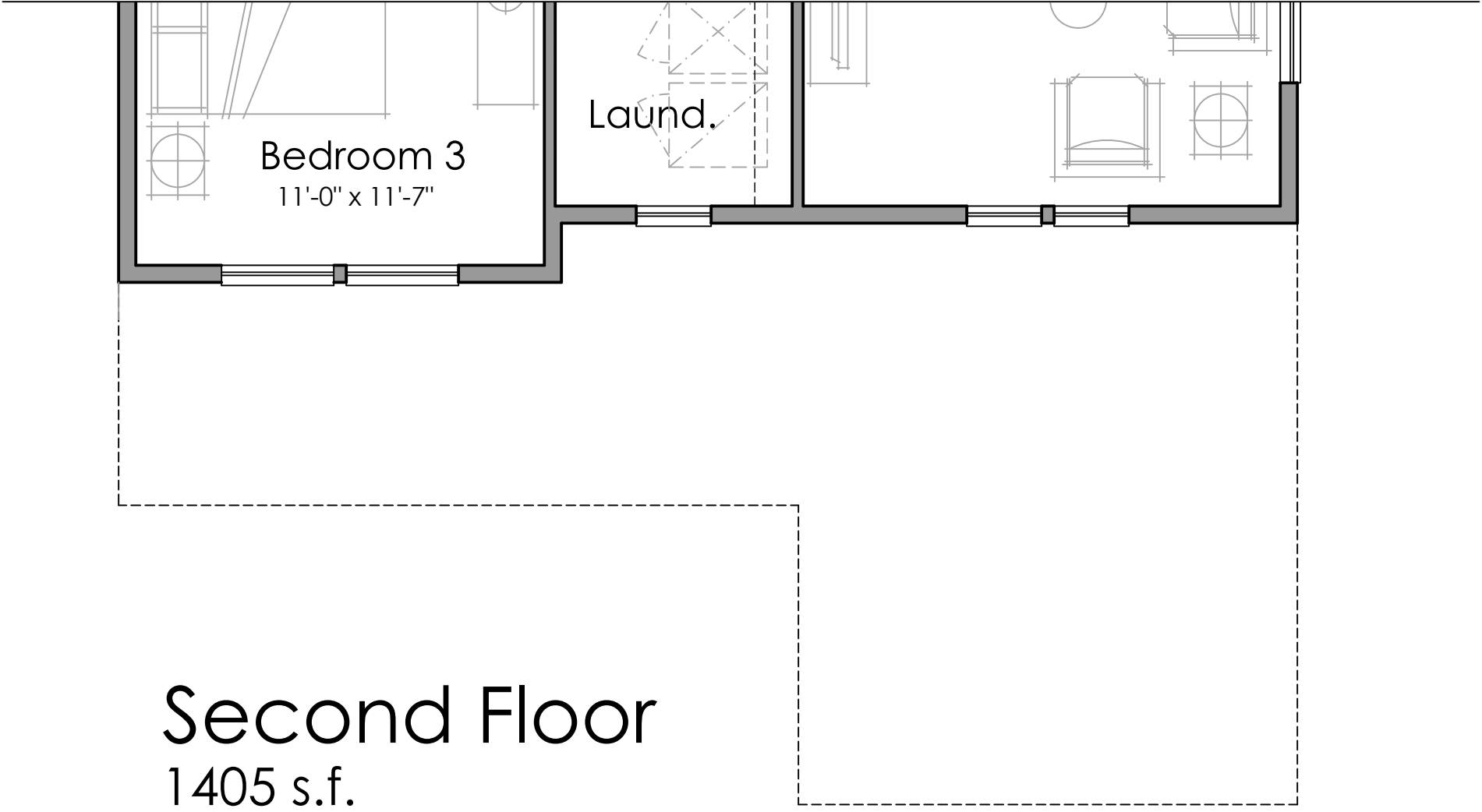


Lot Coverage - 42x85 = 3,570 s.f.
 1st Floor: 1,225 s.f.
 Garage: 415 s.f.
 Porch: 14 s.f.
 Total: 1,654 s.f.
 Lot Coverage: 46%

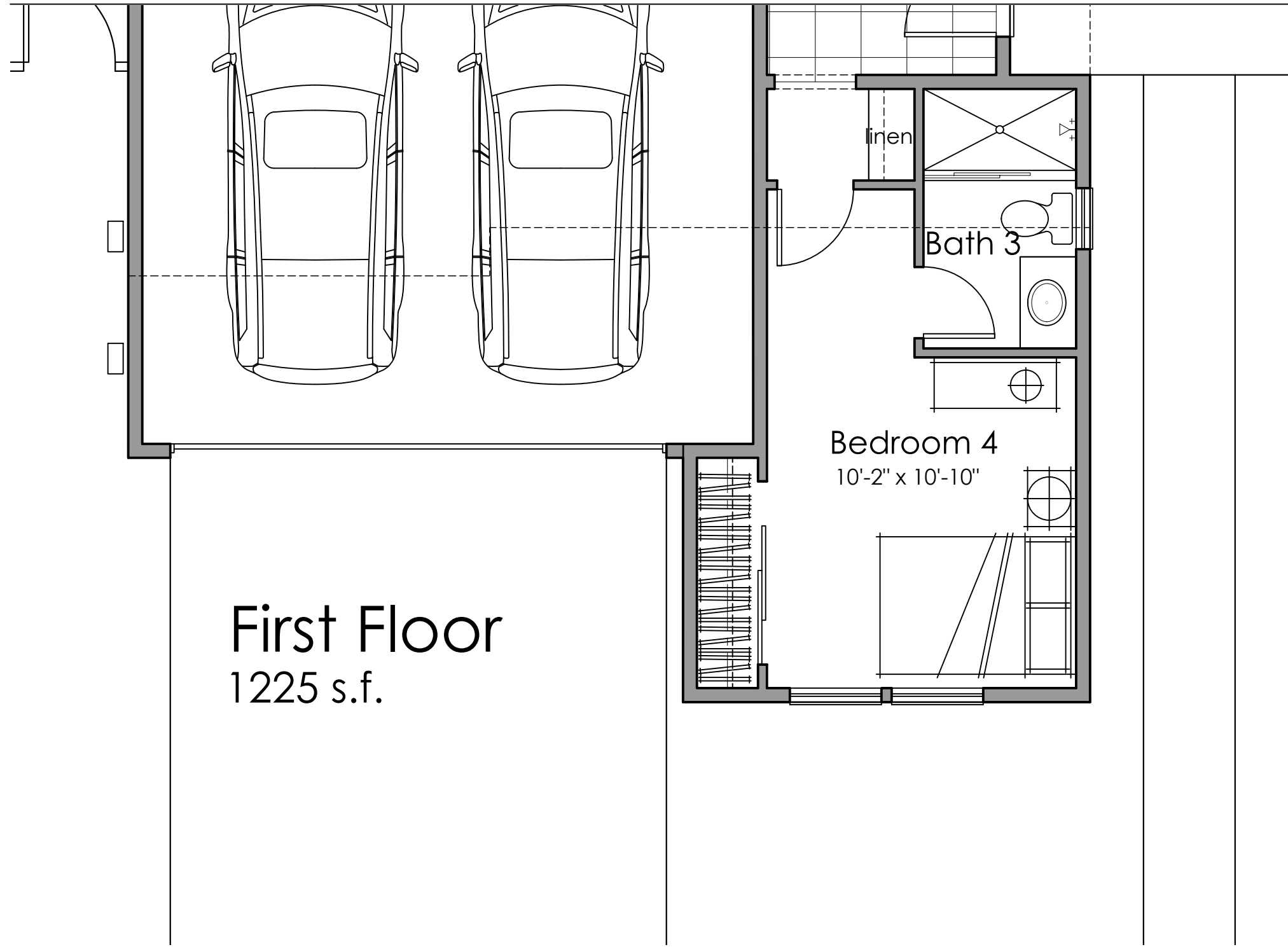
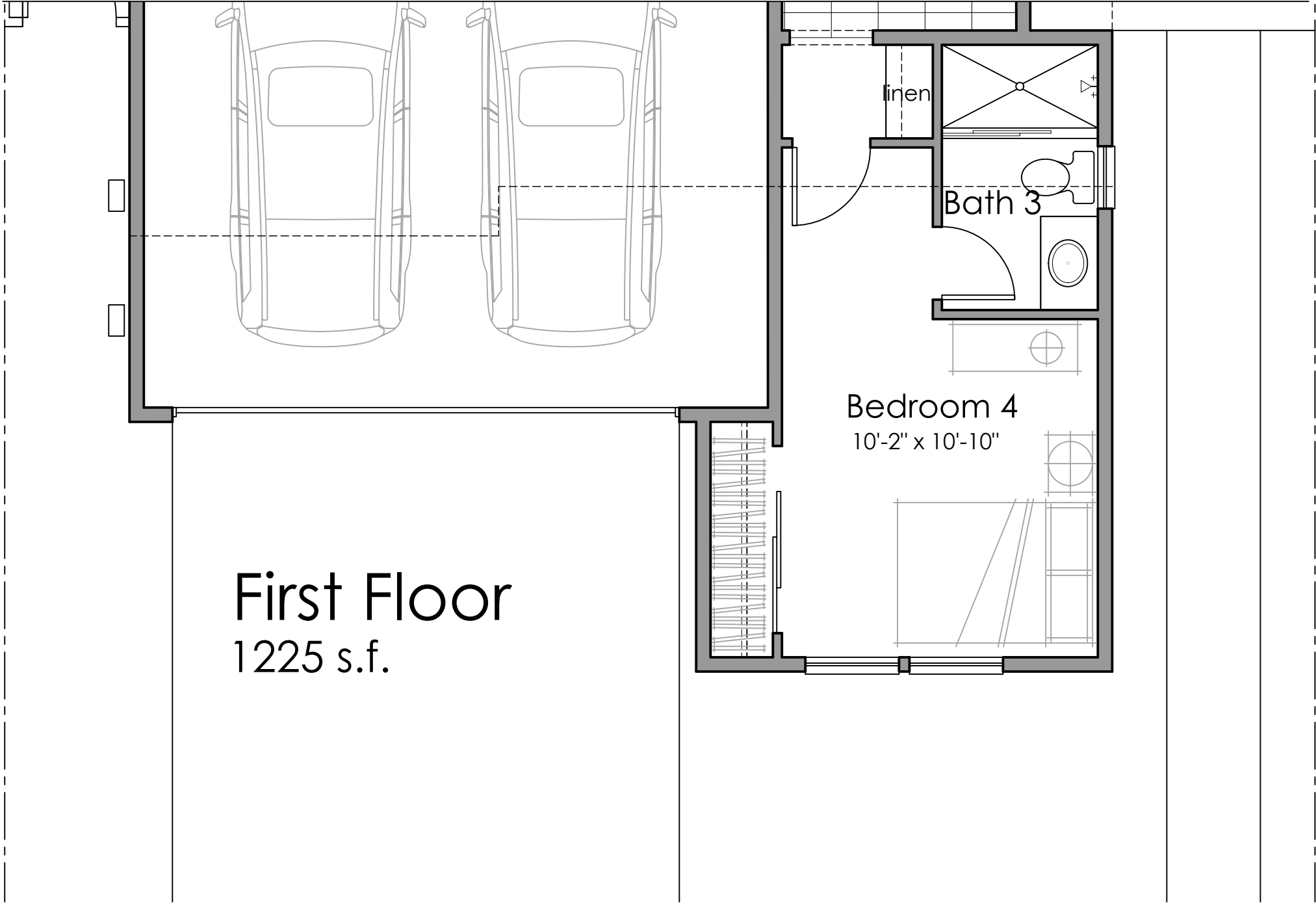


4 BEDROOMS + LOFT
 3.5 BATH
 2,622 S.F.

FLOOR PLAN 3



3C - Addenda



3B - Addenda

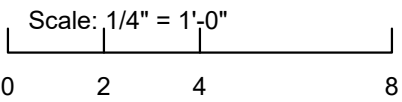


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SCHEMATIC DESIGN
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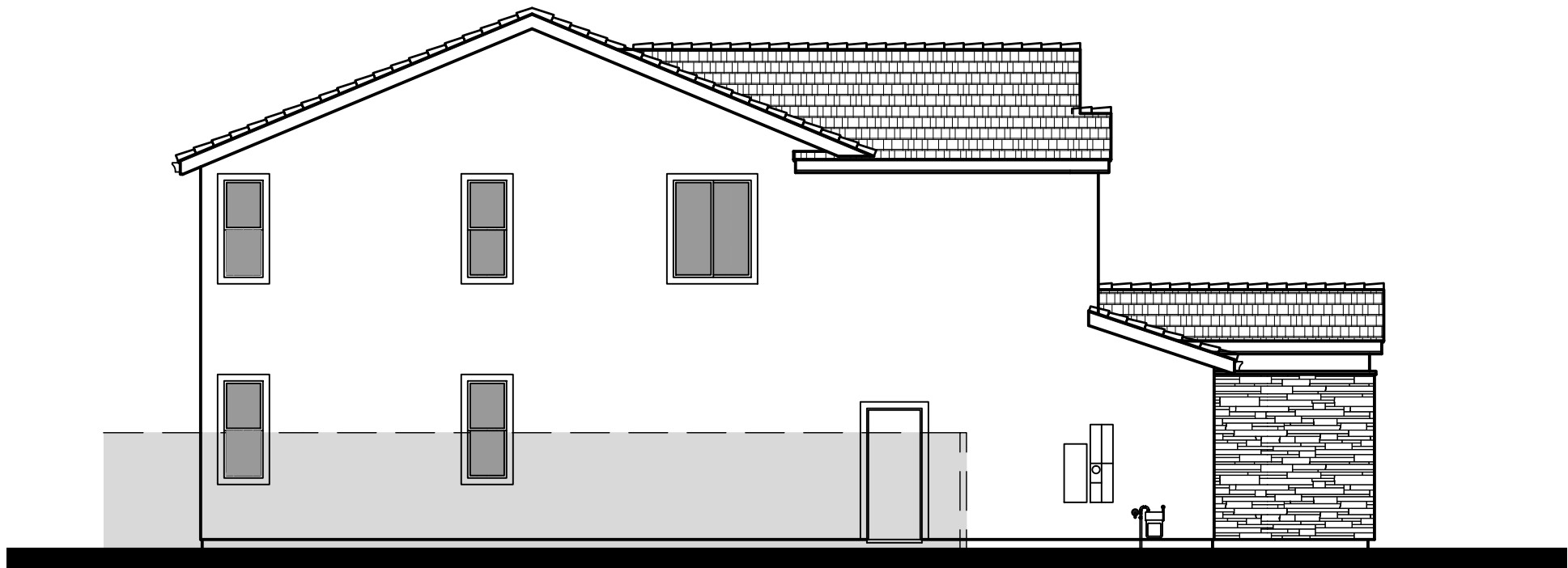
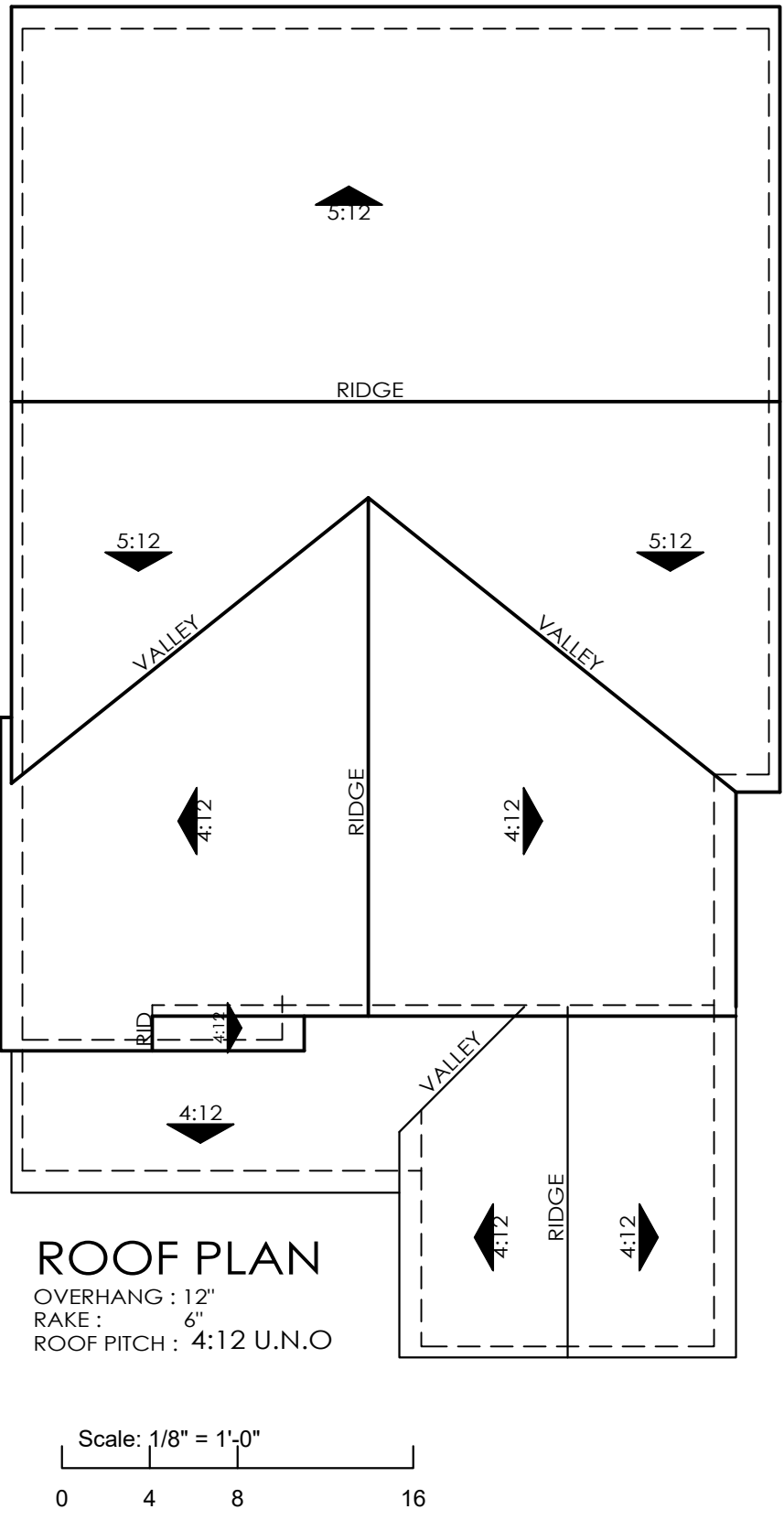
PLAN 3 ADDENDA

A3.1.1

3A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer

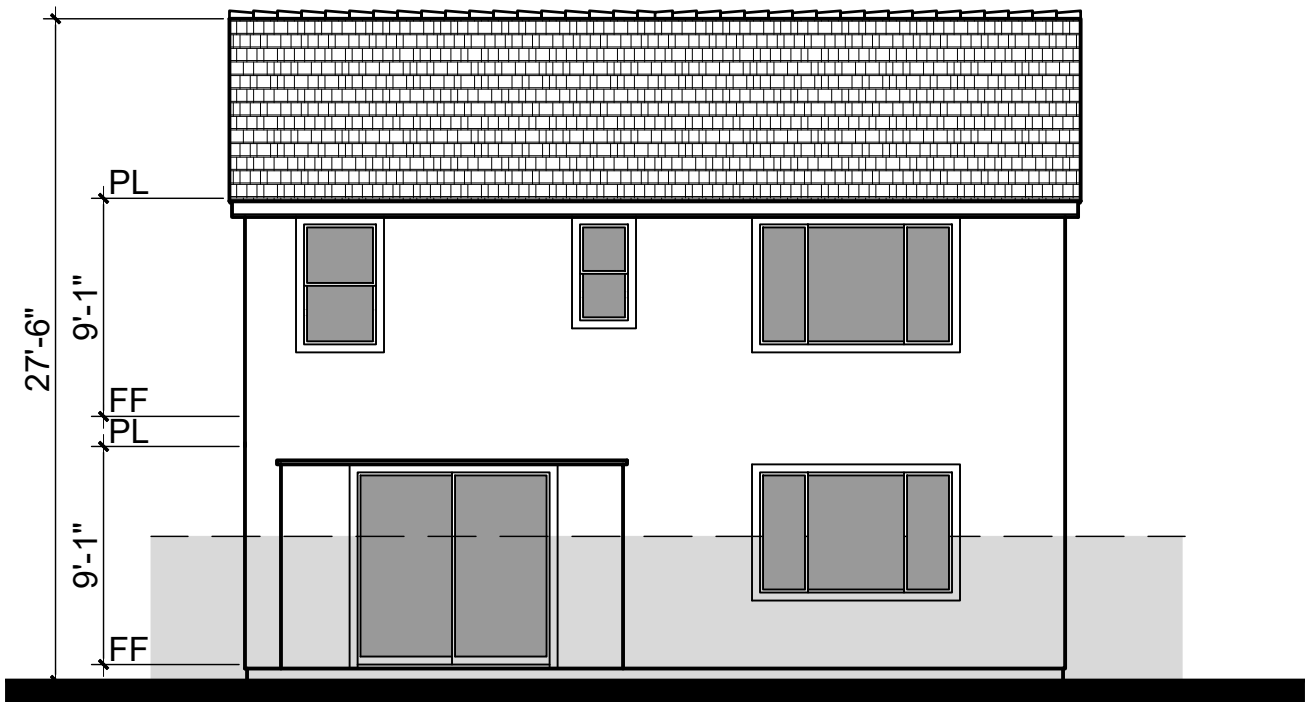


Front Elevation 3A



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3A



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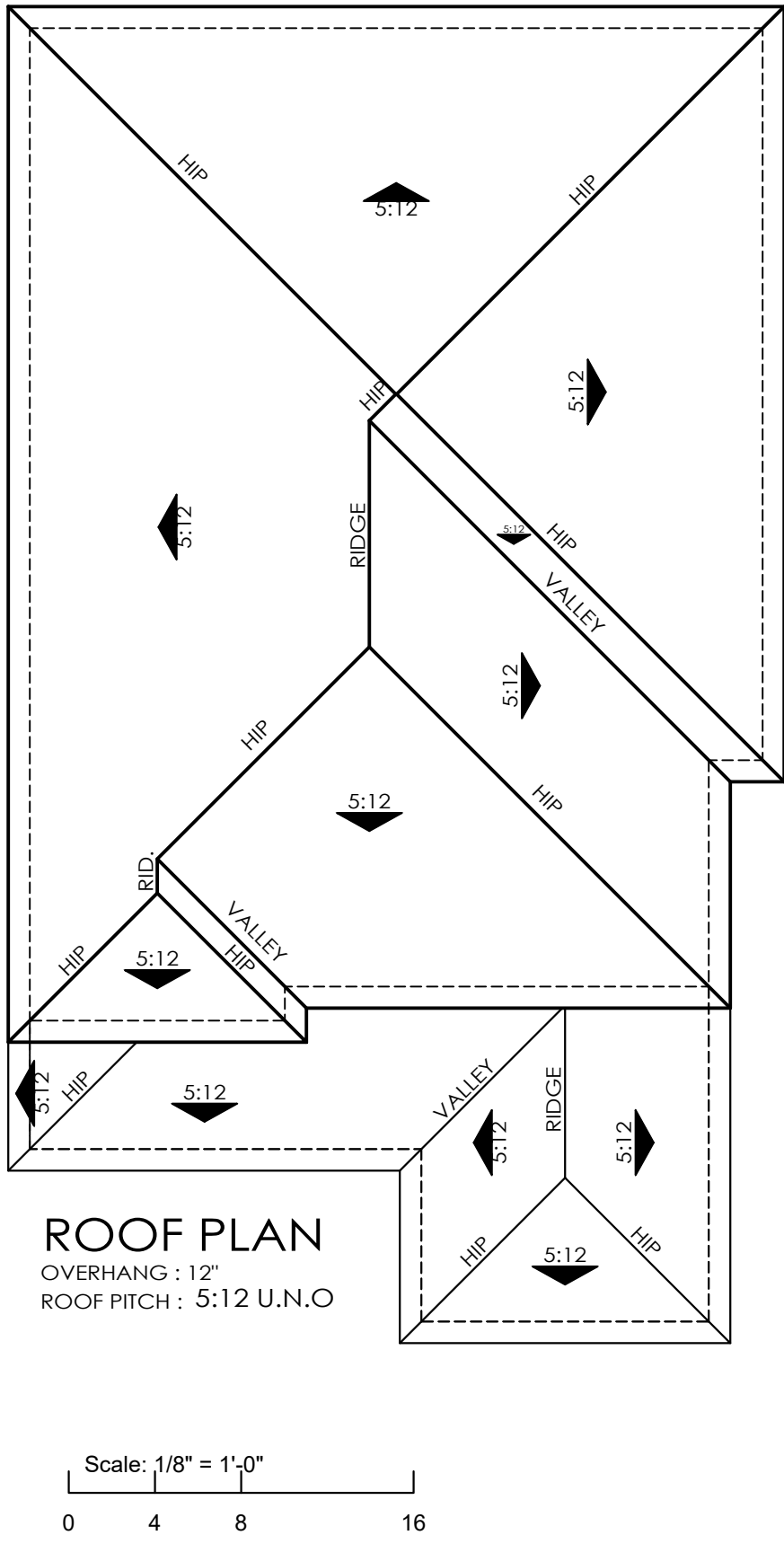
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3B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding



Front Elevation 3B



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



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Scale: 1/4" = 1'-0"
0 2 4 8

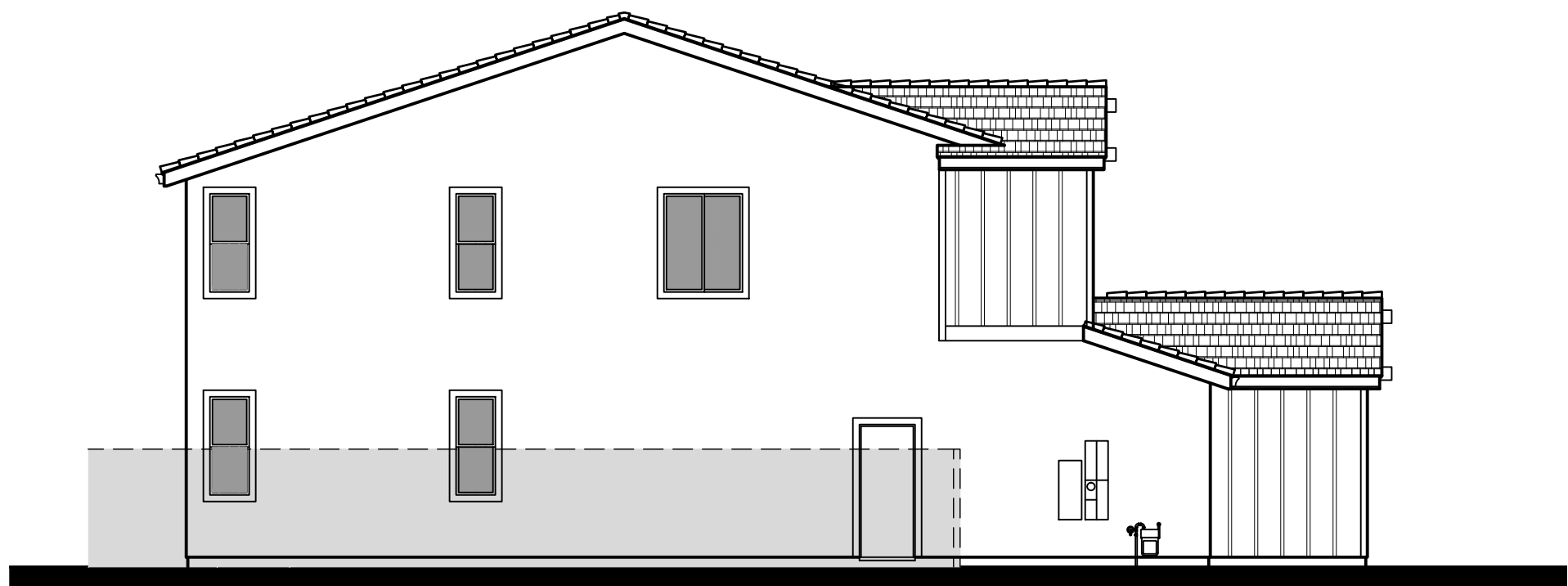
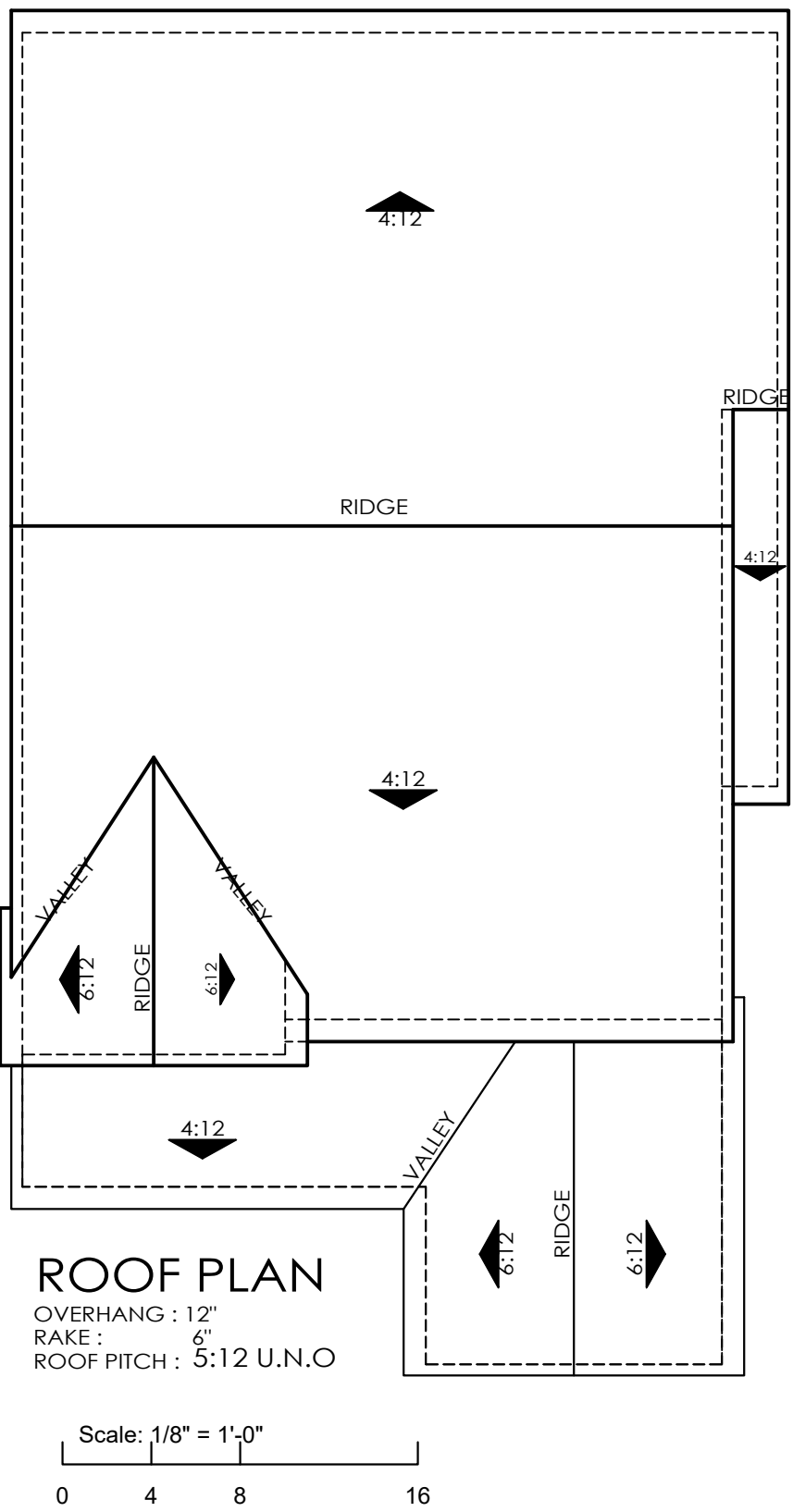
EXTERIOR ELEVATIONS - PLAN 3B

A3.3

3C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Board & Batt Siding
Decorative Outlookers



Front Elevation 3C



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3C

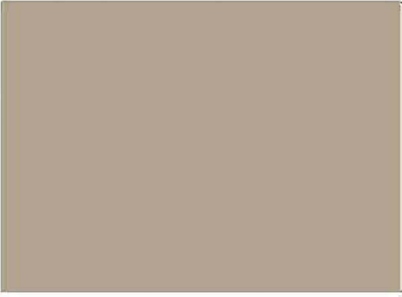
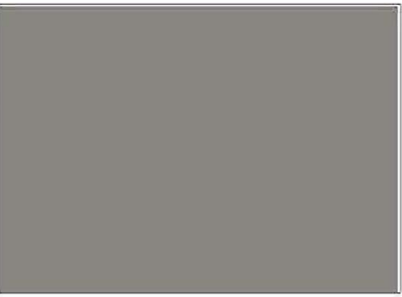
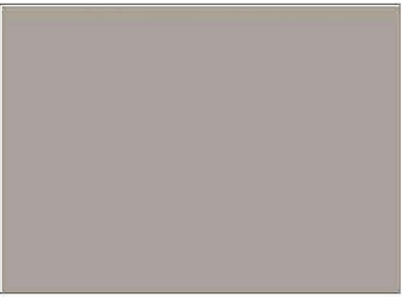
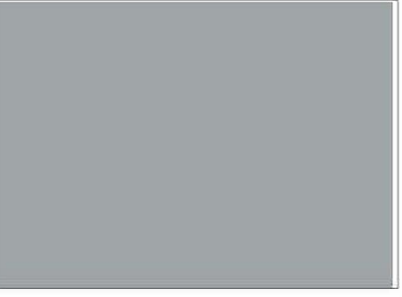
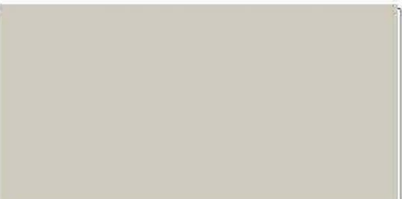
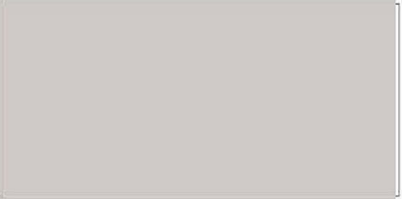
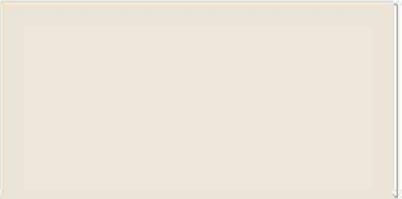
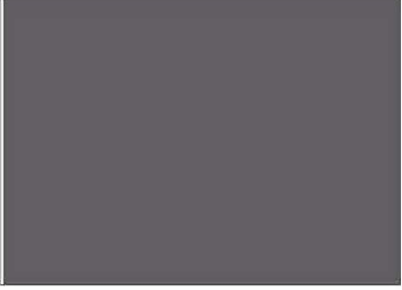


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	SCHEME 1	SCHEME 2	SCHEME 3		SCHEME 4	SCHEME 5	SCHEME 6		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	 SW 0046 WHITE HYACINTH	 SW 6170 TECHNO GRAY	 SW 7635 PALISADE	STUCCO BODY	 SW 7546 PRAIRIE GRASS	 SW 0077 CLASSIC FRNCH GRAY	 SW 7024 FUNCTIONAL GRAY	BATTEN SIDING BODY/ CORNER BOARDS	 SW 7005 PURE WHITE	 SW 7073 NETWORK GRAY	 SW 7019 GAUNTLET GRAY
FASCIA / EAVES / TRIM / GARAGE DOORS	 SW 0049 SILVER GRAY	 SW 7637 OYSTER WHITE	 SW 6140 MODERN WHITE	SIDING BODY/ CORNER BOARDS	 SW 7032 WARM STONE	 SW 6137 BURLAP	 SW 6012 BROWSE BROWN	STUCCO BODY	 SW 7100 ARCADE WHITE	 SW 7015 REPOSE GRAY	 SW 7051 ANALYTICAL GRAY
ENTRY DOOR	 SW 0047 STUDIO BLUE	 SW 7595 SOMMELIER	 SW 7068 GRIZZLE GRAY	FASCIA/EAVES/ TRIM	 SW 7036 ACCESSIBLE BEIGE	 SW 7050 USEFUL GRAY	 SW 7634 PEDIMENT	FACIA/ EAVES /TRIM/ GARAGE DOOR	 SW 6001 GRAYISH	 SW 8917 SHELL WHITE	 SW 7013 IVORY LACE
STONE VENEER	 SAGE LEDGECUT 33	 BIRCH LEDGECUT 33	 WHITE CAP LEDGECUT 33	GARAGE DOOR/ ENTRY DOOR	 SW 7020 BLACK FOX	 SW 6991 CLACK MAGIC	 SW 7674 PEPPERCORN	ENTRY DOOR	 SW 6278 CLOAK GRAY	 SW 7594 CARRIAGE DOOR	 SW 0014 SHERATON SAGE
ROOF MATERIAL	 4087 BROWN GRAY RANGE	 4087 BROWN GRAY RANGE	 4087 BROWN GRAY RANGE	ROOF MATERIAL	 5699 CHARCOAL RANGE	 5699 CHARCOAL RANGE	 5699 CHARCOAL RANGE	ROOF MATERIAL	 SCB 8827 TACOMA BLEND	 SCB 8827 TACOMA BLEND	 SCB 8827 TACOMA BLEND



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COLOR BOARD

A4.0



FRONT ELEVATION 3C

FRONT ELEVATION 2B

FRONT ELEVATION 1A



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FAIRVIEW GREEN COURT
Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
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COVER SHEET

A0.0



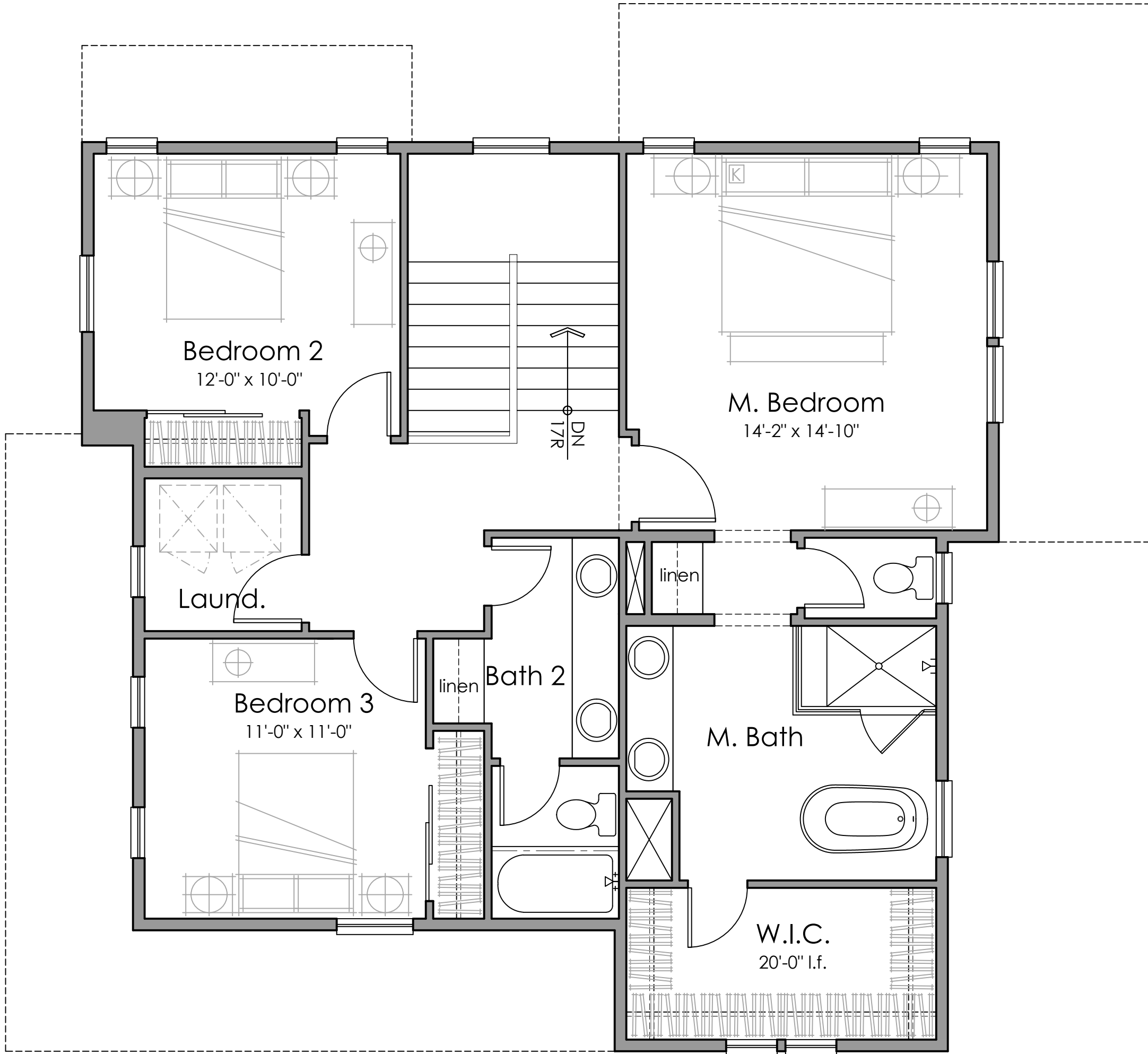
Front Elevation 1A



Front Elevation 1B

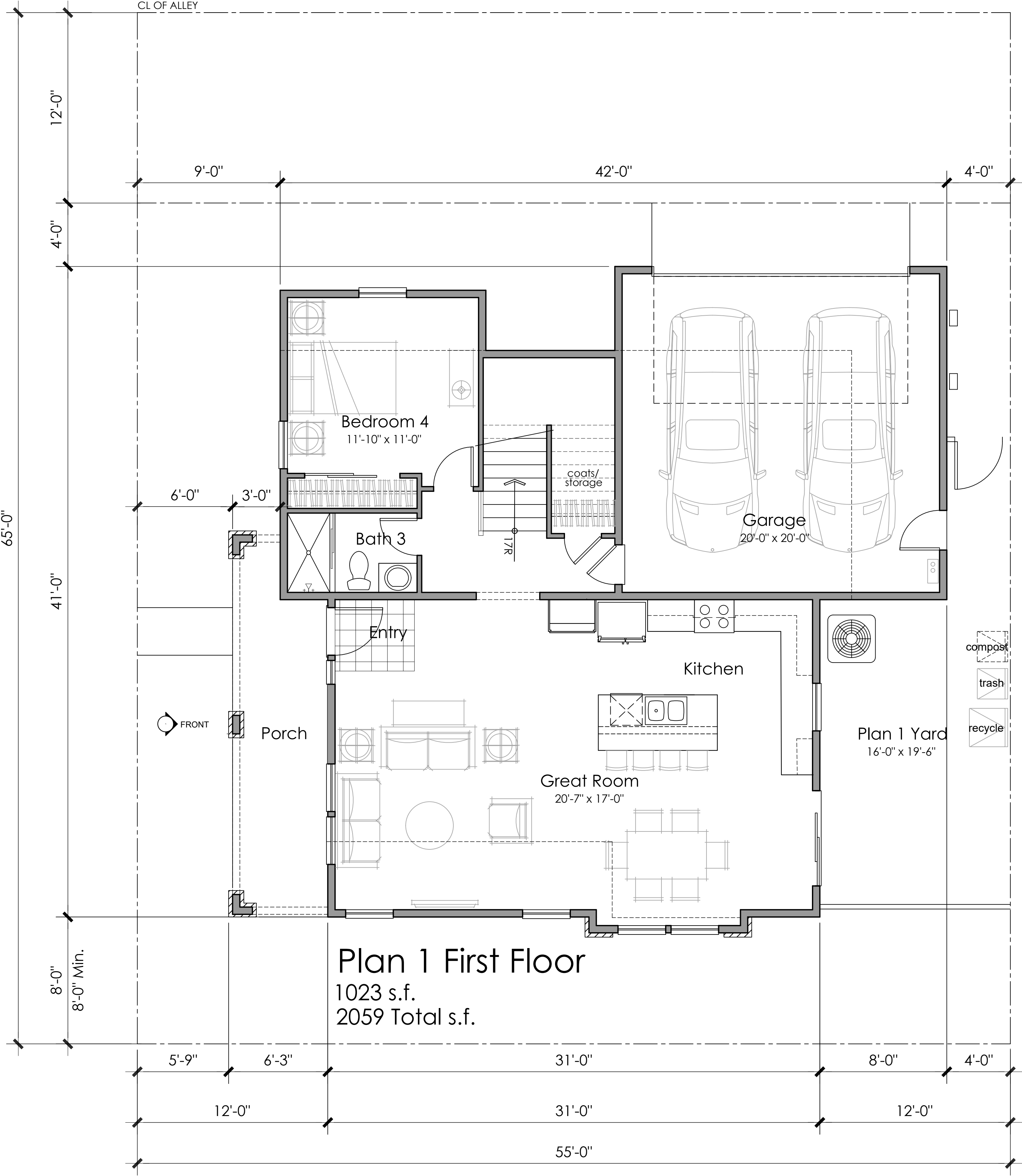


Front Elevation 1C



Plan 1 Second Floor
1036 s.f.

Lot Coverage - 55x65 = 3,575 s.f.	
1st Floor:	1,023 s.f.
Garage:	426 s.f.
Porch:	131 s.f.
Total:	1,580 s.f.
Lot Coverage:	44%



Plan 1 First Floor
1023 s.f.
2059 Total s.f.

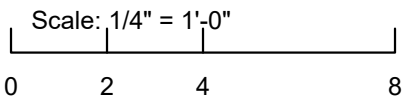


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FAIRVIEW GREEN COURT
Vallejo, CA # 2018-0788

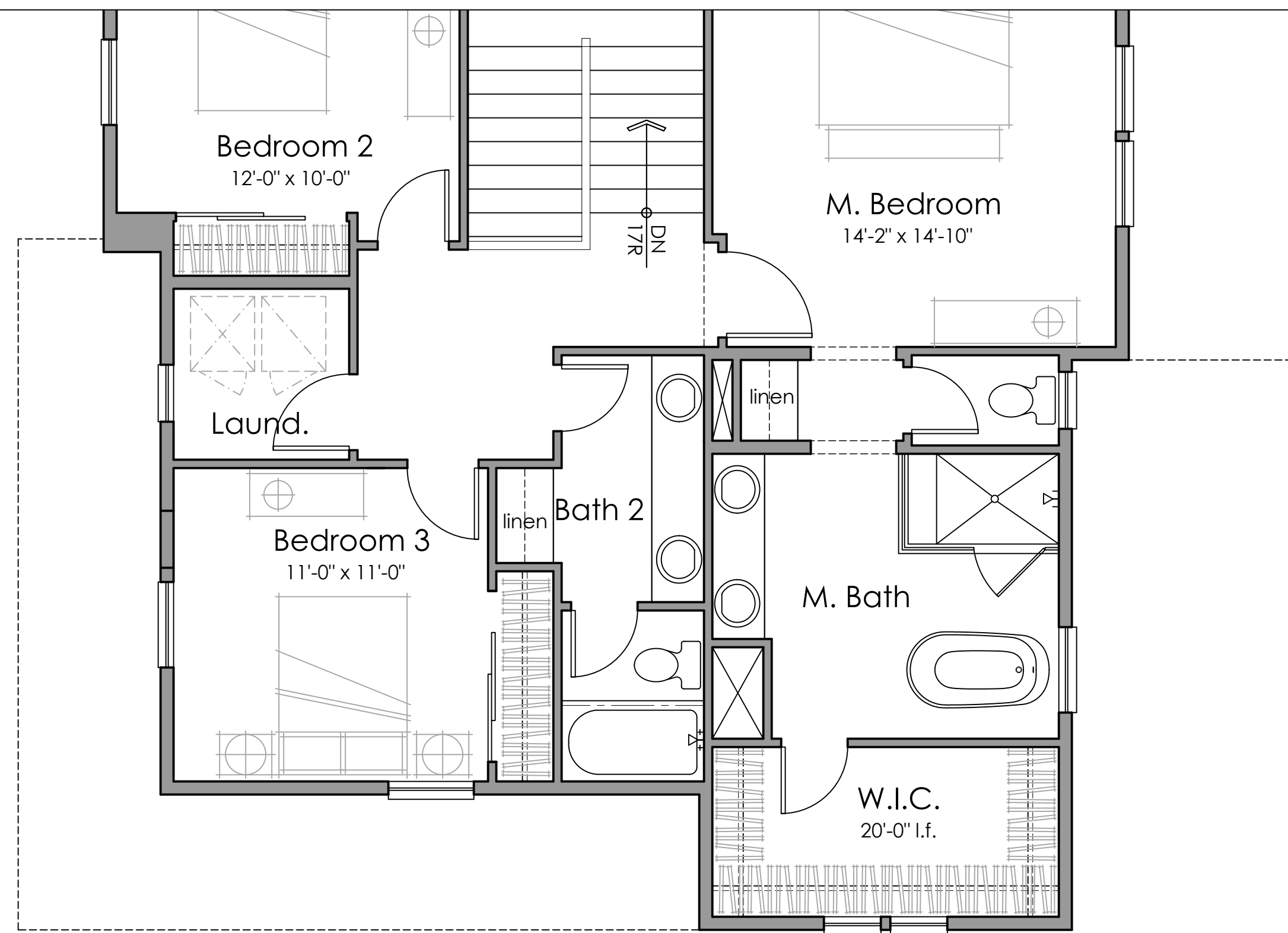
SCHEMATIC DESIGN
DECEMBER 18, 2019



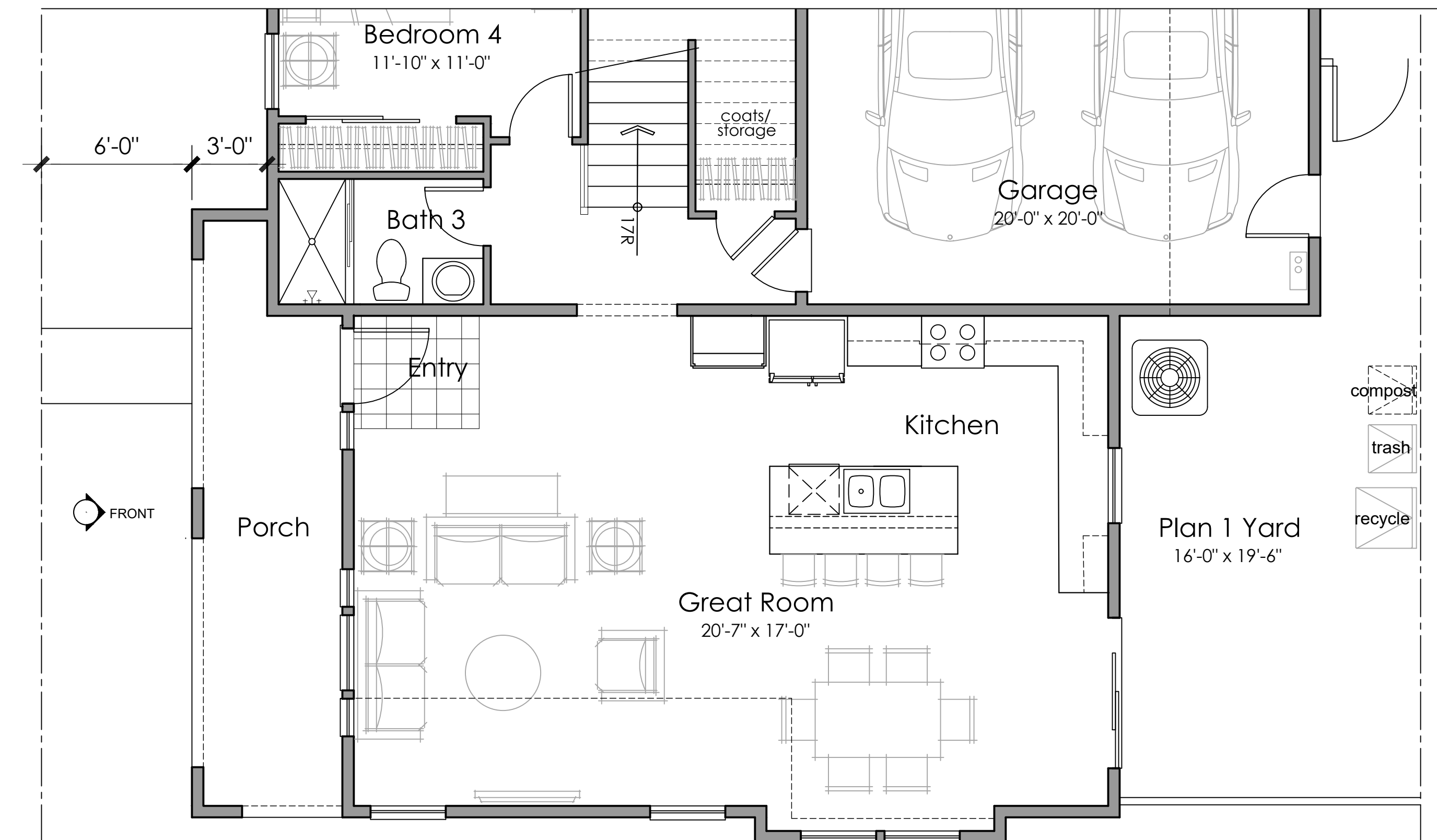
4 BEDROOM
3 BATH
2,059 S.F.

FLOOR PLAN 1

A1.1

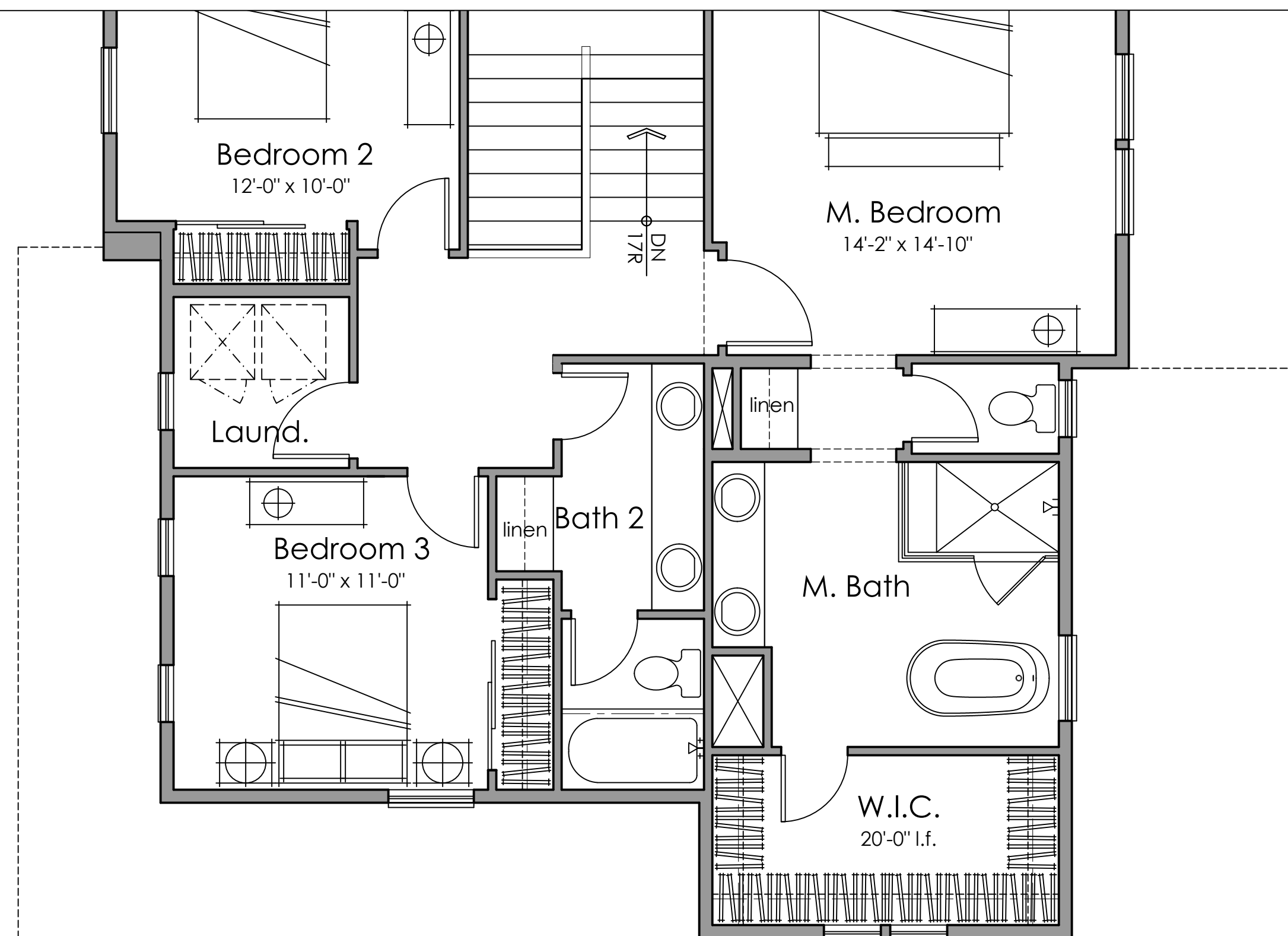


Plan 1 Second Floor
1036 s.f.

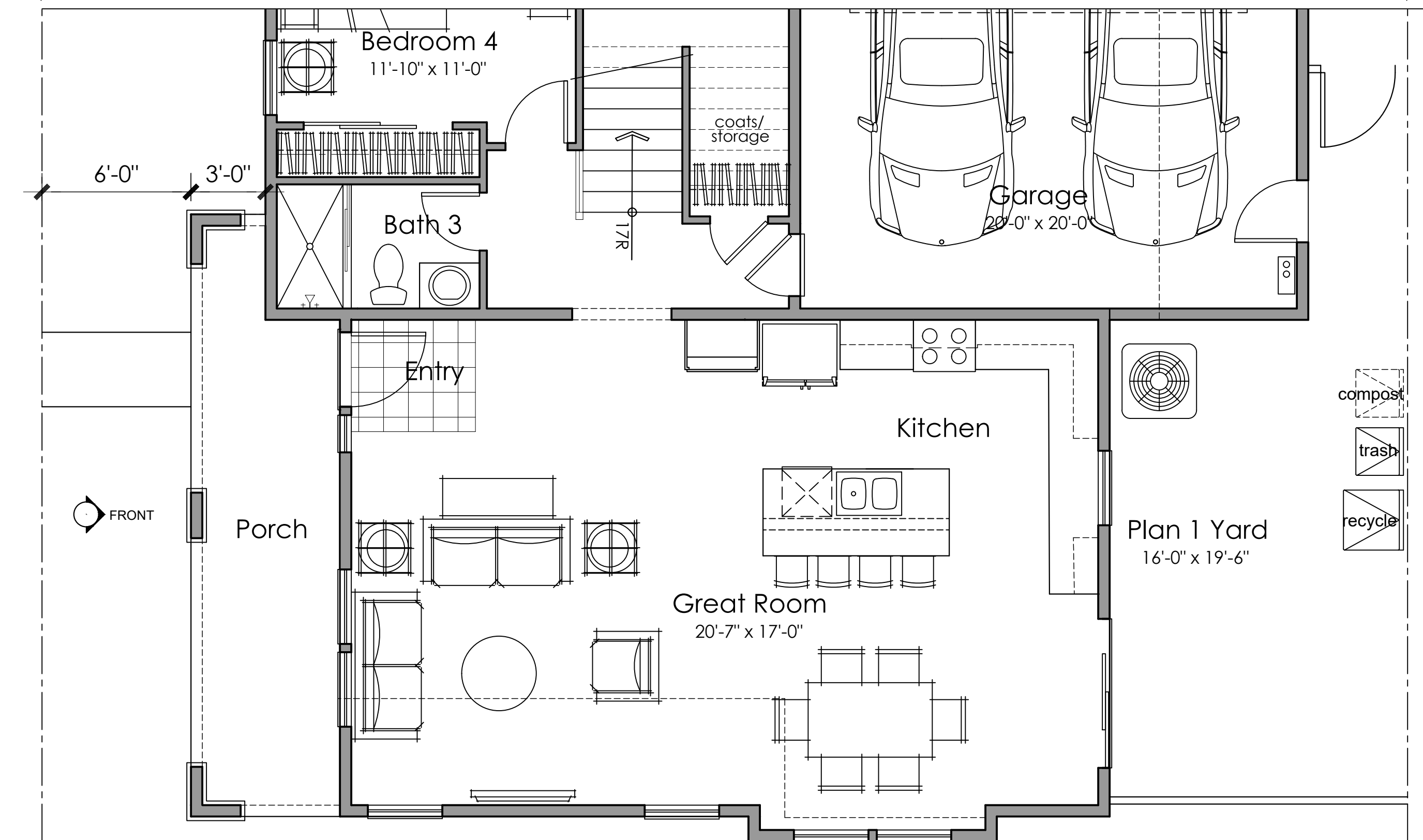


Plan 1 First Floor
1023 s.f.
2059 Total s.f.

1C - Addenda



Plan 1 Second Floor
1036 s.f.



Plan 1 First Floor
1023 s.f.
2059 Total s.f.

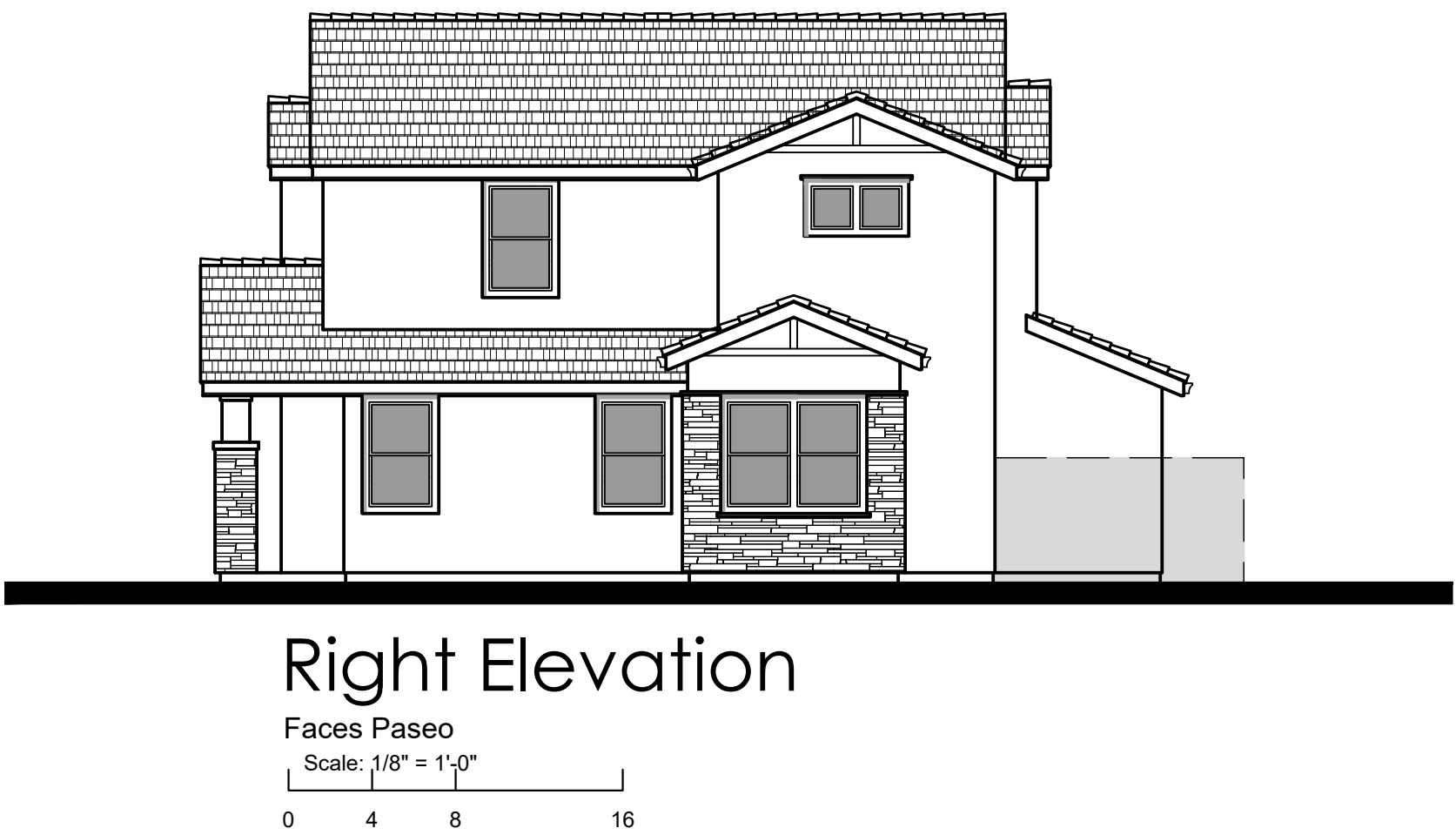
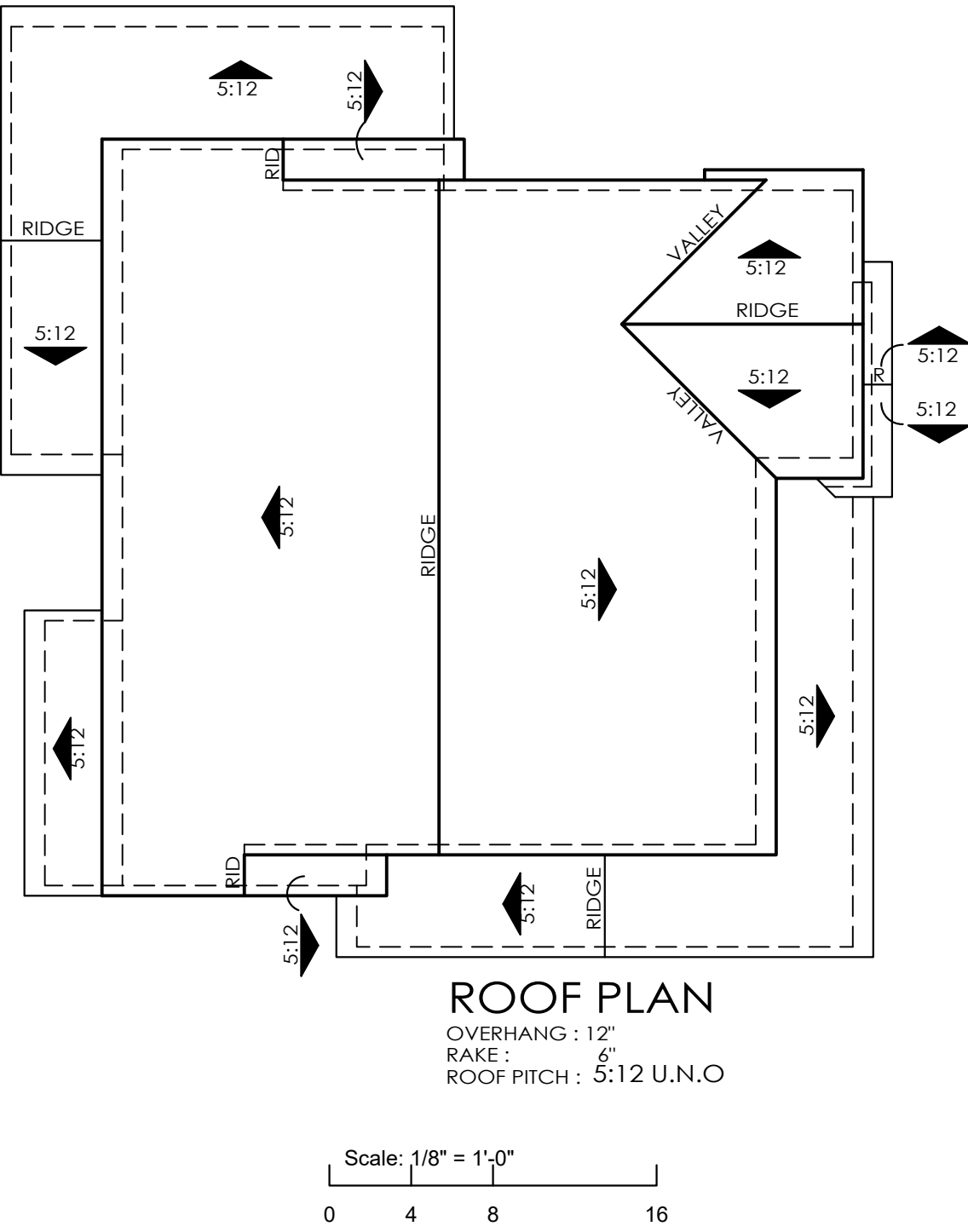
1B - Addenda

1A

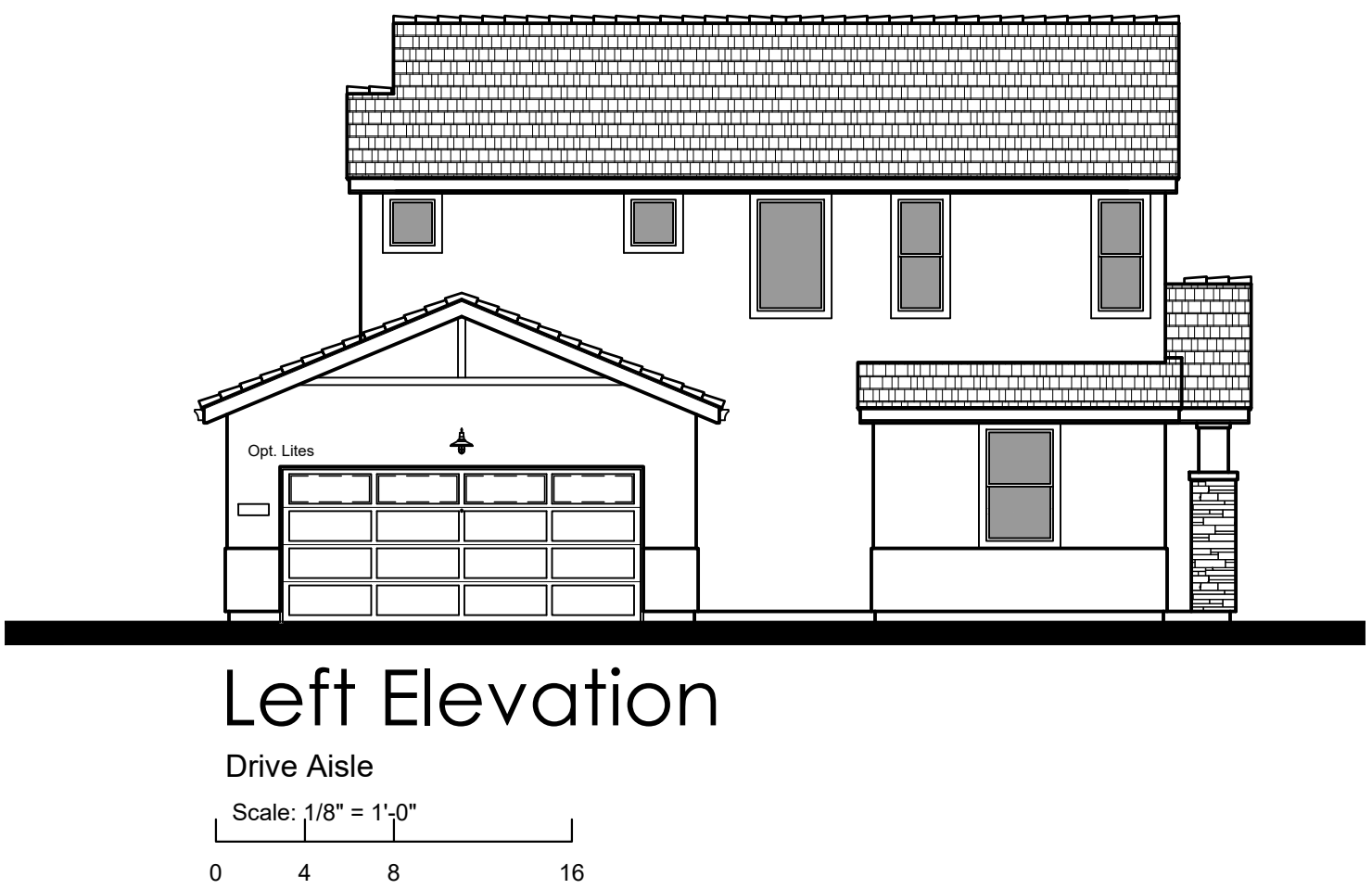
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer



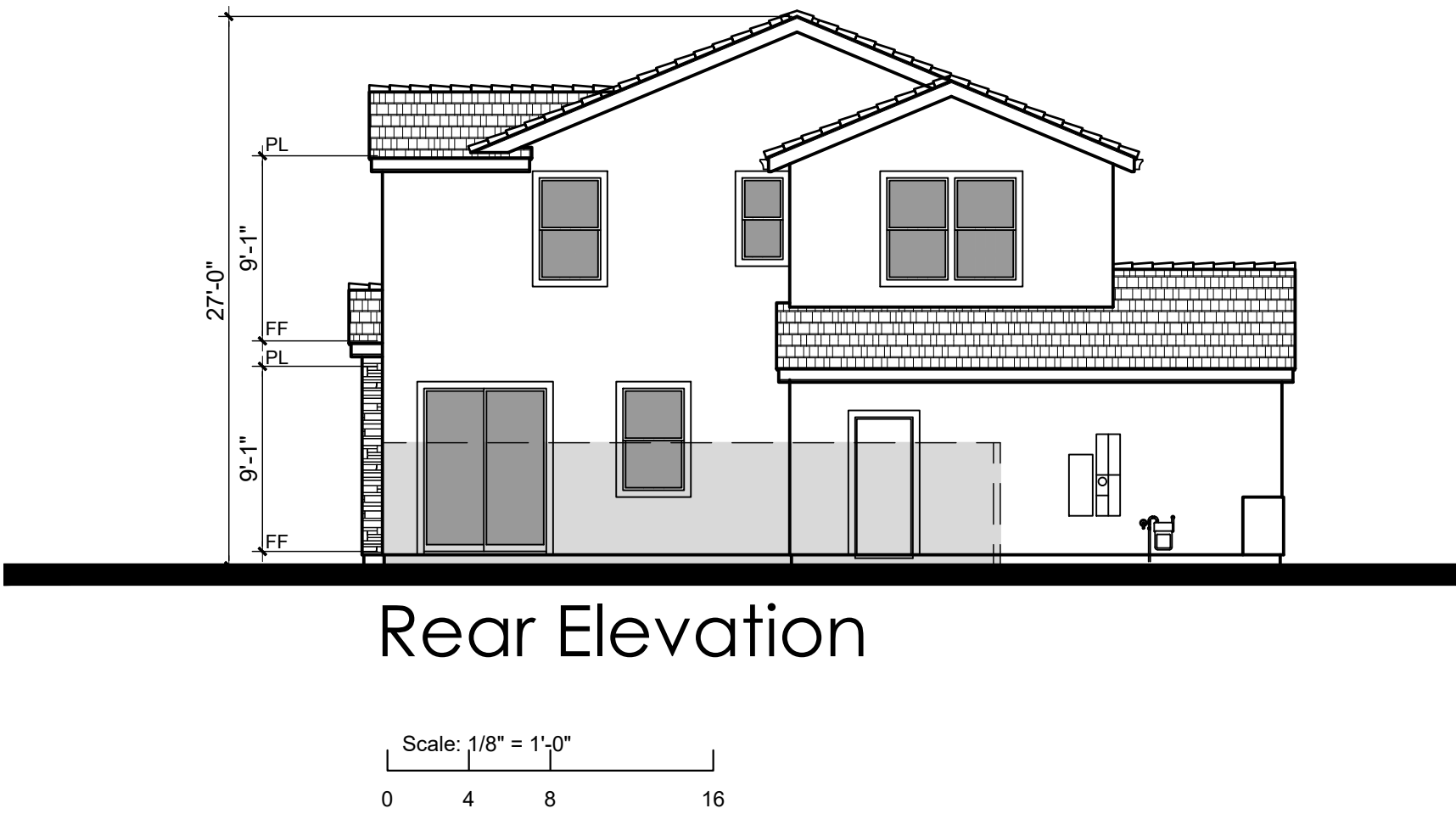
Front Elevation 1A



Right Elevation



Left Elevation



Rear Elevation

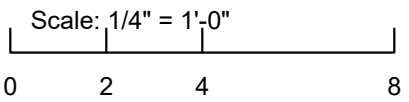


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Vallejo, CA # 2018-0788

SCHEMATIC DESIGN
DECEMBER 18, 2019



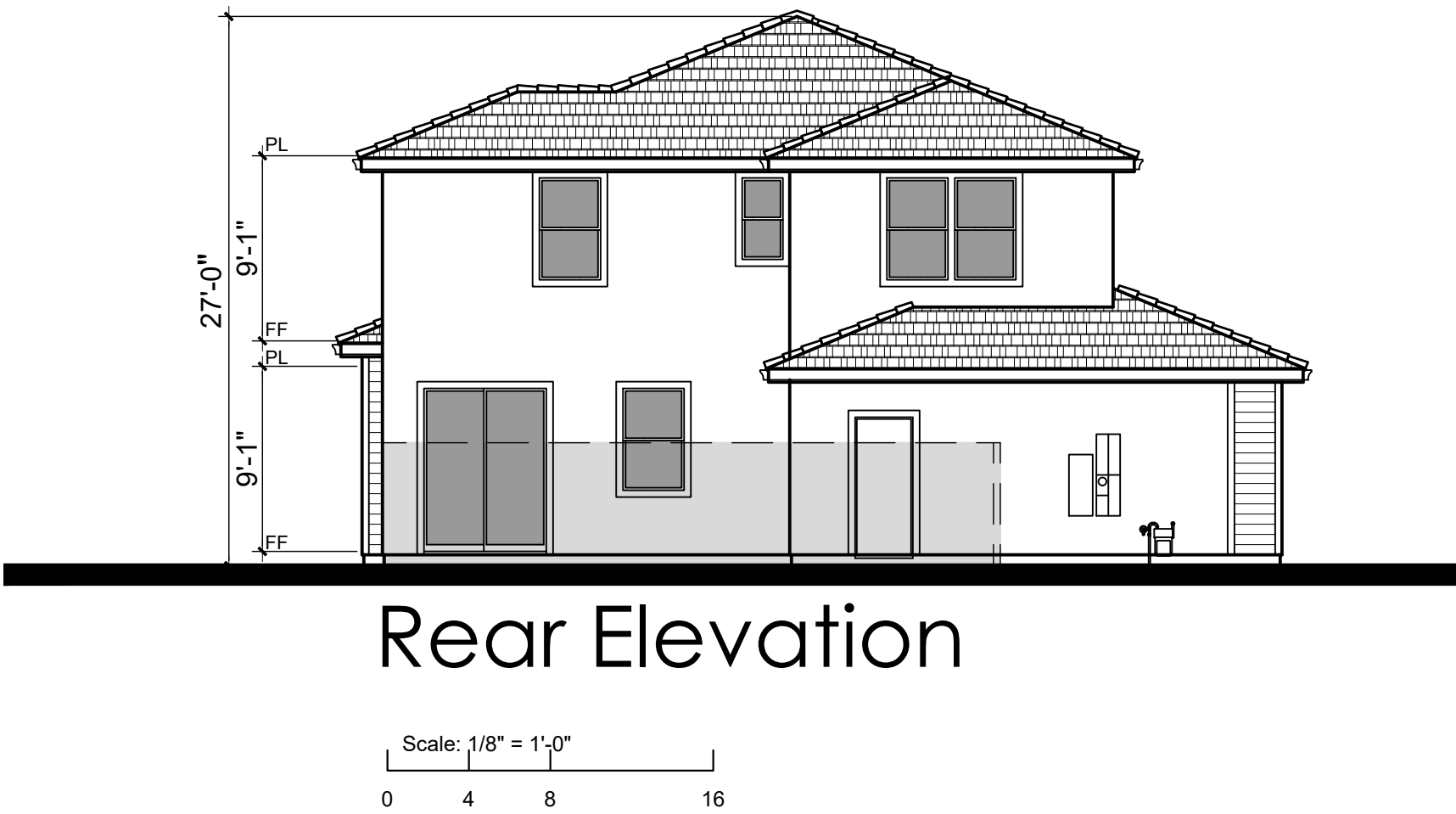
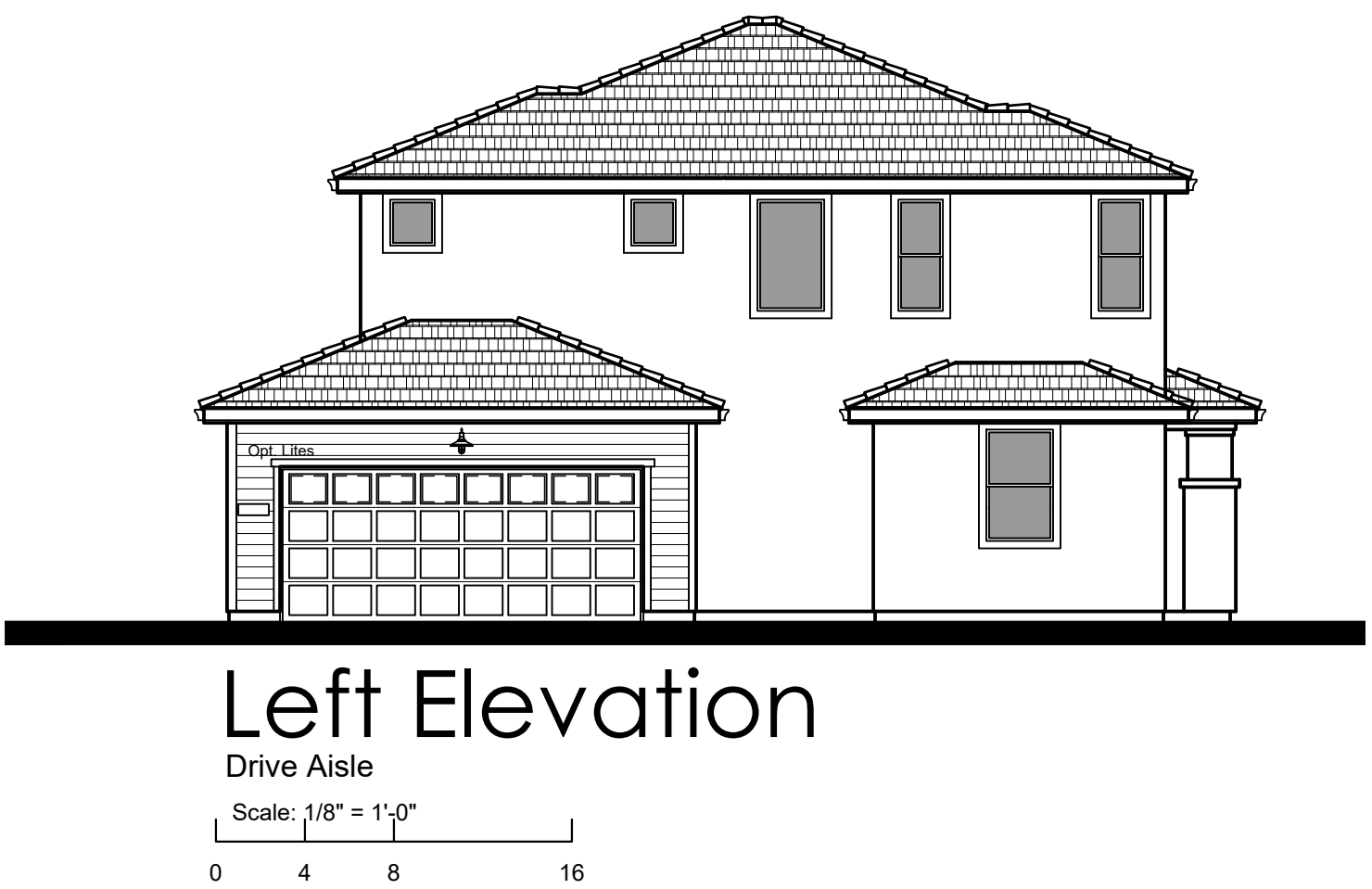
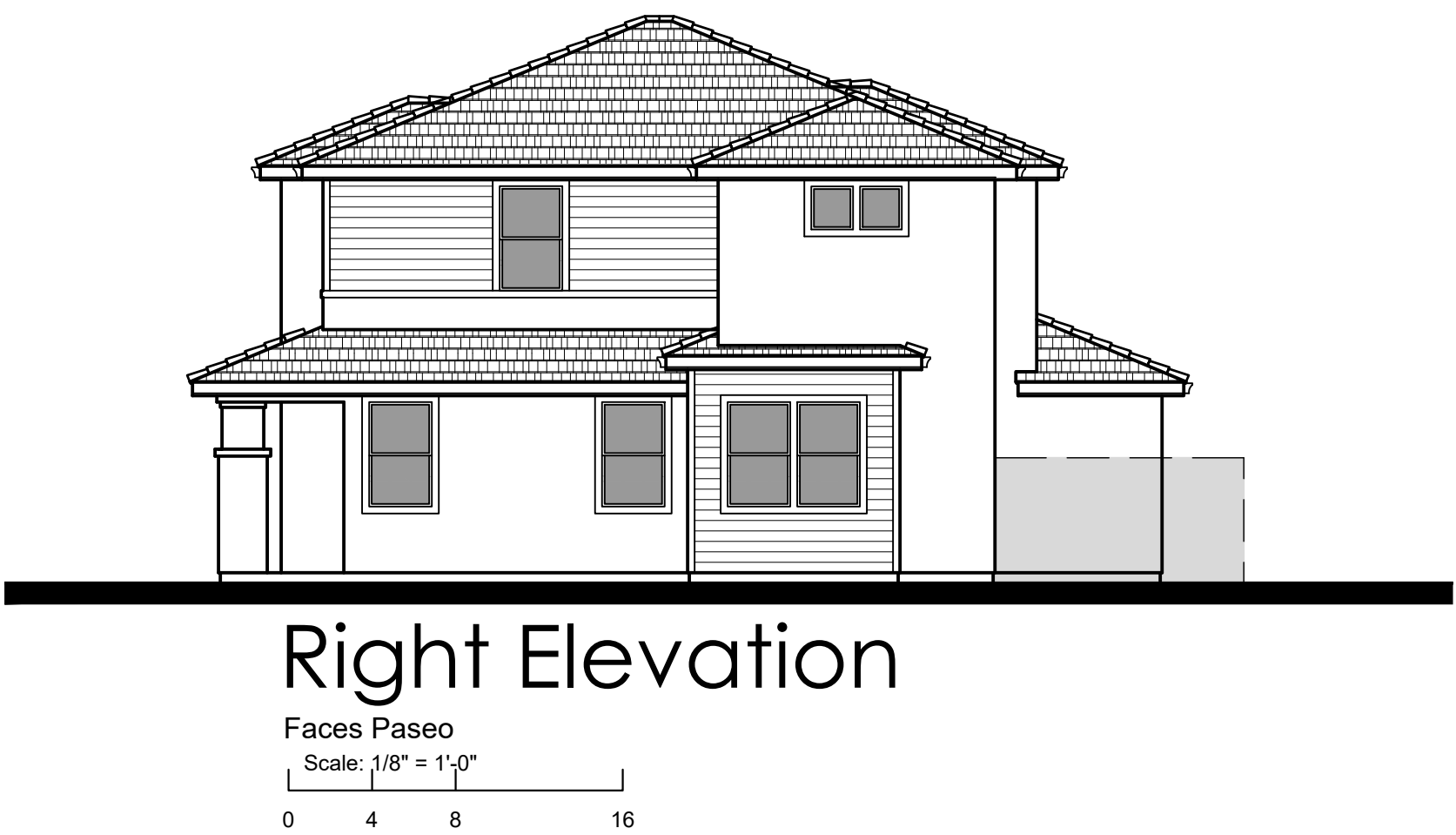
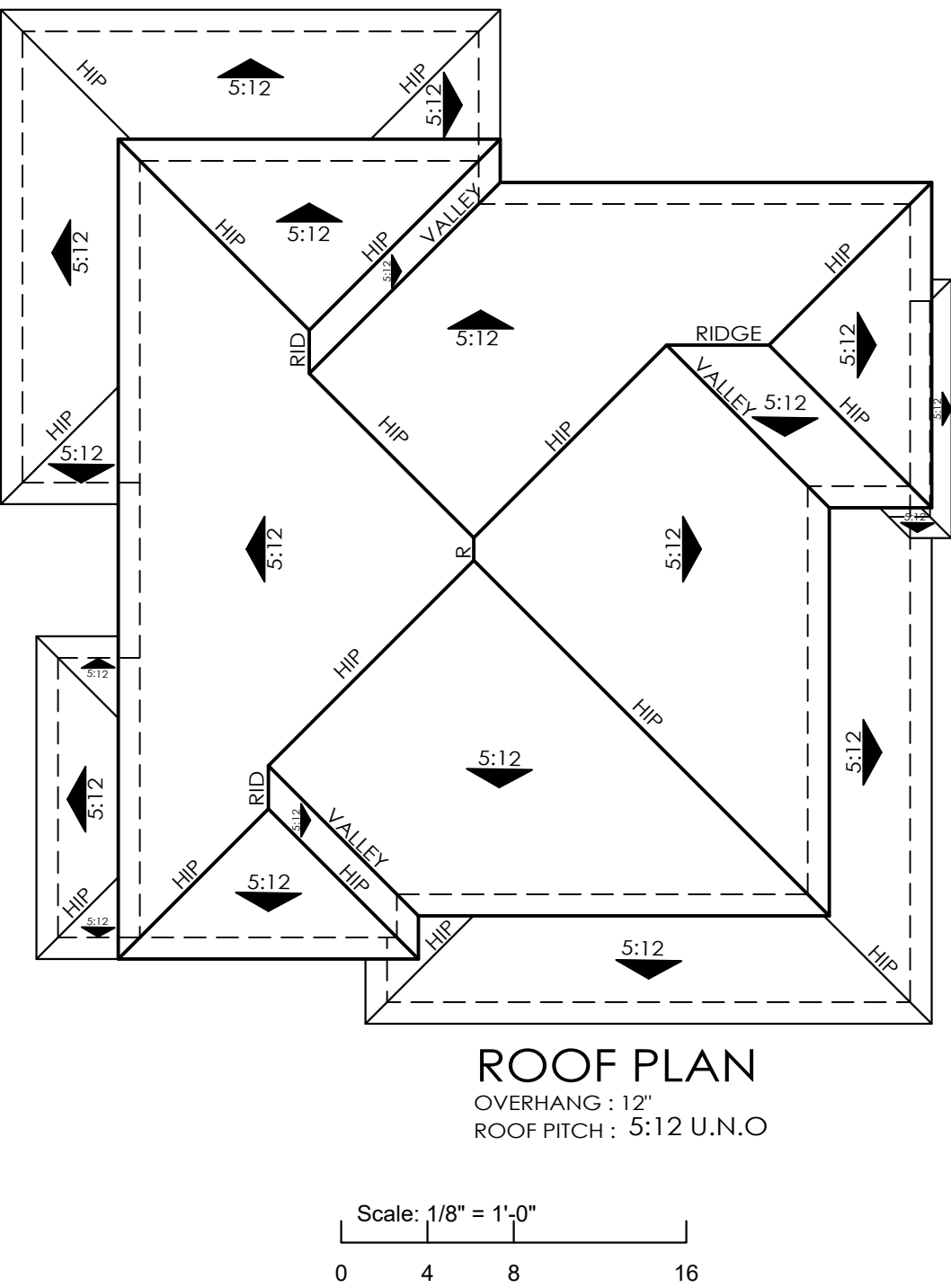
EXTERIOR ELEVATIONS - PLAN 1A

A1.2

1B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding



Front Elevation 1B

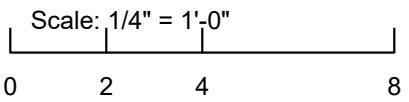


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EXTERIOR ELEVATIONS - PLAN 1B

1C

Material Legend:

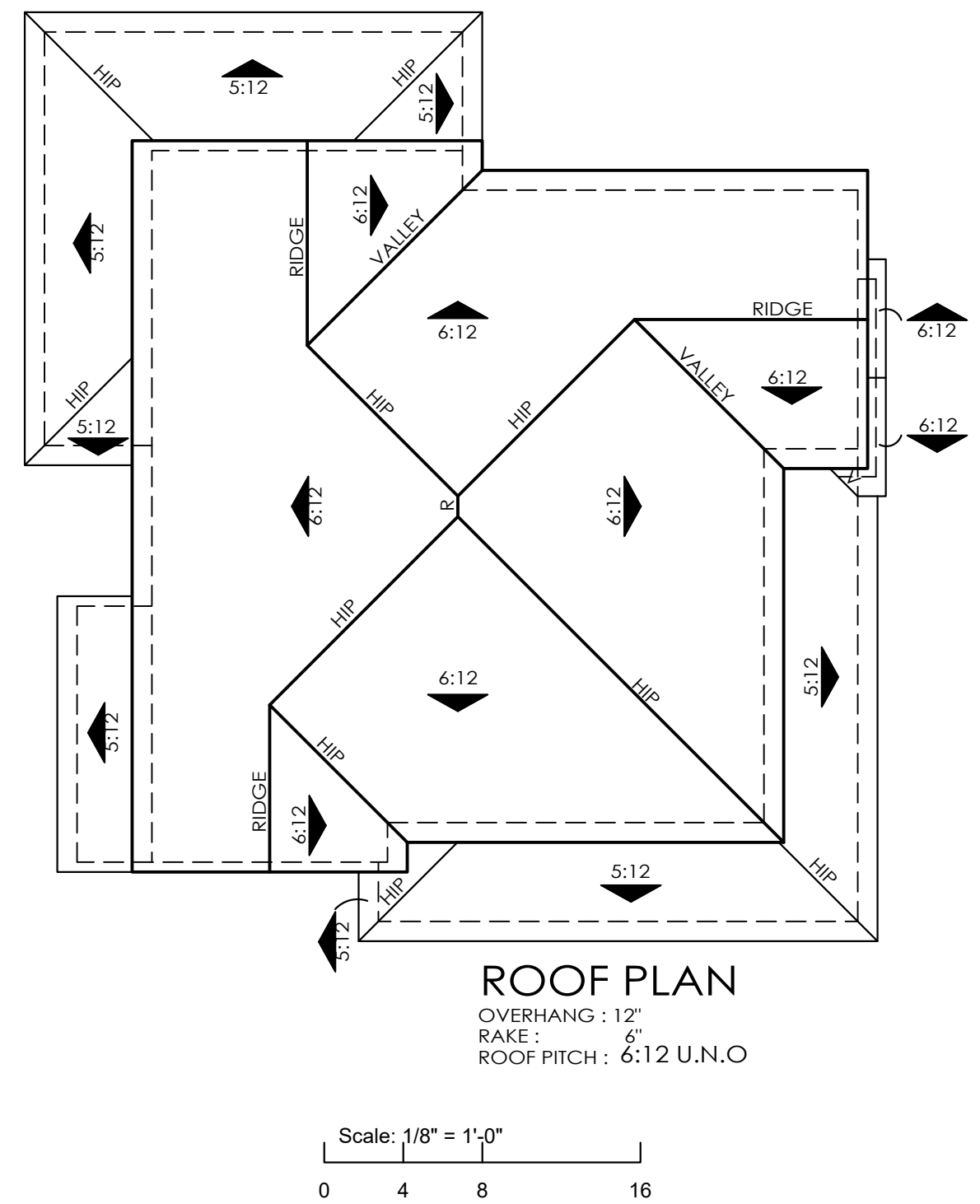
Flat concrete Tile Roofing

Stucco Finish

Cementitious Board & Batt Siding



Front Elevation 1C



Right Elevation

Faces Paseo
Scale: 1/8" = 1'-0"



Left Elevation

Drive Aisle
Scale: 1/8" = 1'-0"



Rear Elevation

Scale: 1/8" = 1'-0"



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Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - PLAN 1C

A1.4



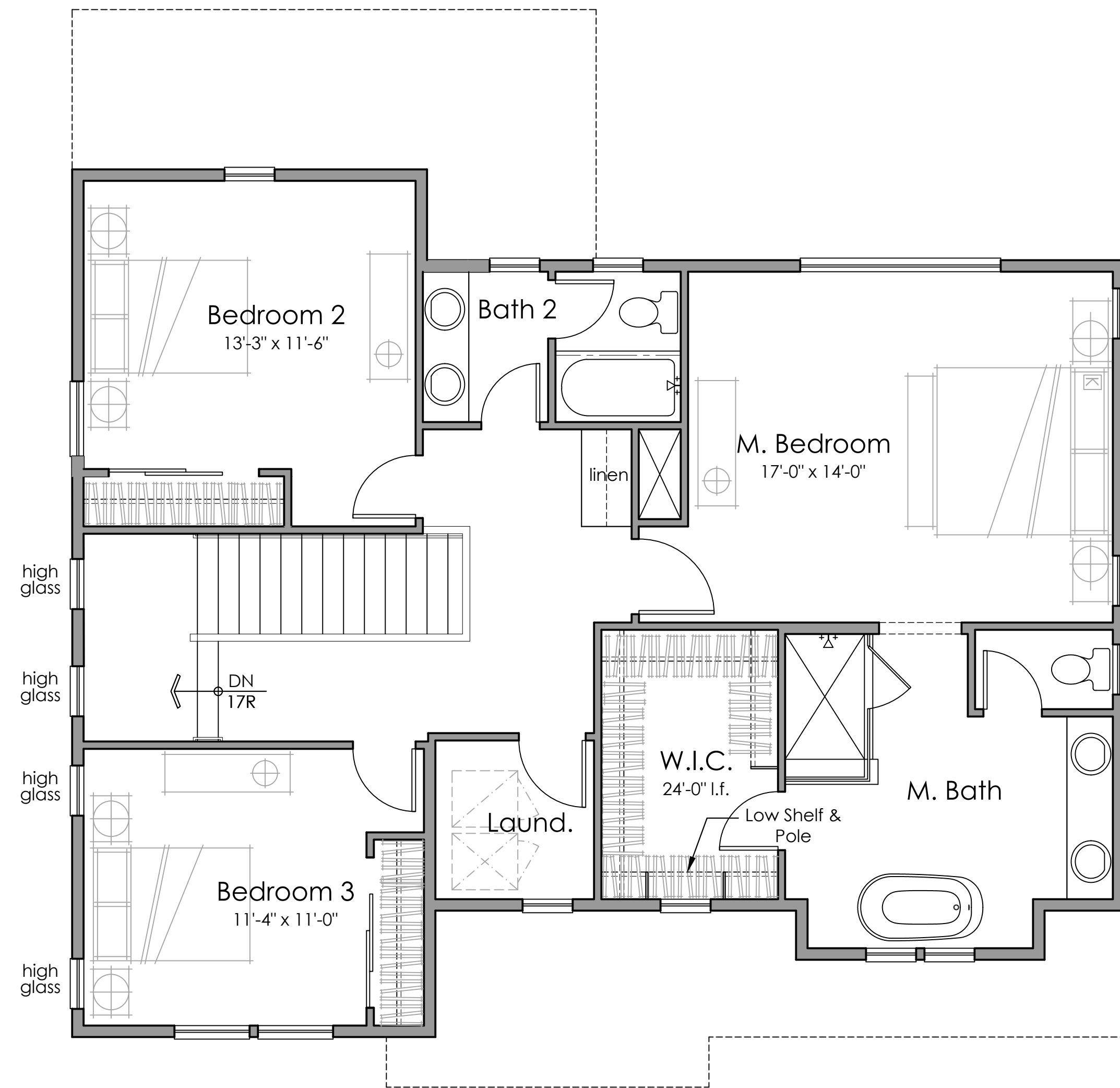
Front Elevation 2A



Front Elevation 2B

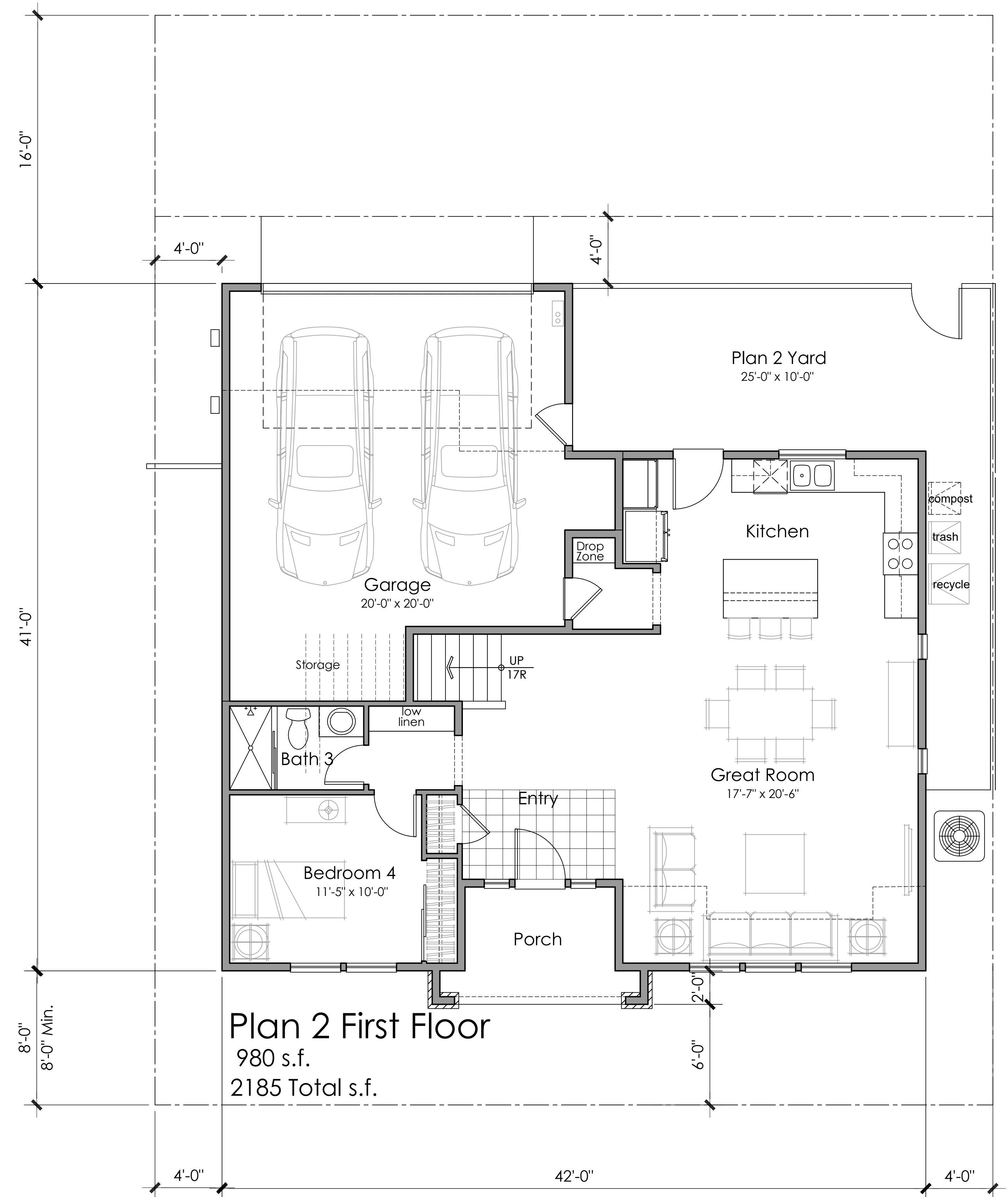


Front Elevation 2C

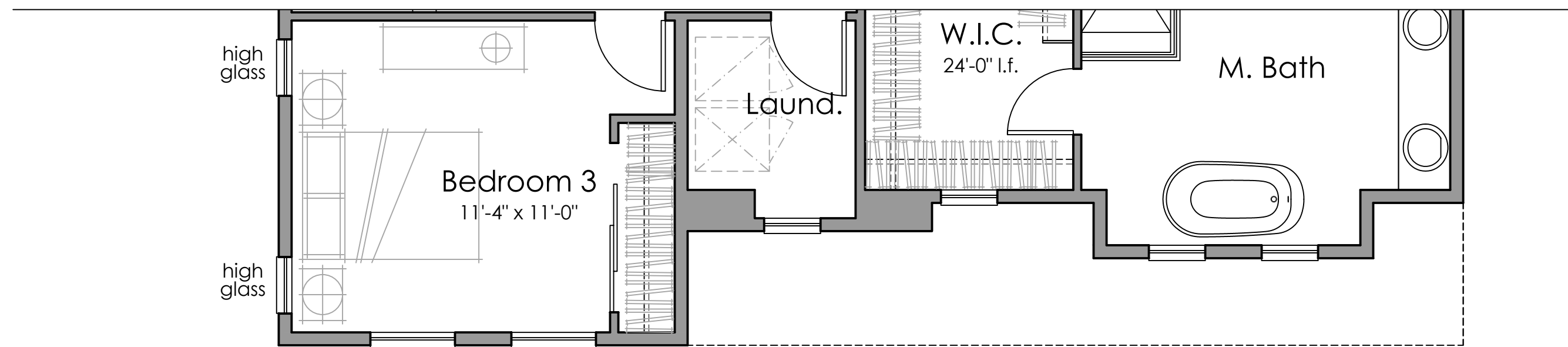


Plan 2 First Floor
1205 s.f.

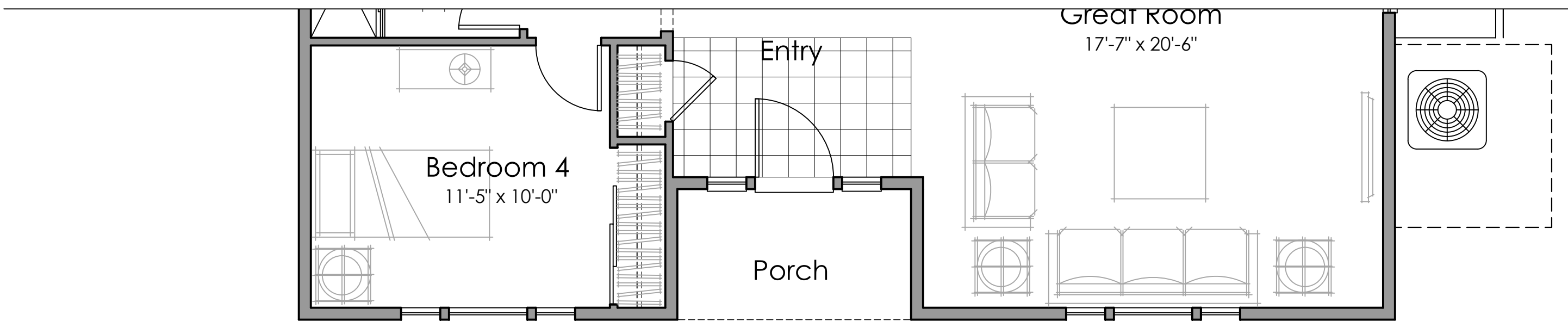
Lot Coverage - 55x65 = 3,575 s.f.
 1st Floor: 980 s.f.
 Garage: 488 s.f.
 Porch: 71 s.f.
 Total: 1,539 s.f.
 Lot Coverage: 43%



Plan 2 First Floor
980 s.f.
2185 Total s.f.

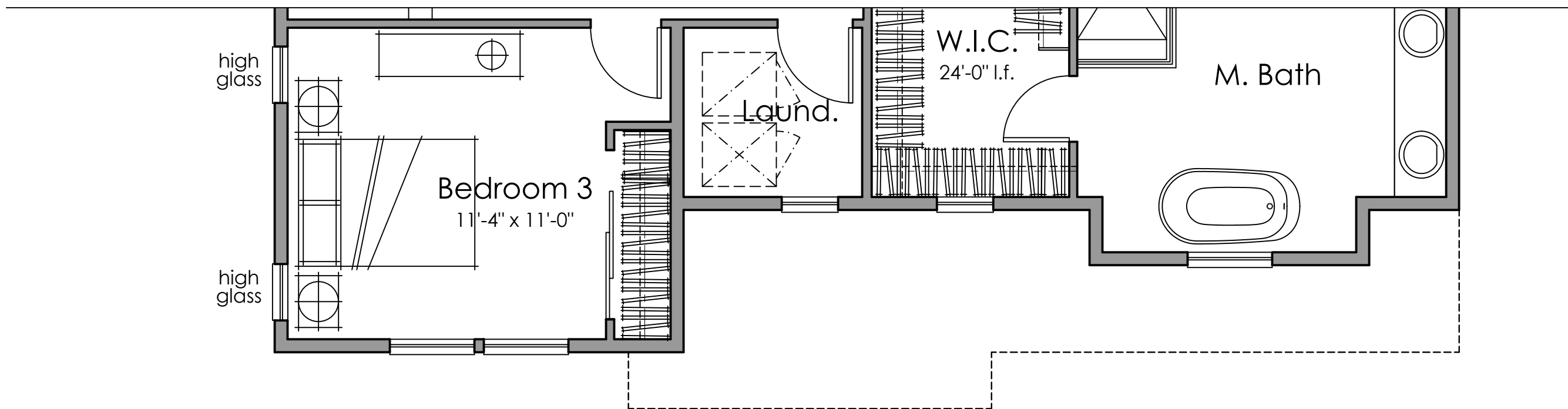


Plan 2 First Floor
1205 s.f.

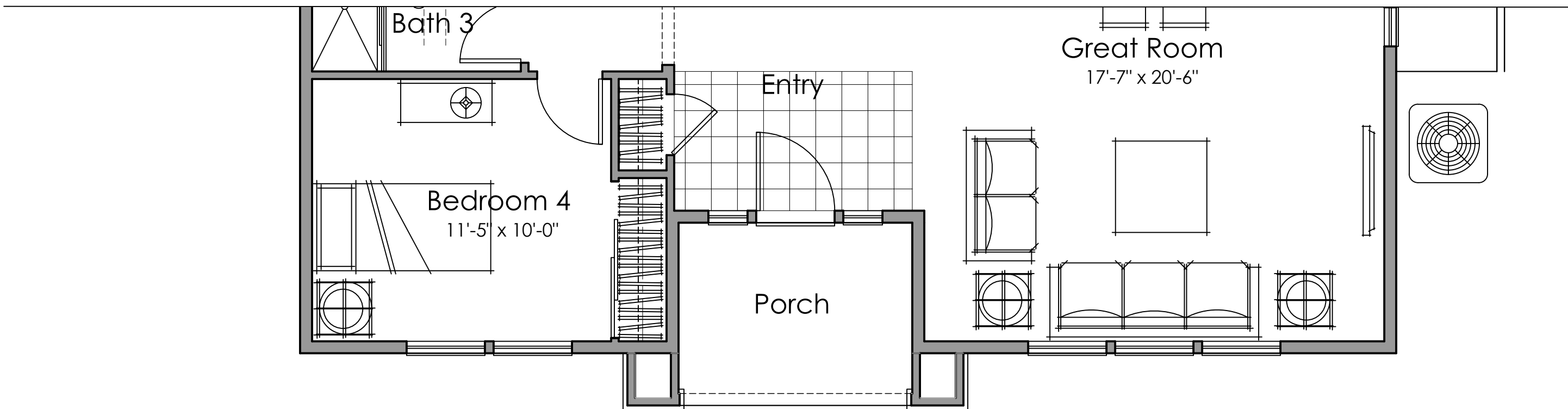


Plan 2 First Floor
980 s.f.
2185 Total s.f.

2C - Addenda



Plan 2 First Floor
1205 s.f.



Plan 2 First Floor
980 s.f.
2185 Total s.f.

2B - Addenda

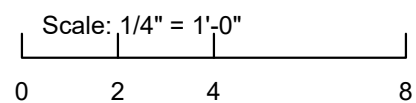


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DECEMBER 18, 2019



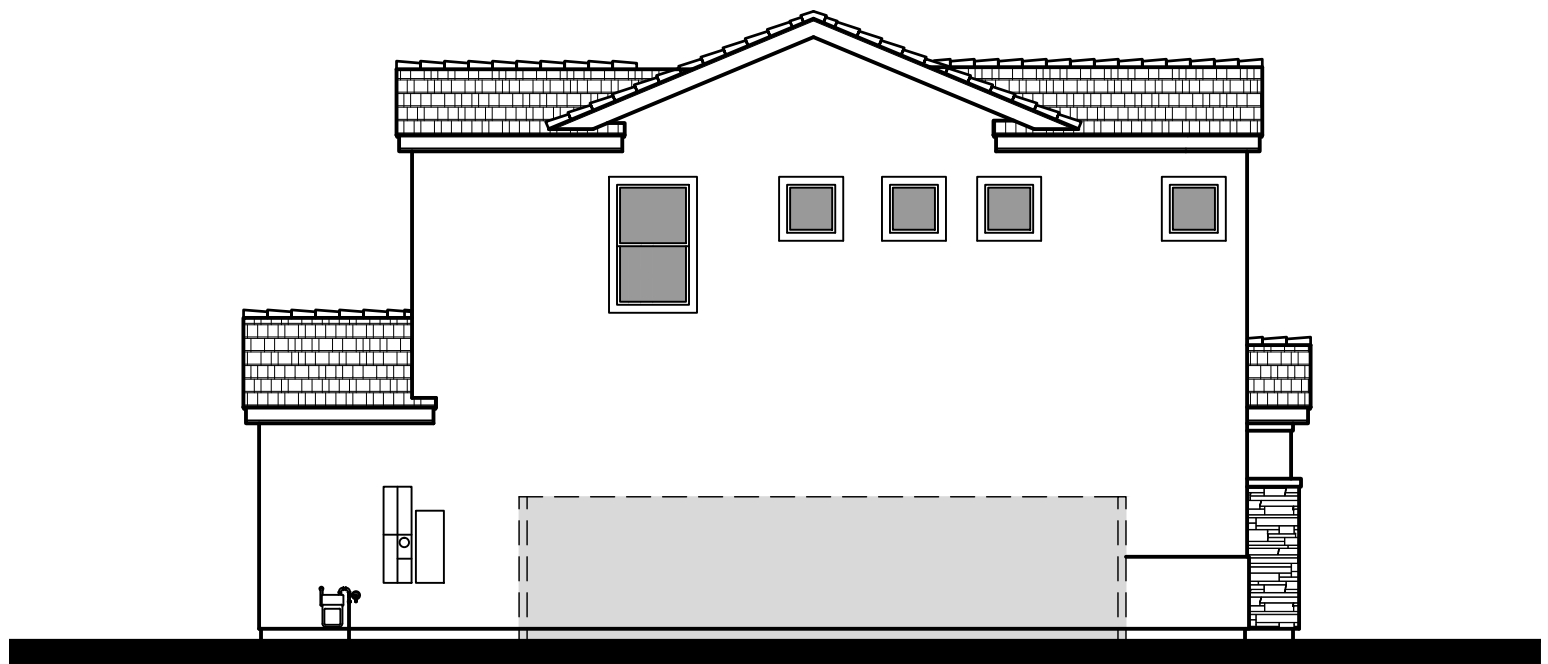
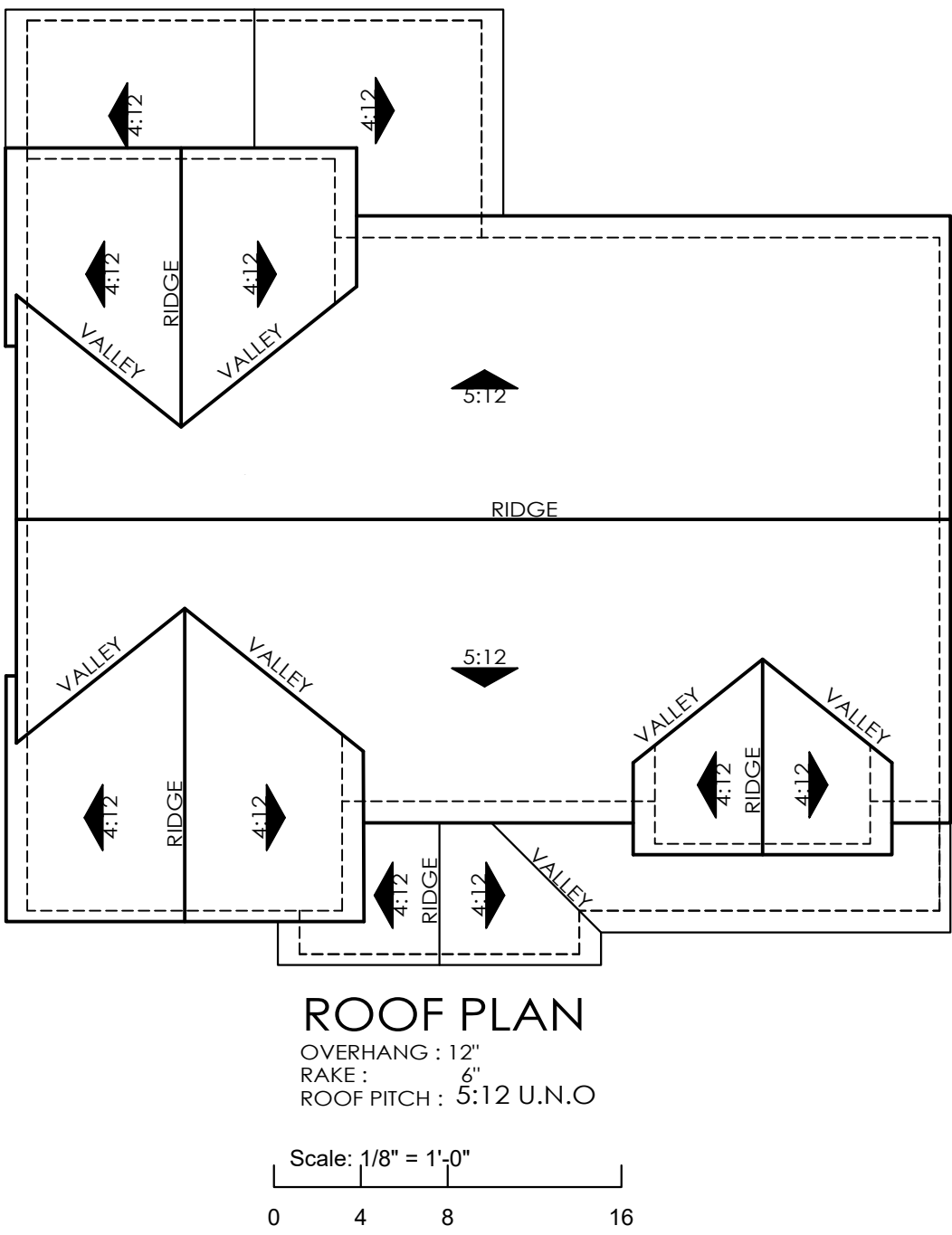
PLAN 2 ADDENDA

A2.1.1

2A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer

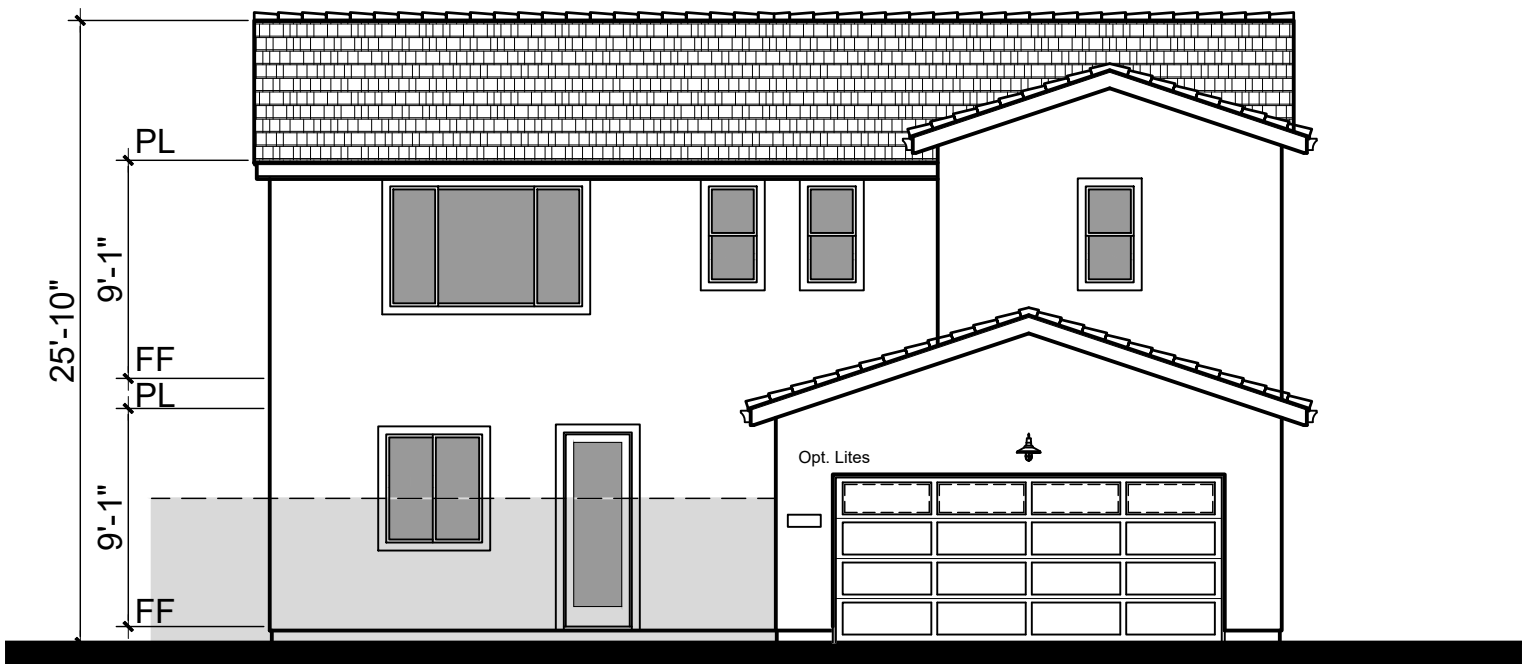


Front Elevation 2A



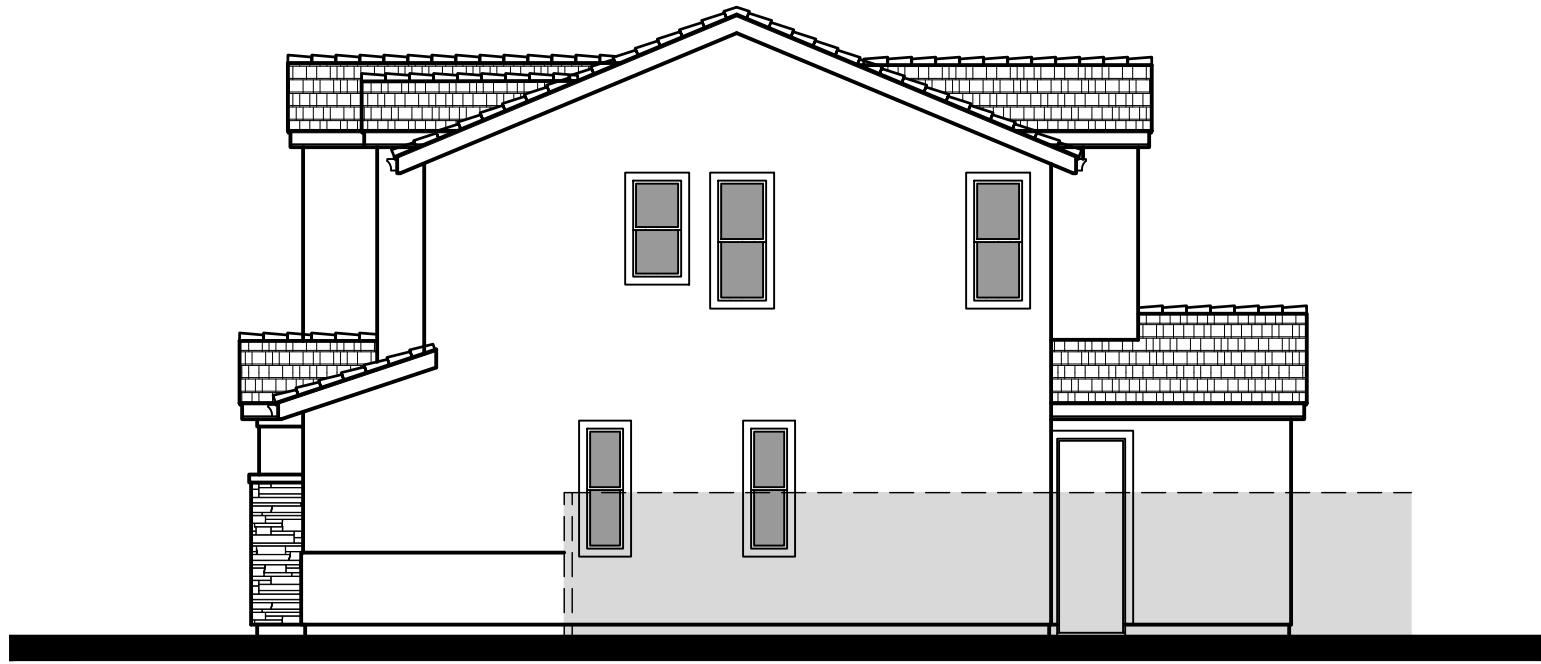
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



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Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2A

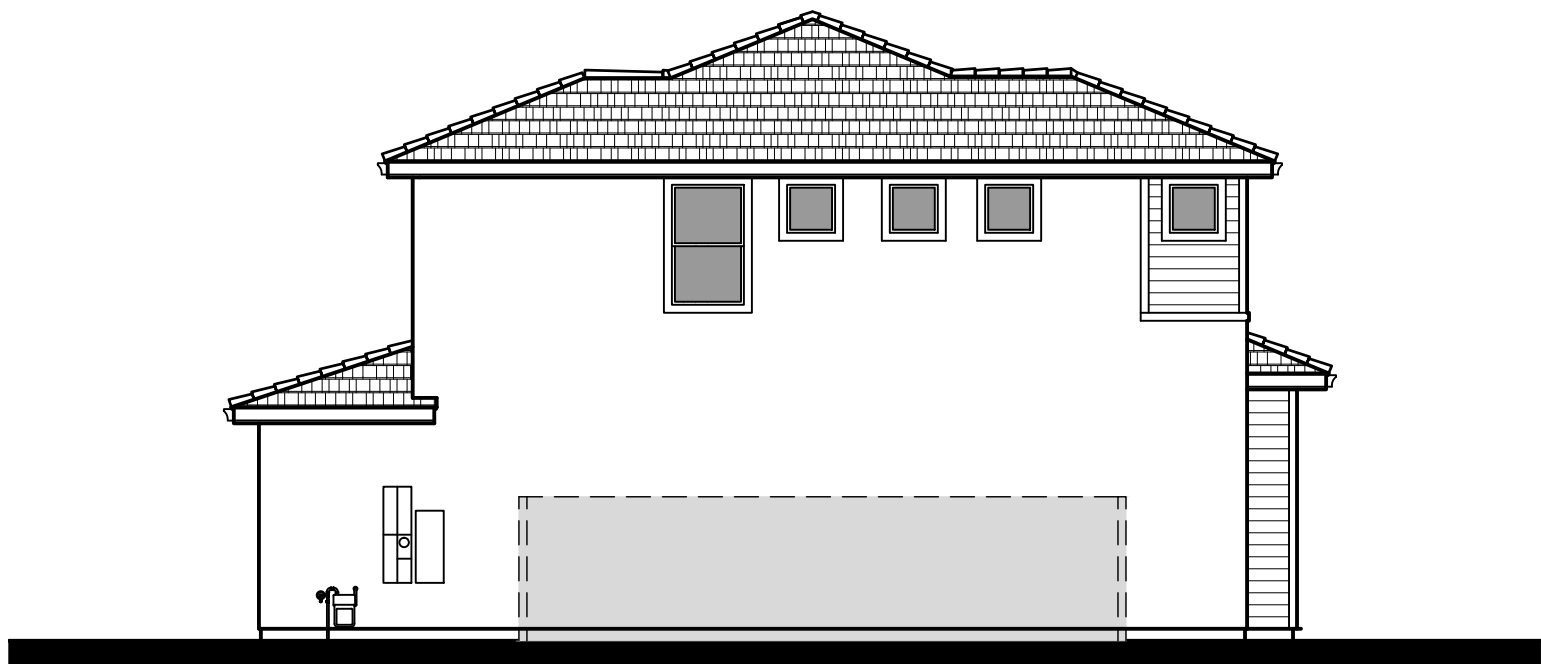
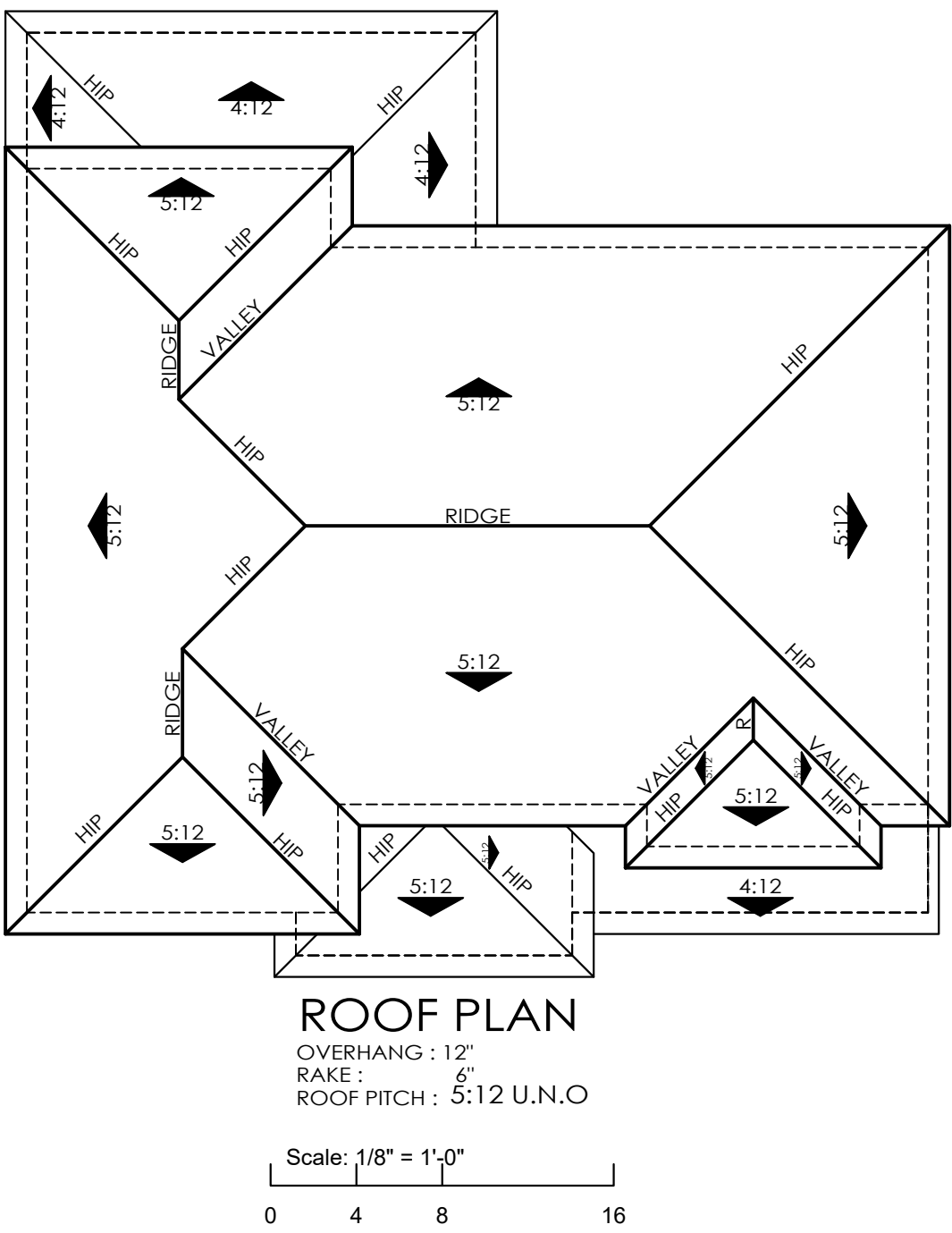
A2.2

2B

Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding



Front Elevation 2B



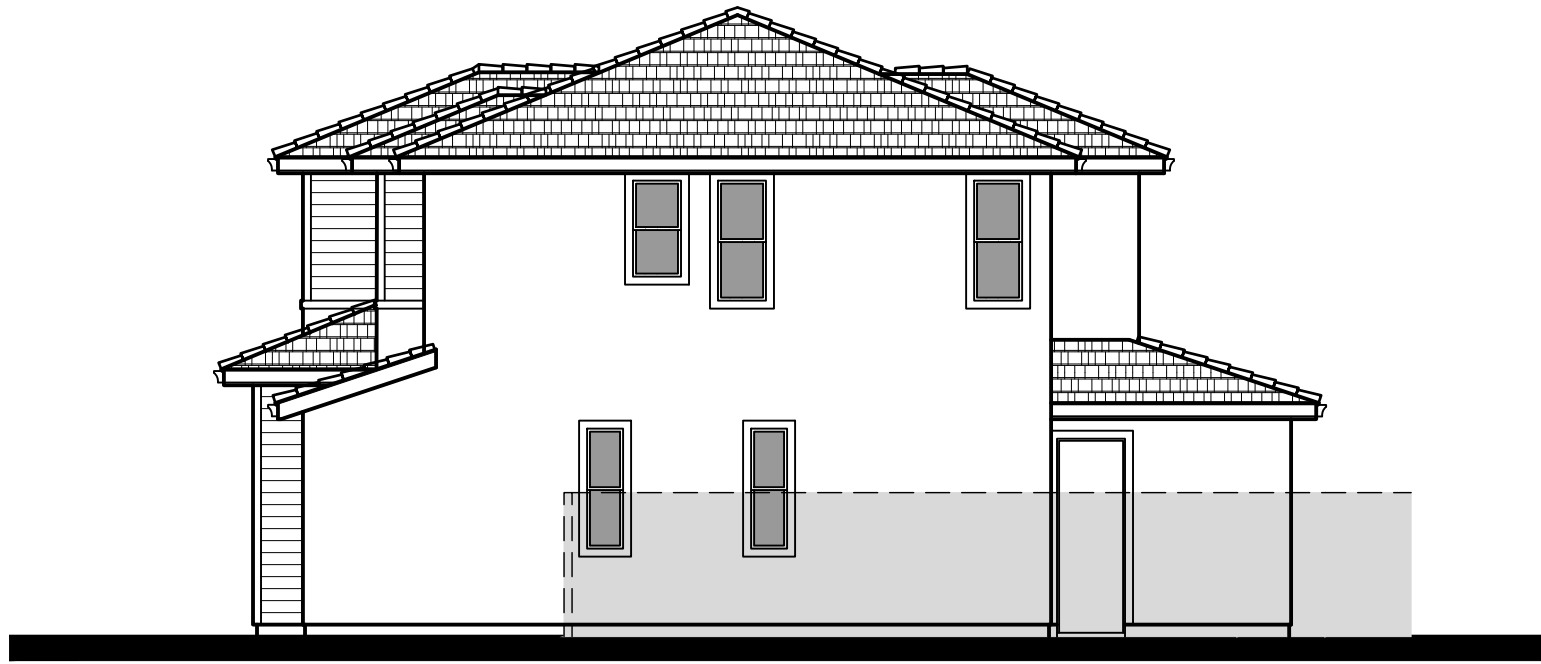
Left Elevation

Scale: 1/8" = 1'-0"



Rear Elevation

Scale: 1/8" = 1'-0"



Right Elevation

Scale: 1/8" = 1'-0"



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Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - PLAN 2B

A2.3

2C

Material Legend:

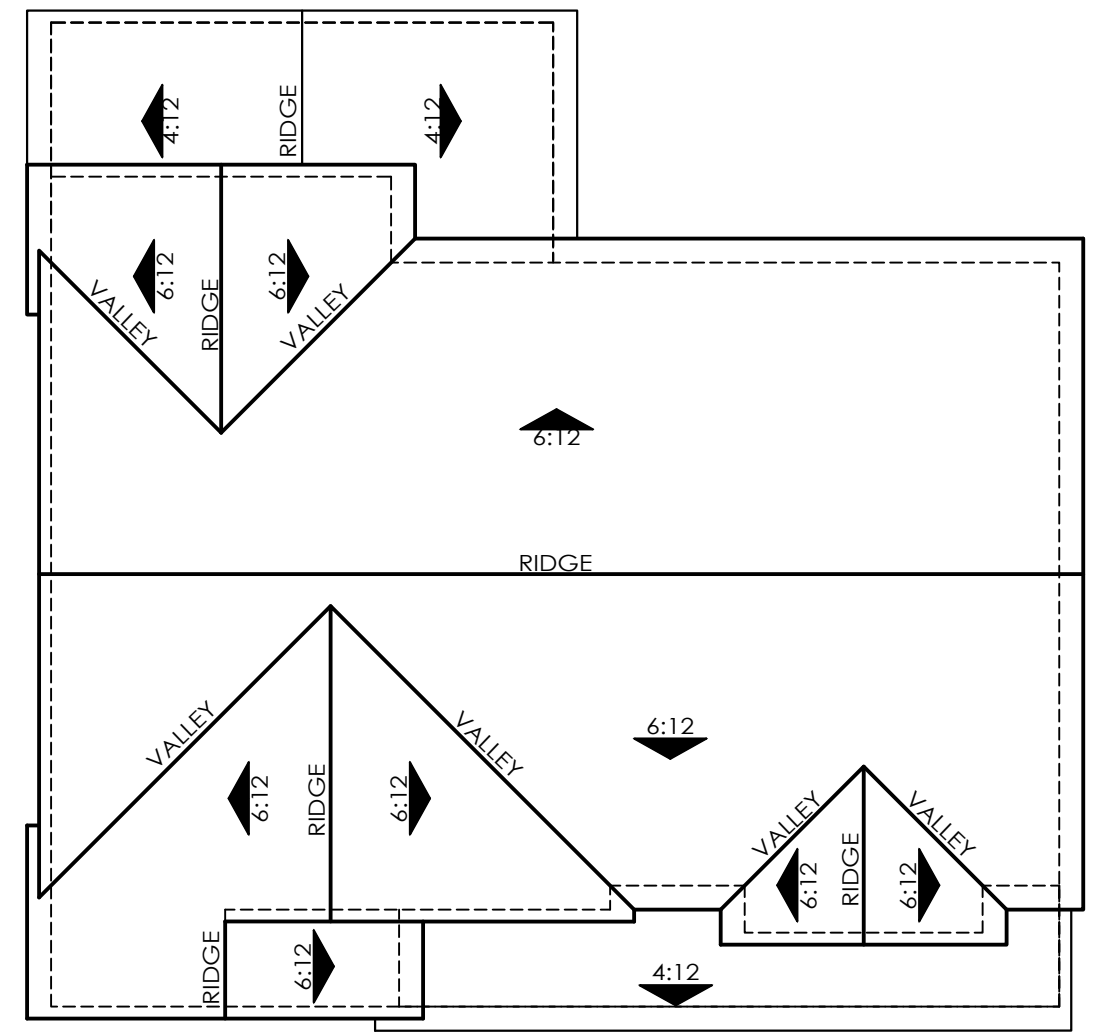
Flat concrete Tile Roofing

Stucco Finish

Cementitious Board & Batt Siding



Front Elevation 2C



ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O.

Scale: 1/8" = 1'-0"
0 4 8 16



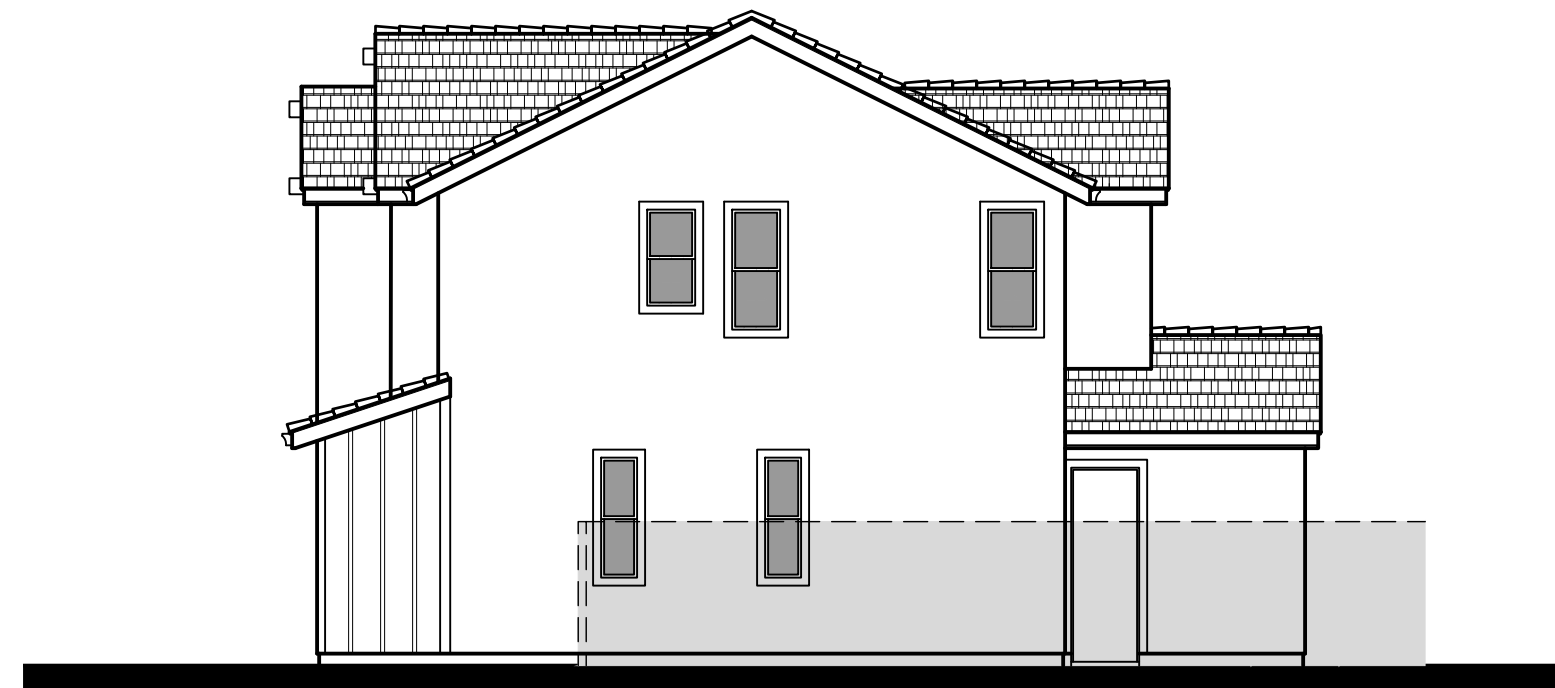
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



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Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2C

A2.4



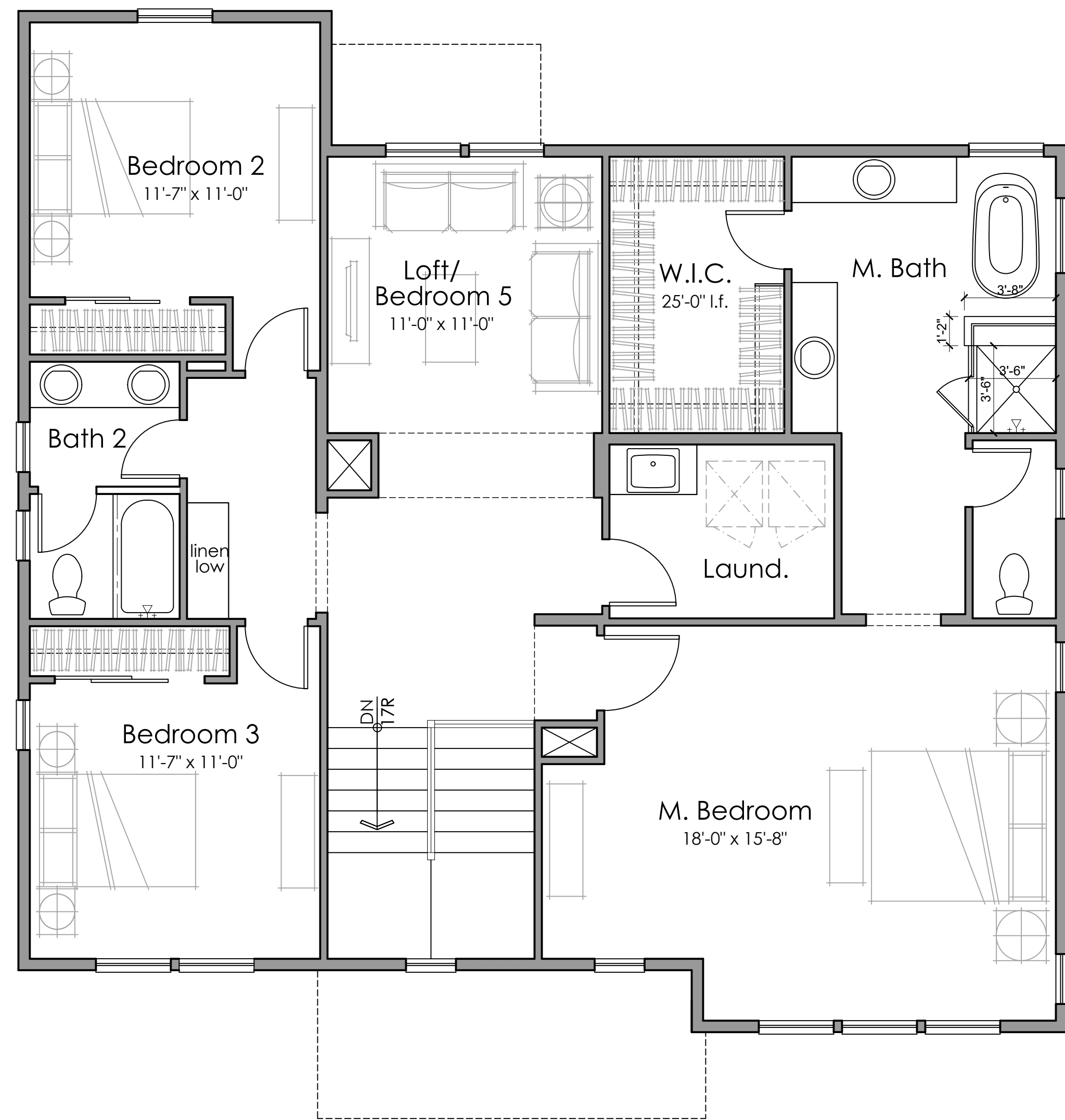
Front Elevation 3A



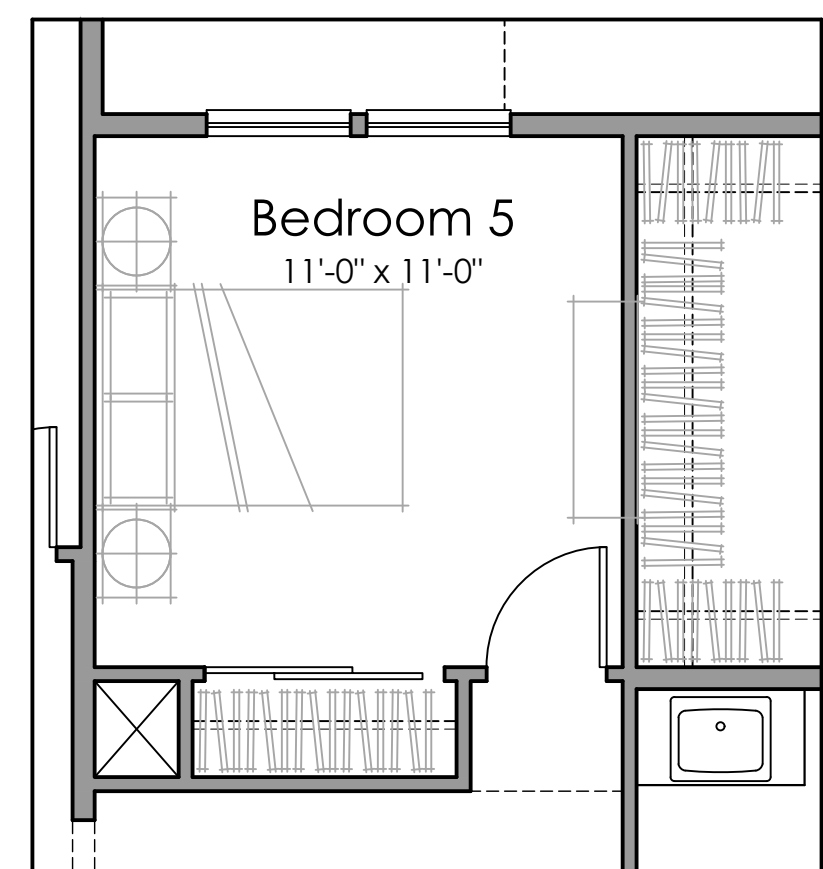
Front Elevation 3B



Front Elevation 3C

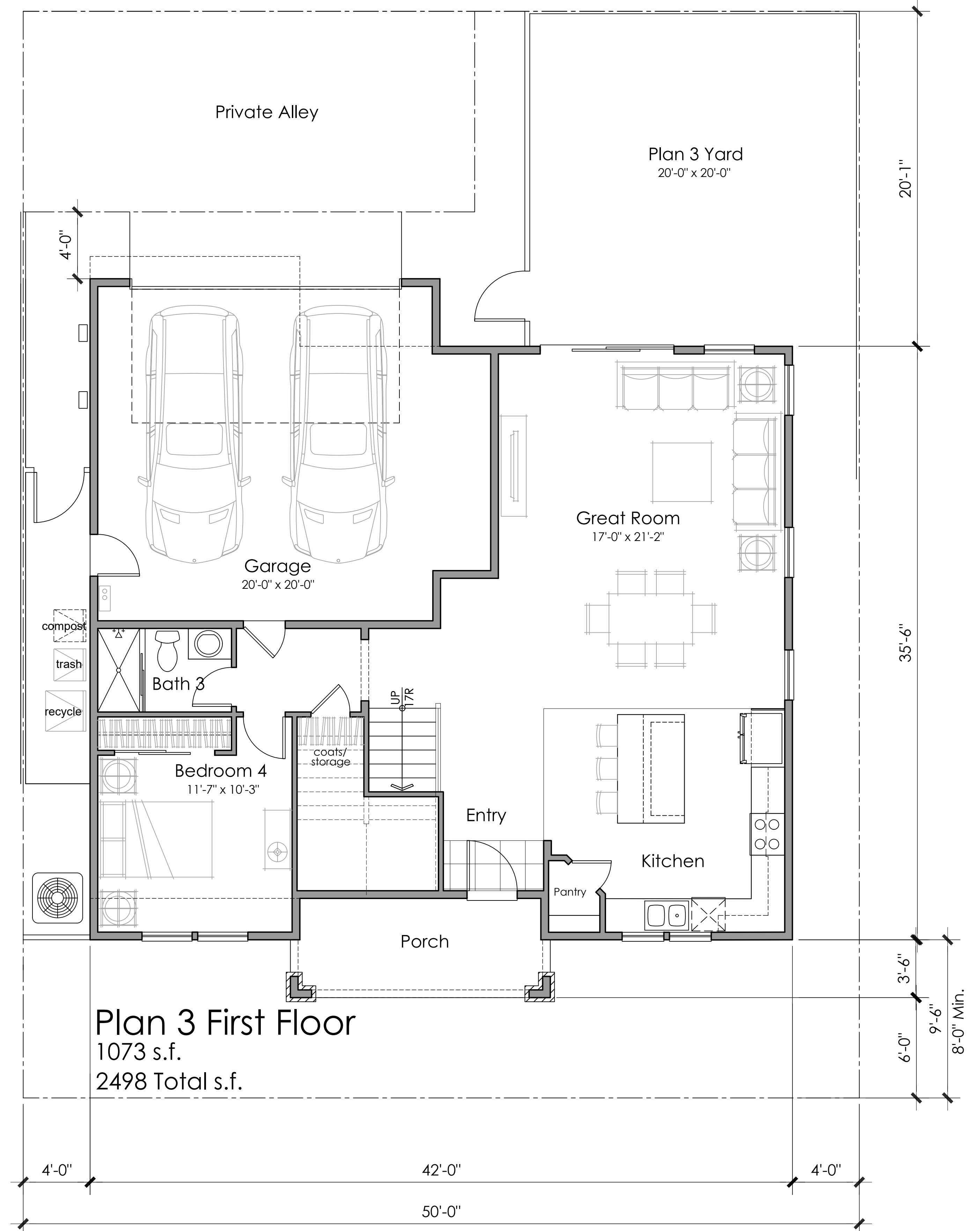


Plan 3 Second Floor
1427 s.f.

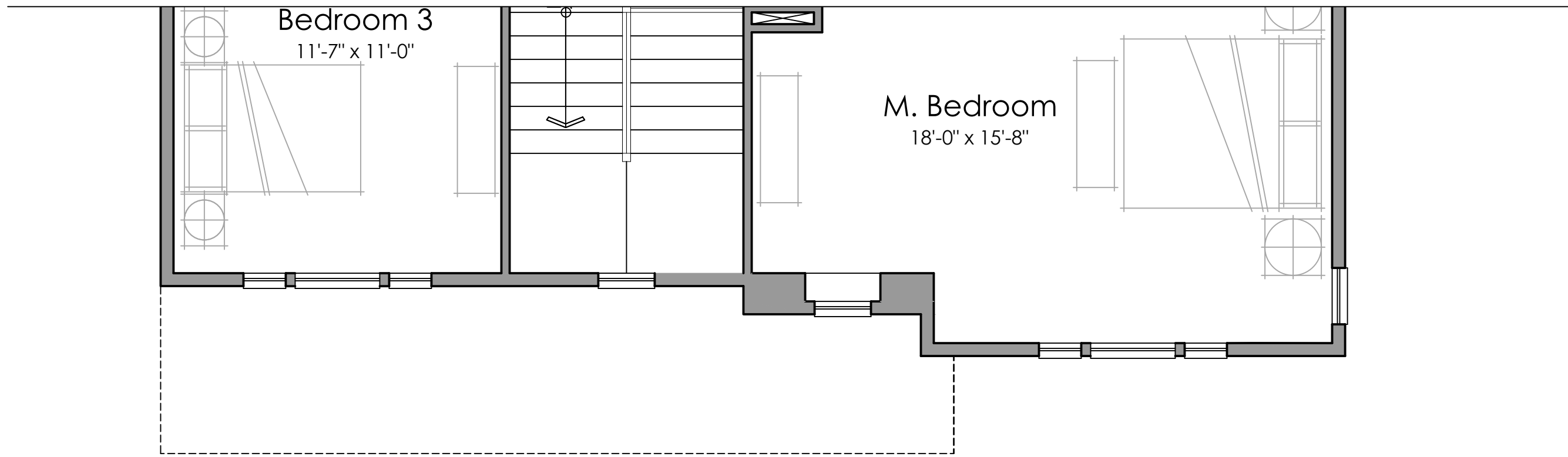


Opt. Bedroom 5

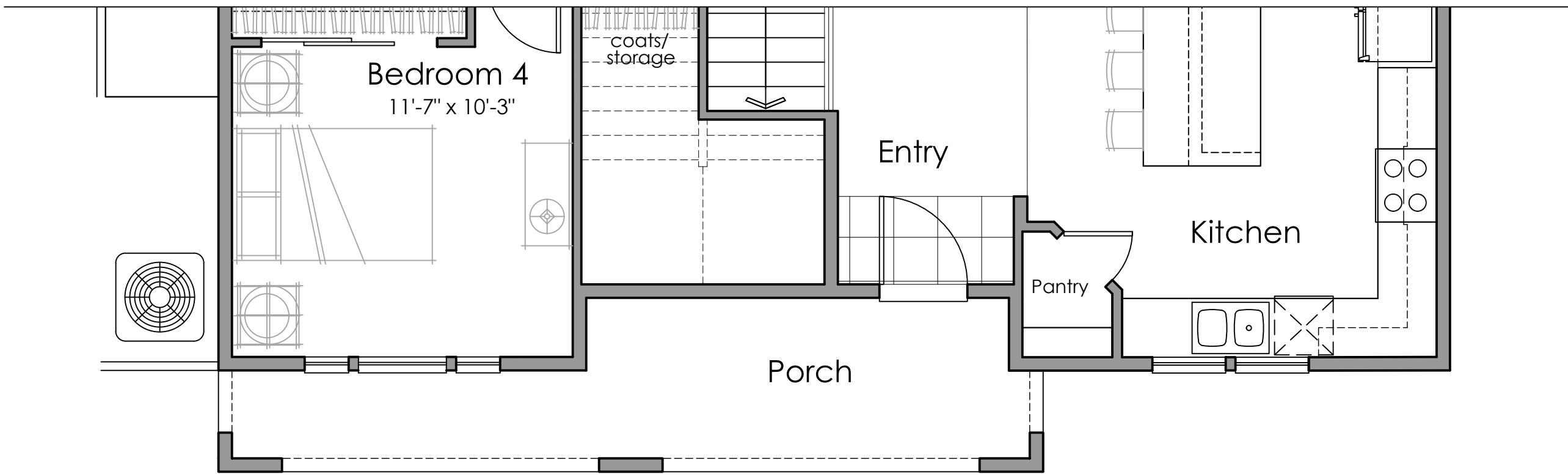
Lot Coverage - 55x65 = 3,575 s.f.
 1st Floor: 1,073 s.f.
 Garage: 468 s.f.
 Porch: 90 s.f.
 Total: 1,631 s.f.
 Lot Coverage: 46%



Plan 3 First Floor
1073 s.f.
2498 Total s.f.

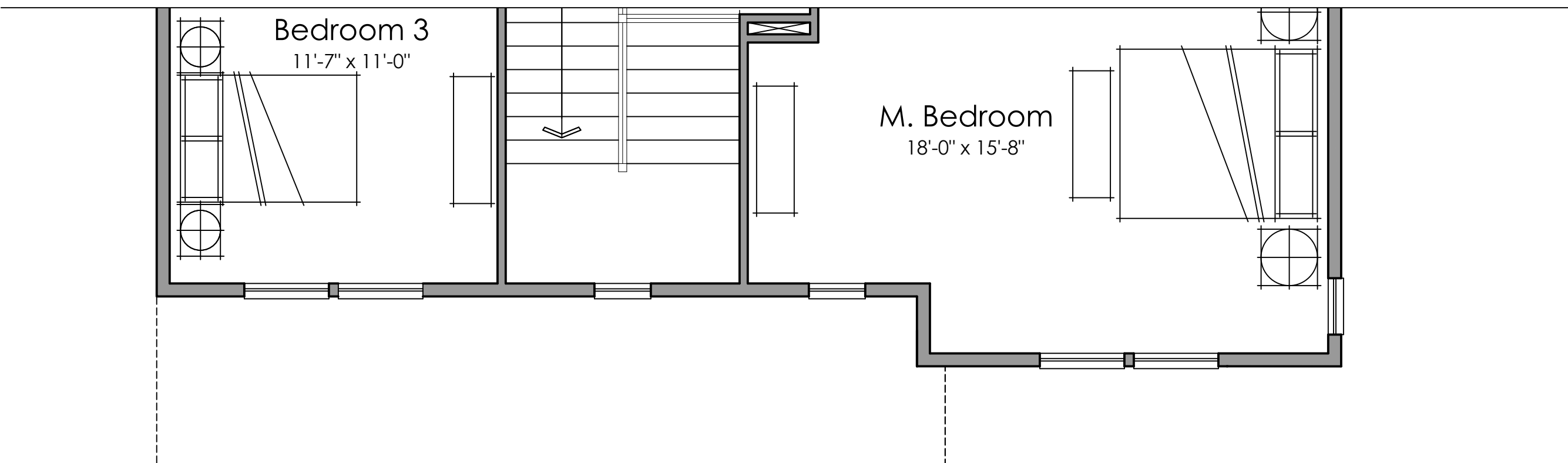


Plan 3 Second Floor
1427 s.f.

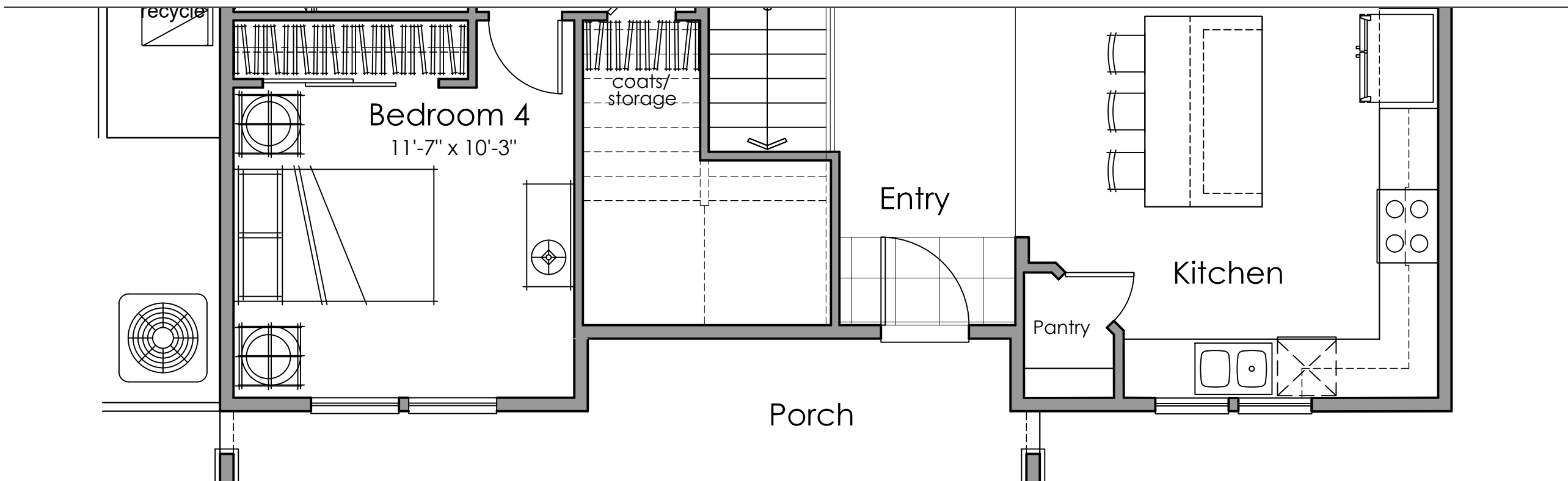


Plan 3 First Floor
1073 s.f.
2498 Total s.f.

3C - Addenda



Plan 3 Second Floor
1427 s.f.



Plan 3 First Floor
1073 s.f.
2498 Total s.f.

3B - Addenda



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Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3 ADDENDA

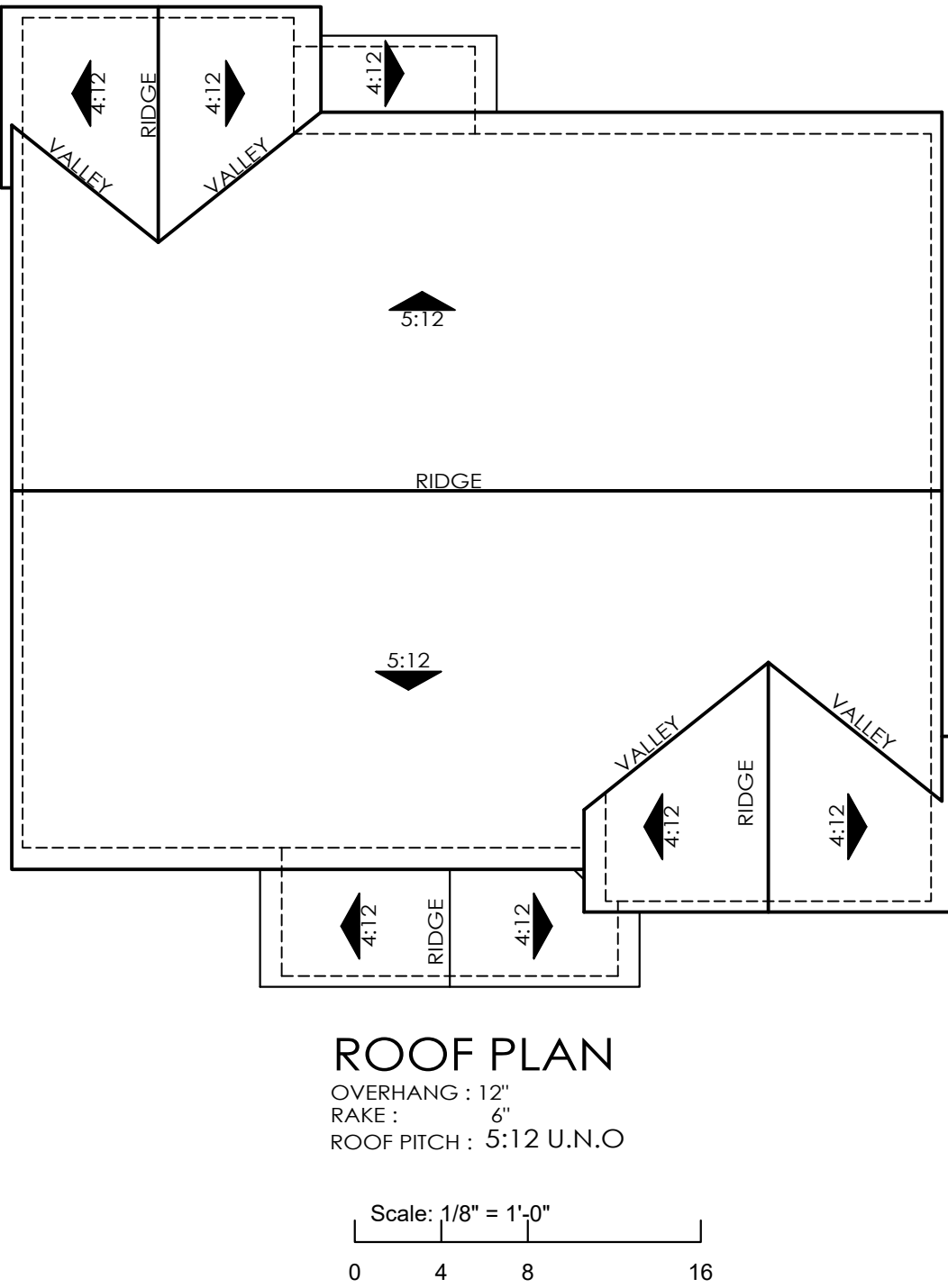
A3.1.1

3A

Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer

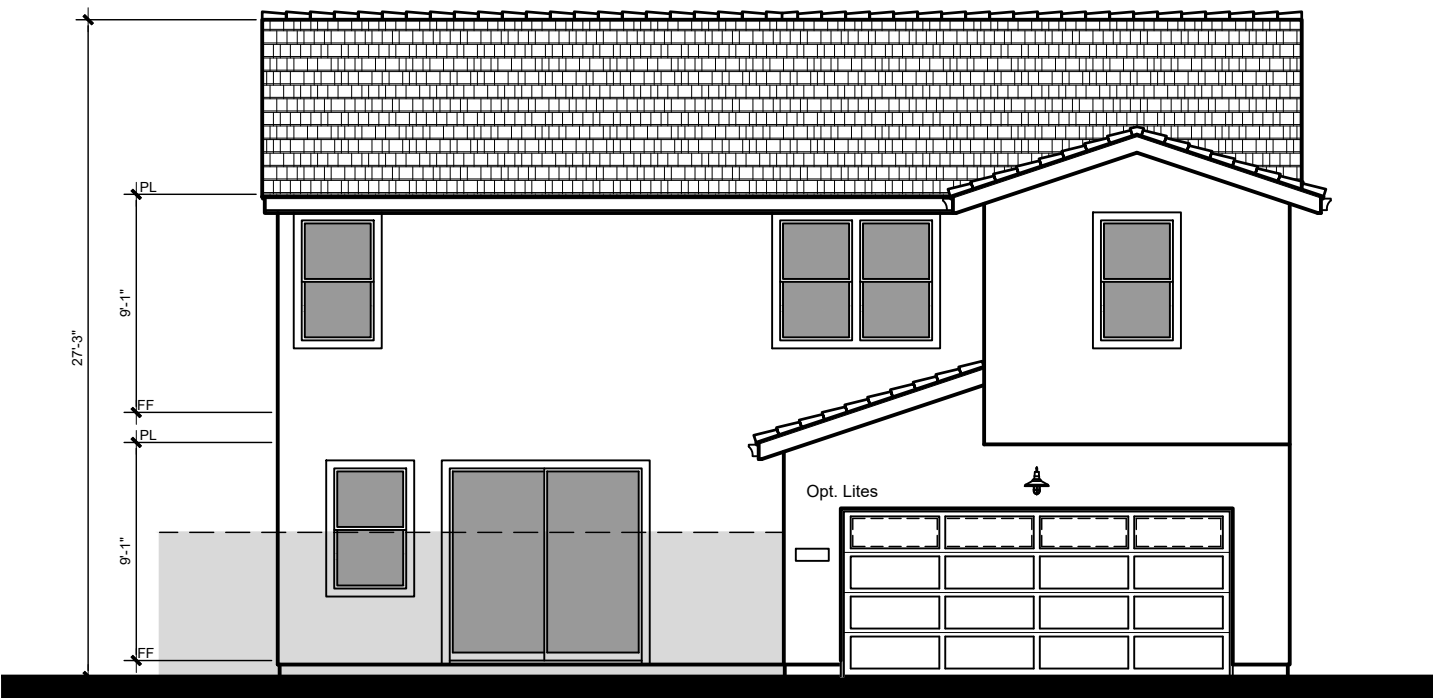


Front Elevation 3A



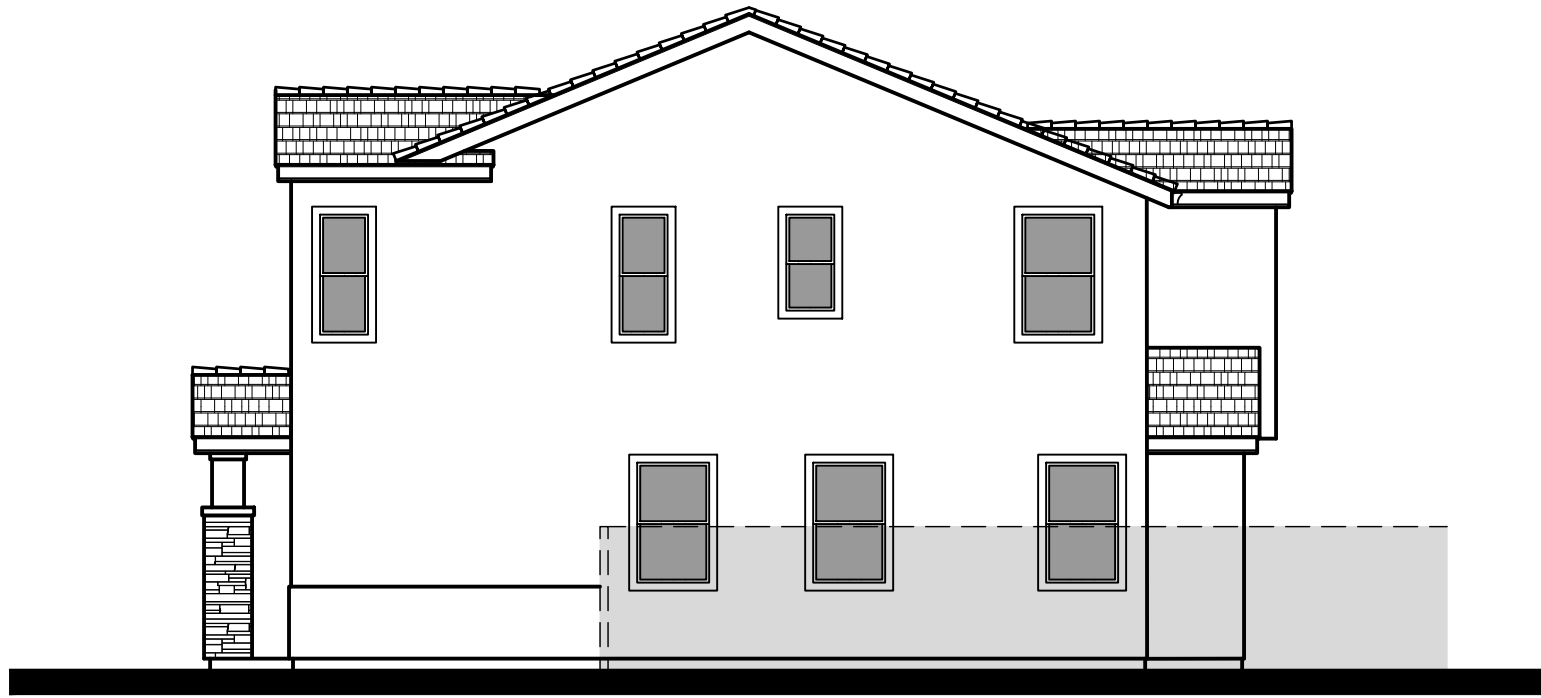
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



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Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3A

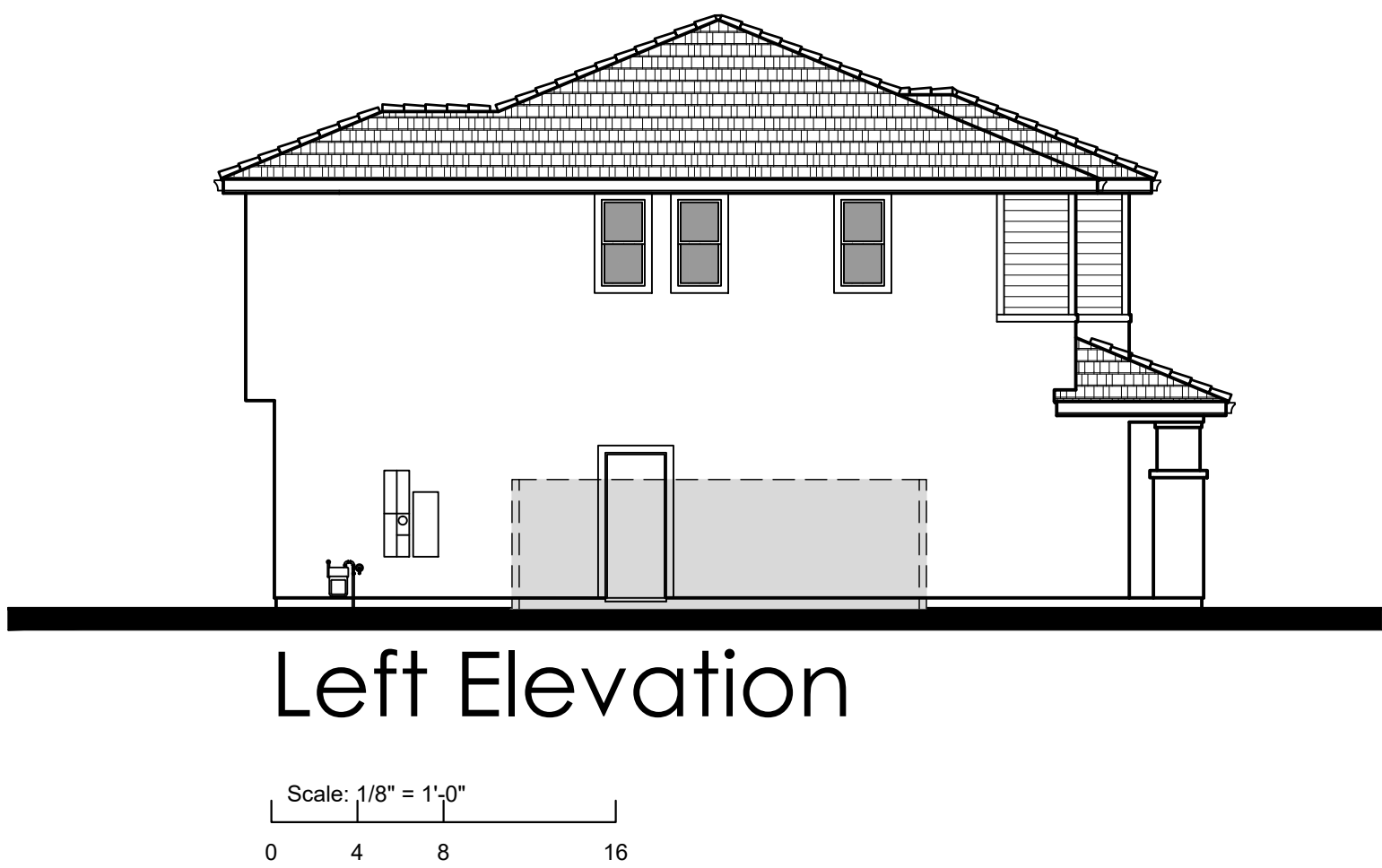
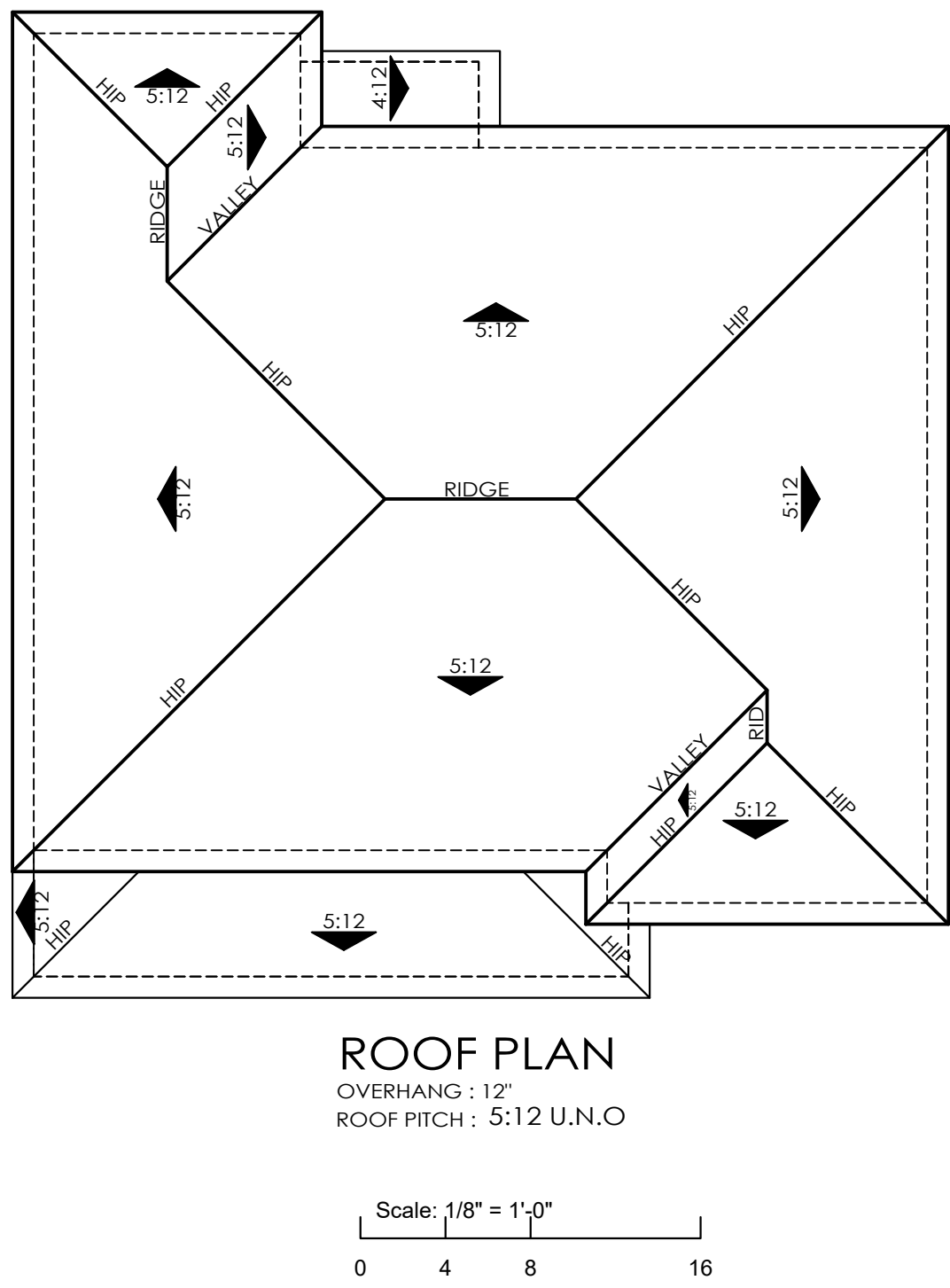
A3.2

3B

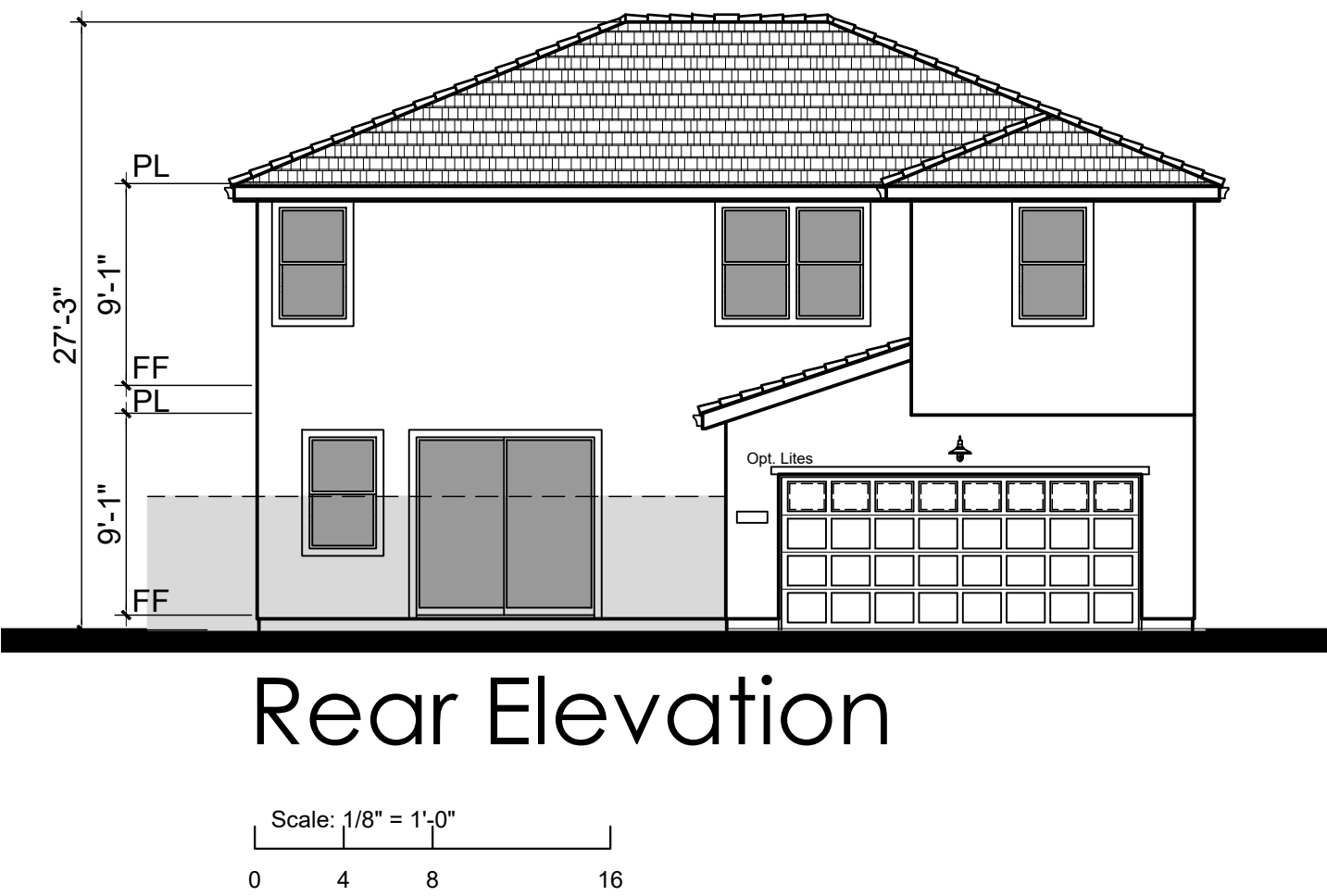
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding



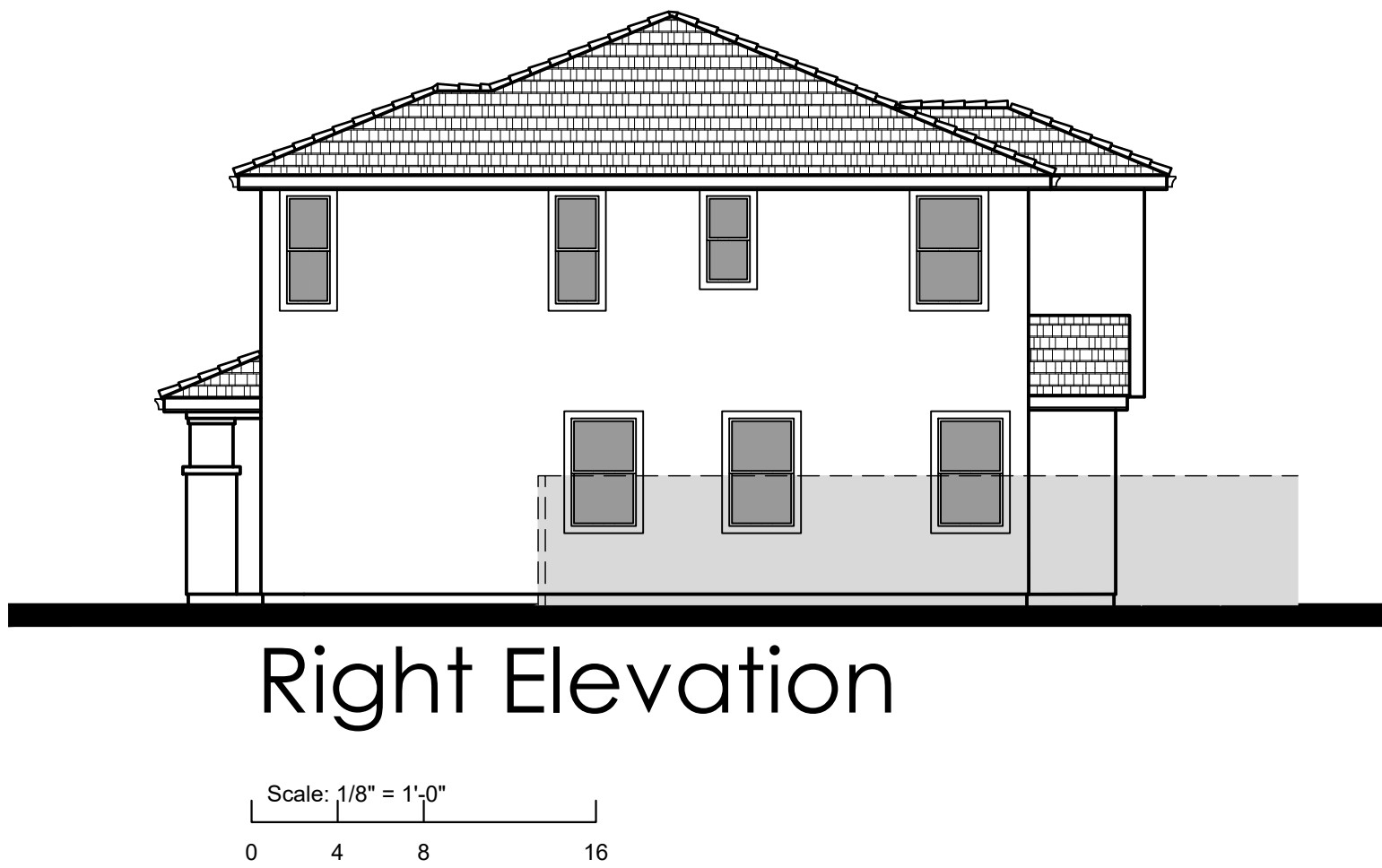
Front Elevation 3B



Left Elevation



Rear Elevation



Right Elevation



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Scale: 1/4" = 1'-0"
0 2 4 8

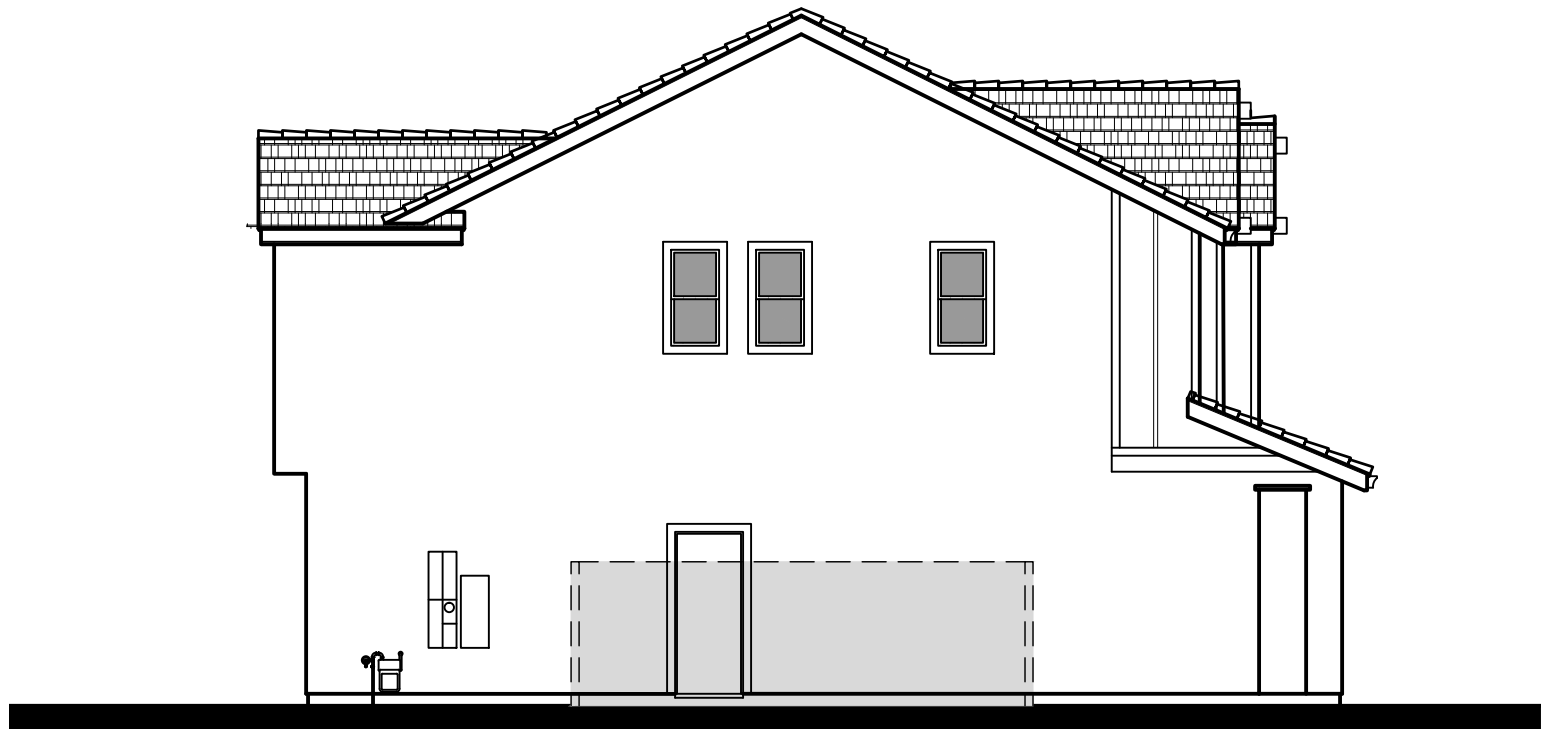
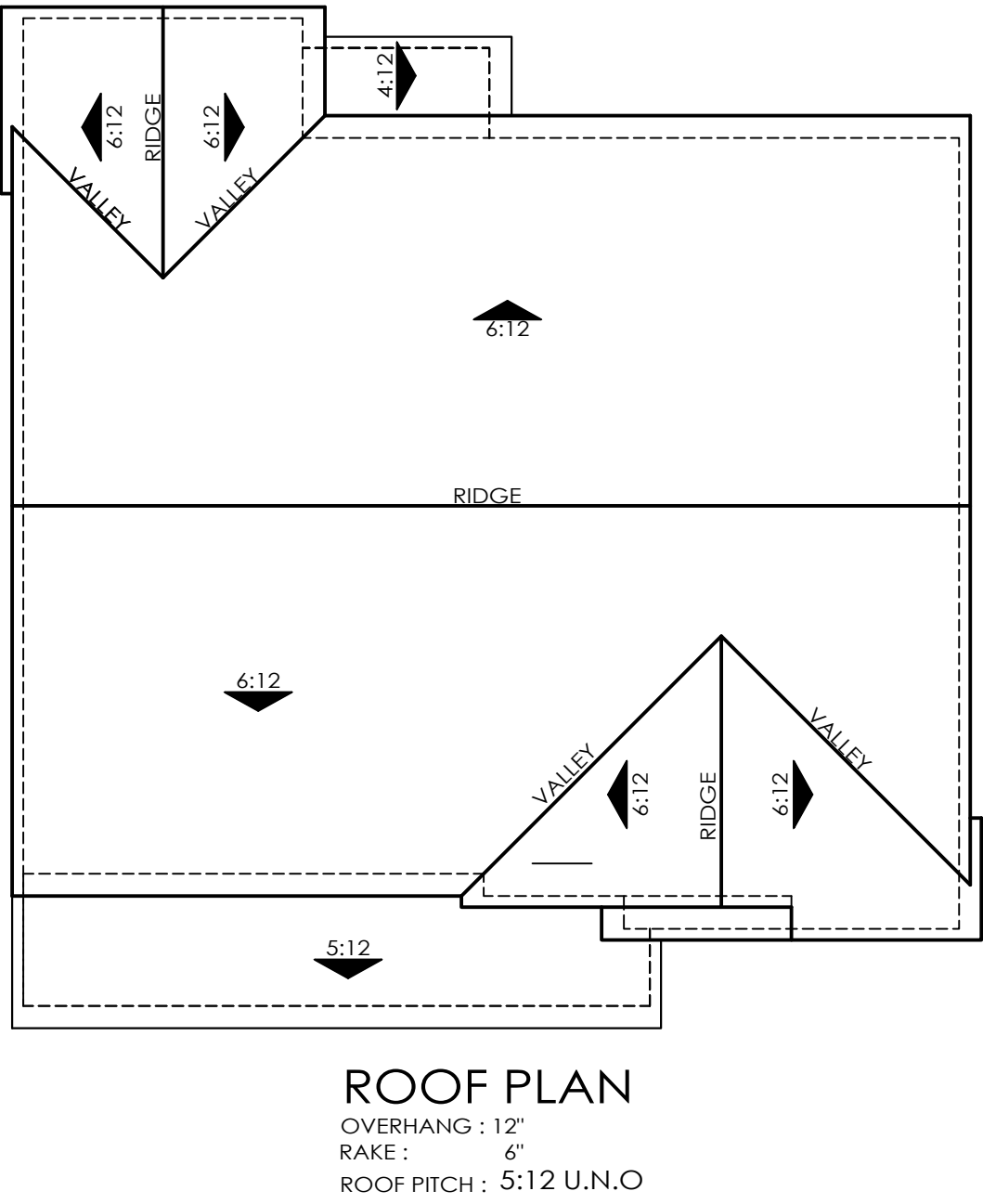
EXTERIOR ELEVATIONS - PLAN 3B

A3.3

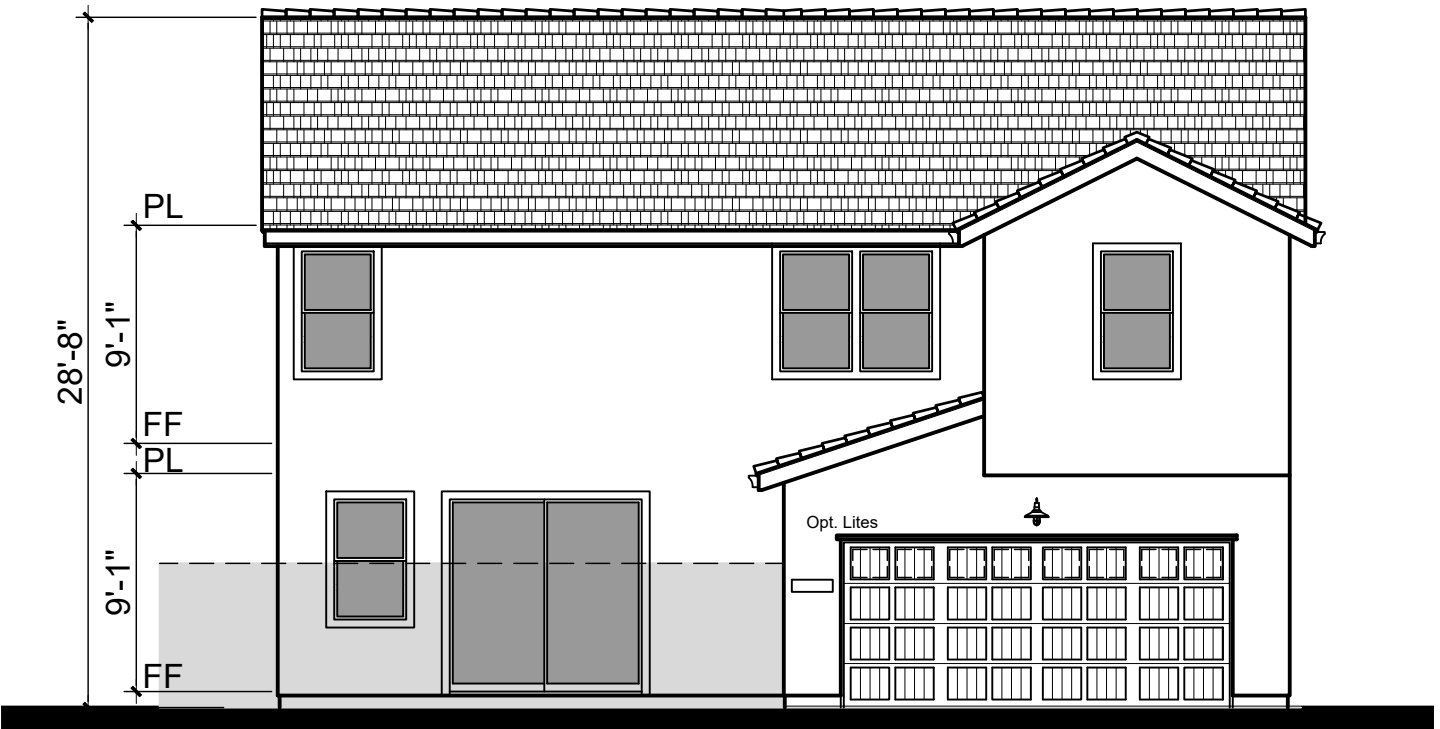
3C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Board & Batt Siding



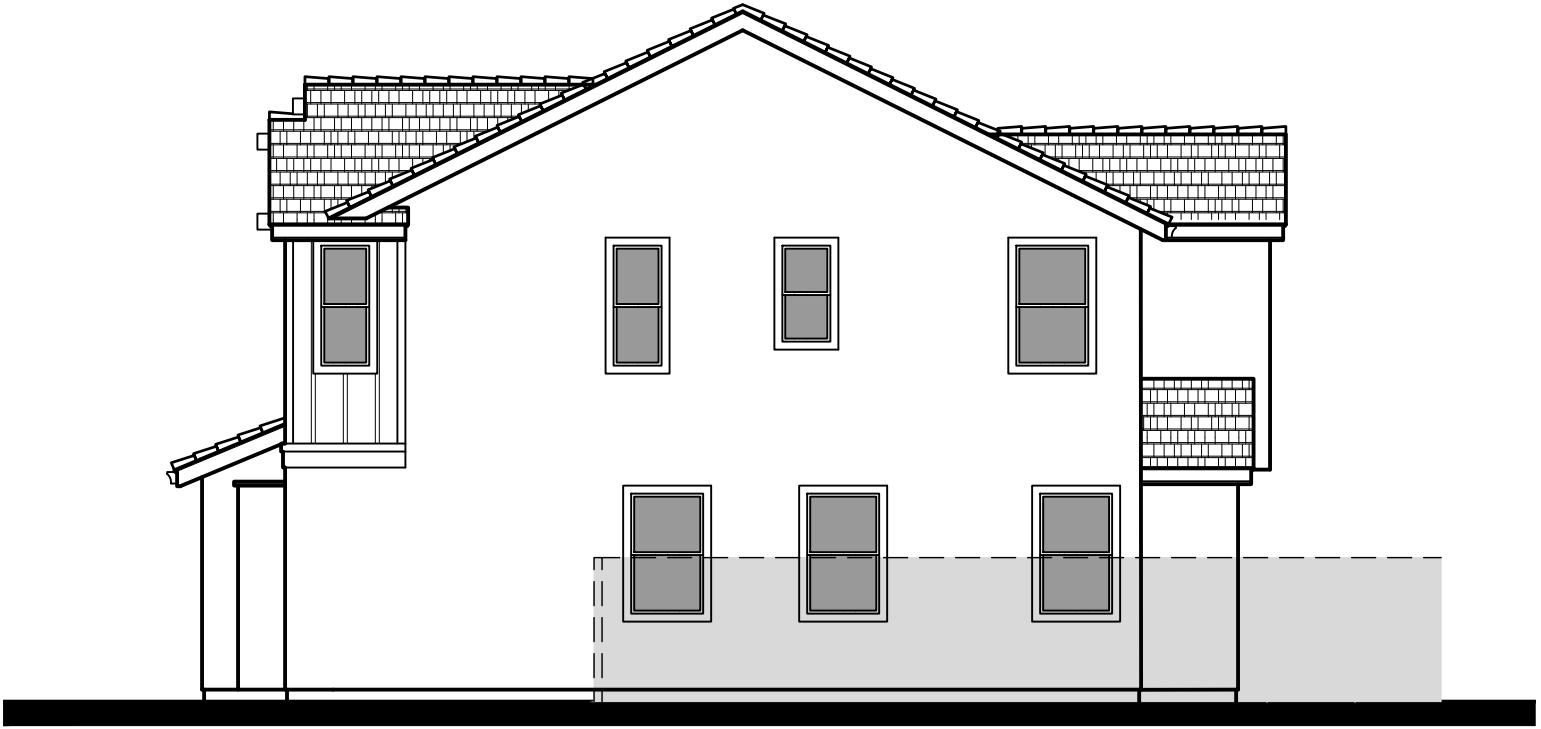
Front Elevation 3C



Left Elevation



Rear Elevation



Right Elevation



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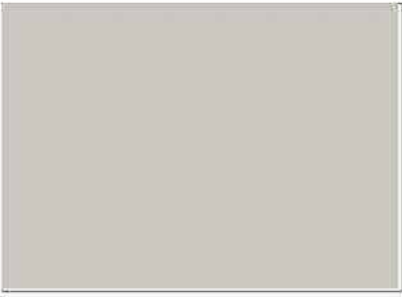
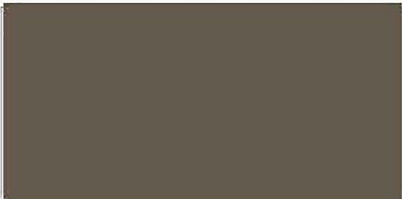
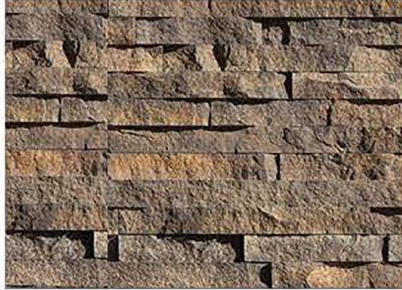
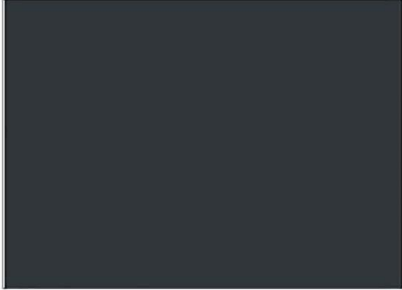
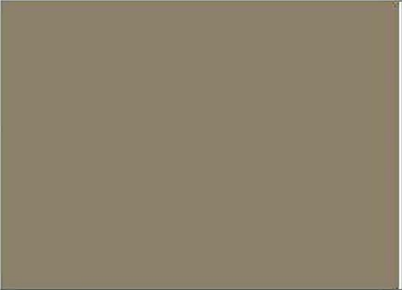
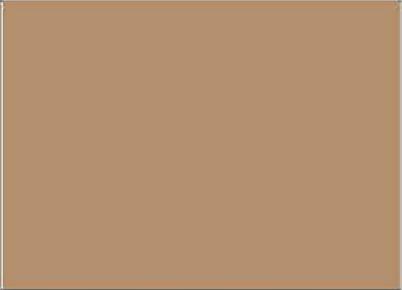
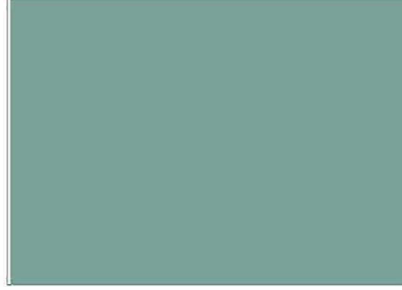
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DECEMBER 18, 2019

EXTERIOR ELEVATIONS - PLAN 3C

A3.4

	SCHEME 1	SCHEME 2	SCHEME 3		SCHEME 4	SCHEME 5	SCHEME 6		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY				STUCCO BODY				BATTEN SIDING EXCEPT AT GABLES/ CORNER BOARDS			
	SW 7541 GRECIAN IVORY	SW 6197 ALOOF GRAY	SW 7067 CITY SCAPE		SW 7632 MODERN GRAY	SW 6148 WOOL SKEIN	SW 2822 DOWNING SAND		SW 7029 AGREEABLE GRAY	SW 7652 MINERAL DEPOSIT	SW 7705 WHEAT PENNY
FASCIA / EAVES / TRIM / GARAGE DOORS/ ACCENT STUCCO				SIDING BODY/ CORNER BOARDS / WINDOW TRIM 1 AT 1ST FLOOR SIDING INSETS/ GARAGE DOOR				STUCCO BODY			
	SW 7551 GREEK VILLA	SW 7562 ROMAN COLUMN	SW 7044 AMAZING GRAY		SW 6047 HOT COCOA	SW 6151 QUIVER TAN	SW 7743 MOUNTAIN ROAD		SW 7018 DOVETAIL	SW 7568 NEUTRAL GROUND	SW 7638 JOGGING PATH
ENTRY DOOR				FASCIA/EAVES/ TRIM 2				FACIA/ EAVES /TRIM/ GARAGE DOOR GABLE BATTEN SIDING/ POSTS			
	SW 7630 RAISIN	SW 6207 RETREAT	SW 7674 PEPPERCORN		SW 7054 SUITABLE BROWN	SW 7012 CREAMY	SW 6146 UMBER		SW 7005 PURE WHITE	SW 7018 DOVETAIL	SW 7571 CASA BLANCA
STONE VENEER				ENTRY DOOR				ENTRY DOOR			
	IRON MILL EUROPEAN LEDGE	COTTONWOOD EUROPEAN LEDGE	LINEN EUROPEAN LEDGE		SW 6992 INKWELL	SW 7737 MEADOW TRAIL	SW 6123 BAGUETTE		SW 6472 COMPOSED	SW 7680 LANYARD	SW 6256 SERIOUS GRAY
ROOF MATERIAL				ROOF MATERIAL				ROOF MATERIAL			
	4097 SLATE RANGE	4097 SLATE RANGE	4097 SLATE RANGE		5808 TOMBSTONE	5808 TOMBSTONE	5808 TOMBSTONE		SCB 8802 NANTUCKET BLEND	SCB 8802 NANTUCKET BLEND	SCB 8802 NANTUCKET BLEND



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COLOR BOARD

A4.0





OCTOBER 16th, 2019
PROJECT # PRELIMINARY
VALLEJO, CA

V. #

ENTRY PERSPECTIVE



COMMERCIAL ARCHITECTURE - COSTCO ENTRY

FAIRVIEW at NORTHGATE

Vallejo, California

REVISED: JANUARY 2020 SEPTEMBER 2018

A.5.0

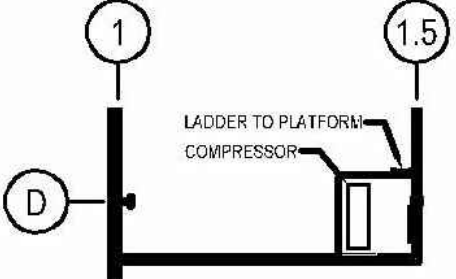
APPROVED BY:

PRESIDENT DATE:

EXECUTIVE VP DATE:

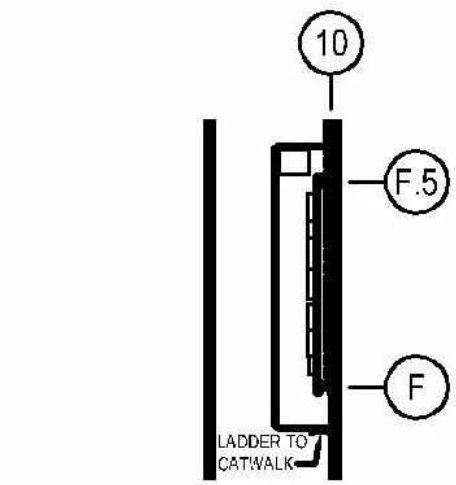
SENIOR VP DATE:

REGIONAL VP DATE:



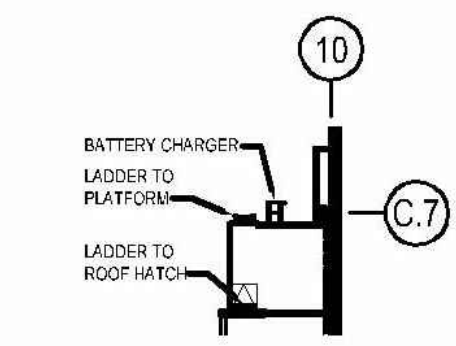
COMPRESSOR PLATFORM

SCALE: 1/16" = 1'-0"



MECHANICAL CATWALK

SCALE: 1/16" = 1'-0"



RECEIVING PLATFORM

SCALE: 1/16" = 1'-0"



SEC OF ADMIRAL CALLAGHAN LN
& TURNER PKWY
VALLEJO, CA

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Seattle, WA 98101
206 962 6500
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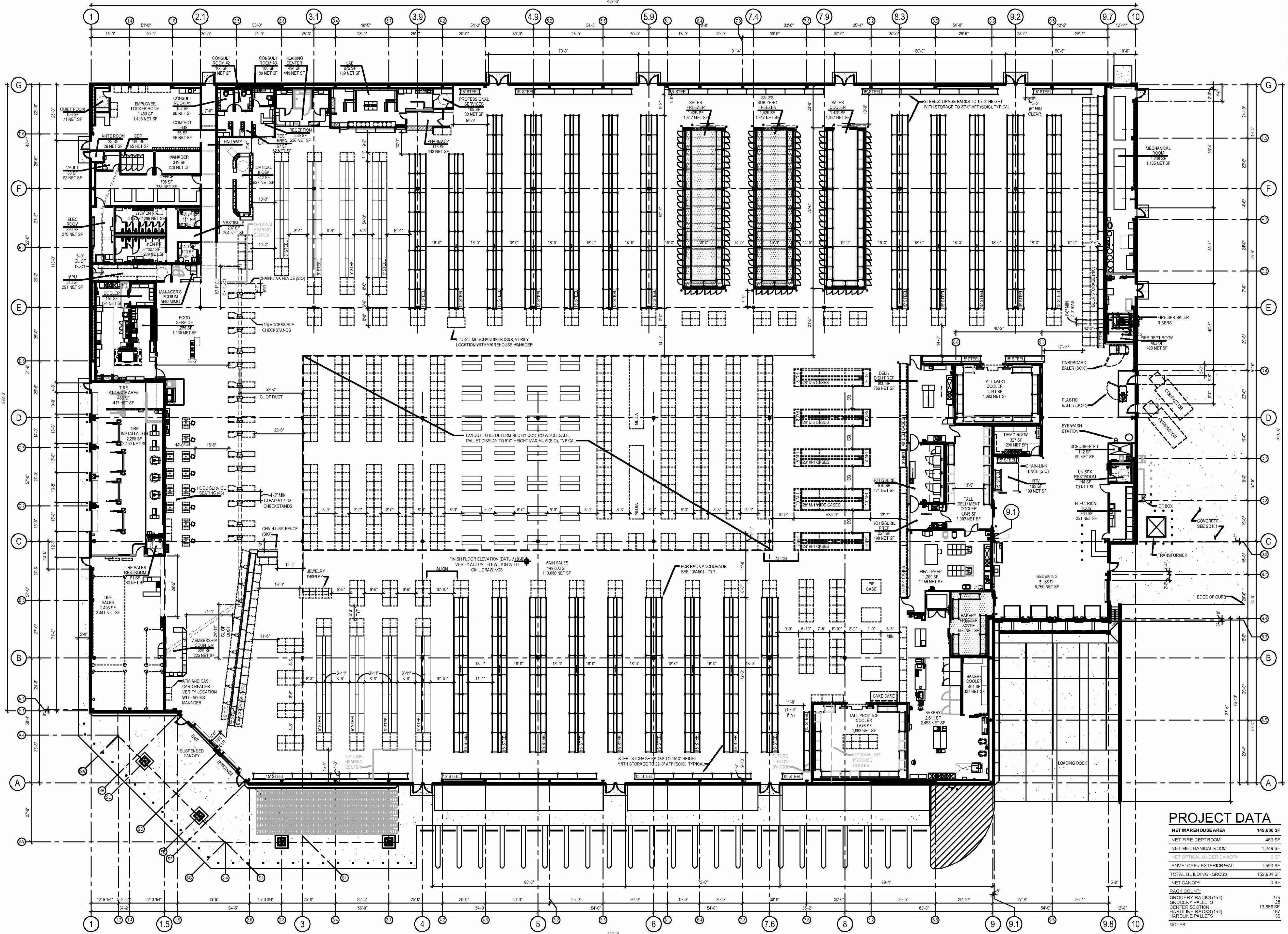


18-5347-01
NOVEMBER 19, 2018

CONCEPT
FLOOR PLAN

DD21-01

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PROJECT DATA	
NET WAREHOUSE AREA	148,600 SF
NET FIRE DEPT ROOM	463 SF
NET MECHANICAL ROOM	1,249 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 (15 ft)	275
GROCERY PALLET	128
CENTER SECTION	19,896 SF
HARDLINE RACKS (15 ft)	167
HARDLINE PALLET	36
NOTES:	

COSTCO WHOLESALE

VALLEJO, CALIFORNIA

CONCEPT FLOOR PLAN

NOVEMBER 19, 2018

COMMERCIAL ARCHITECTURE - COSTCO FOOTPRINT A.5.1

FAIRVIEW at NORTHGATE

Vallejo, California REVISED: JANUARY 2020 SEPTEMBER 2018



DECEMBER 12TH, 2019
PROJECT #18-5347-01
VALLEJO, CA

CONCEPT ELEVATIONS





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:

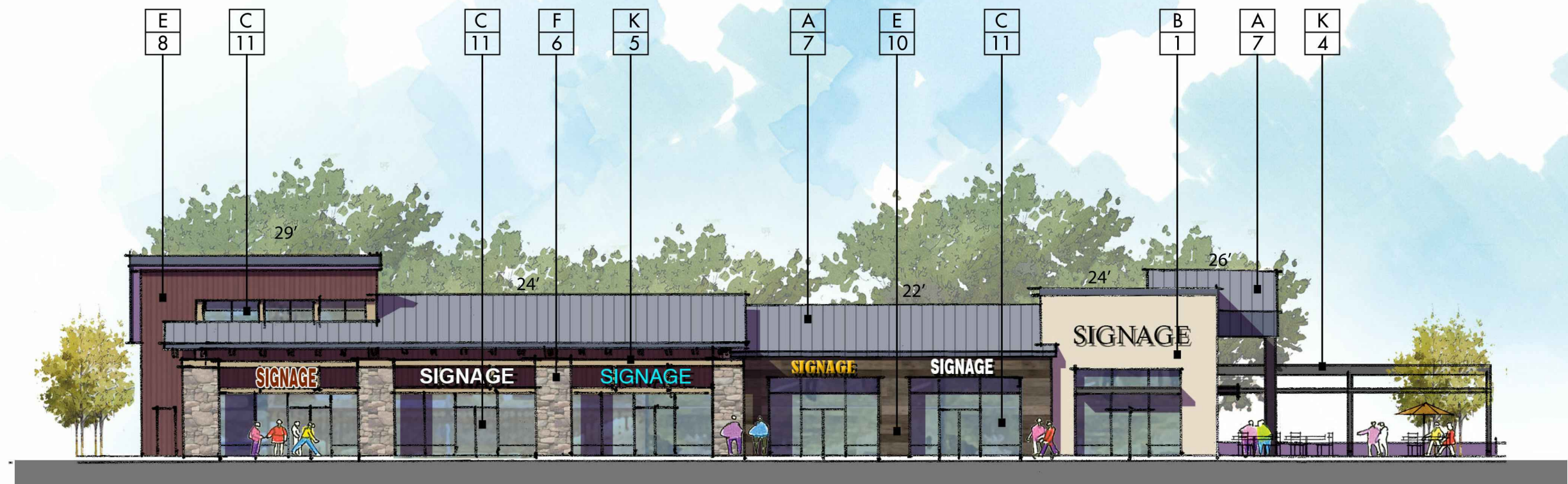
- 1 SW 7563 "RESTFULWHITE" By: Sherwin Williams
- 2 SW 6185 "ESCAPE GRAY" By: Sherwin Williams
- 3 SW 7667 "ZIRCON" By: Sherwin Williams
- 4 SW 7067 "CITYSCAPE" By: Sherwin Williams
- 5 SW 7072 "VERSATILE GRAY" By: Sherwin Williams
- 6 CYPRESS RIDGE "ORCHARD" By: El Dorado Stone
- 7 OLD TOWN GRAY By: 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



EAST ELEVATION



SOUTH ELEVATION

COOKE PROPERTY
VALLEJO, CA

Lewis Retail Centers
a member of the Lewis group of companies

EXTERIOR ELEVATIONS
SHOPS BUILDING 1

DATE: 12.12.2019
MCG JOB #: 17.433.01

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

250 Sutter, Suite 500
San Francisco, California 94108
① 415.974.6002 ② 415.974.1556
mcgarchitecture.com



- 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
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 - 11** PERMAFLUOR: "DOVE GRAY"
By: Kawneer



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



KEY PLAN



PATIO CONCEPTUAL LAYOUT

EXTERIOR ELEVATIONS
SHOPS BUILDING 2

COOKE PROPERTY
VALLEJO, CA

Lewis Retail Centers
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San Francisco, California 94108
① 415.974.6002 ② 415.974.1556
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DATE:	12.12.2019
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DATE	REVISIONS

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WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



KEY PLAN

FINISHES:

- A STANDING SEAM METAL ROOF
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DATE: 12.12.2019
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DATE	REVISIONS

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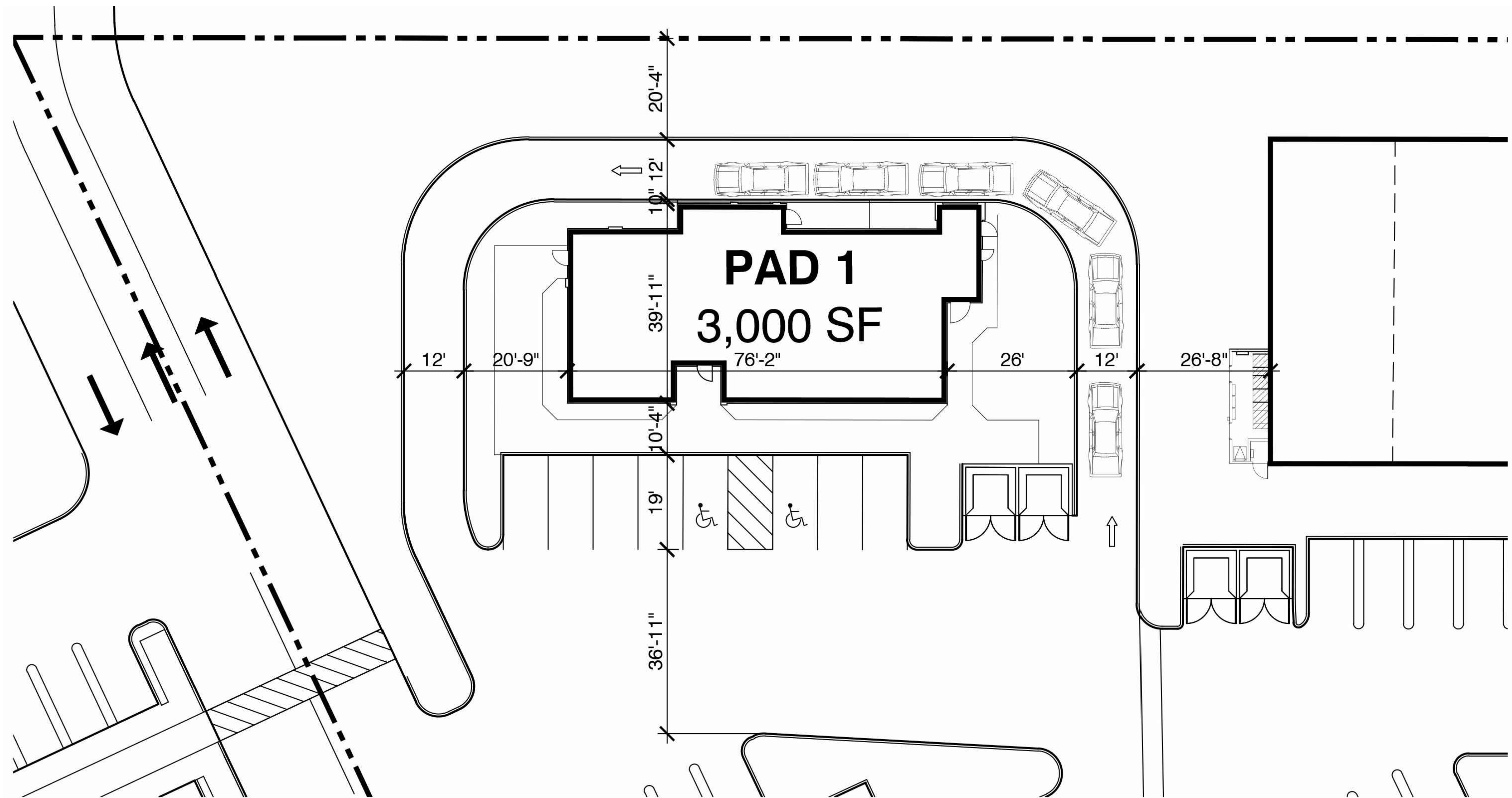
EXTERIOR ELEVATIONS
PAD BUILDING 3

COOKE PROPERTY
VALLEJO, CA

Lewis Retail Centers
a member of the Lewis group of companies

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San Francisco, California 94108
① 415.974.6002 ② 415.974.1556
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DATE: DECEMBER, 13 2019
MCG JOB #: 17.344.01
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PAD 1

COOKE PROPERTY
VALLEJO, CALIFORNIA

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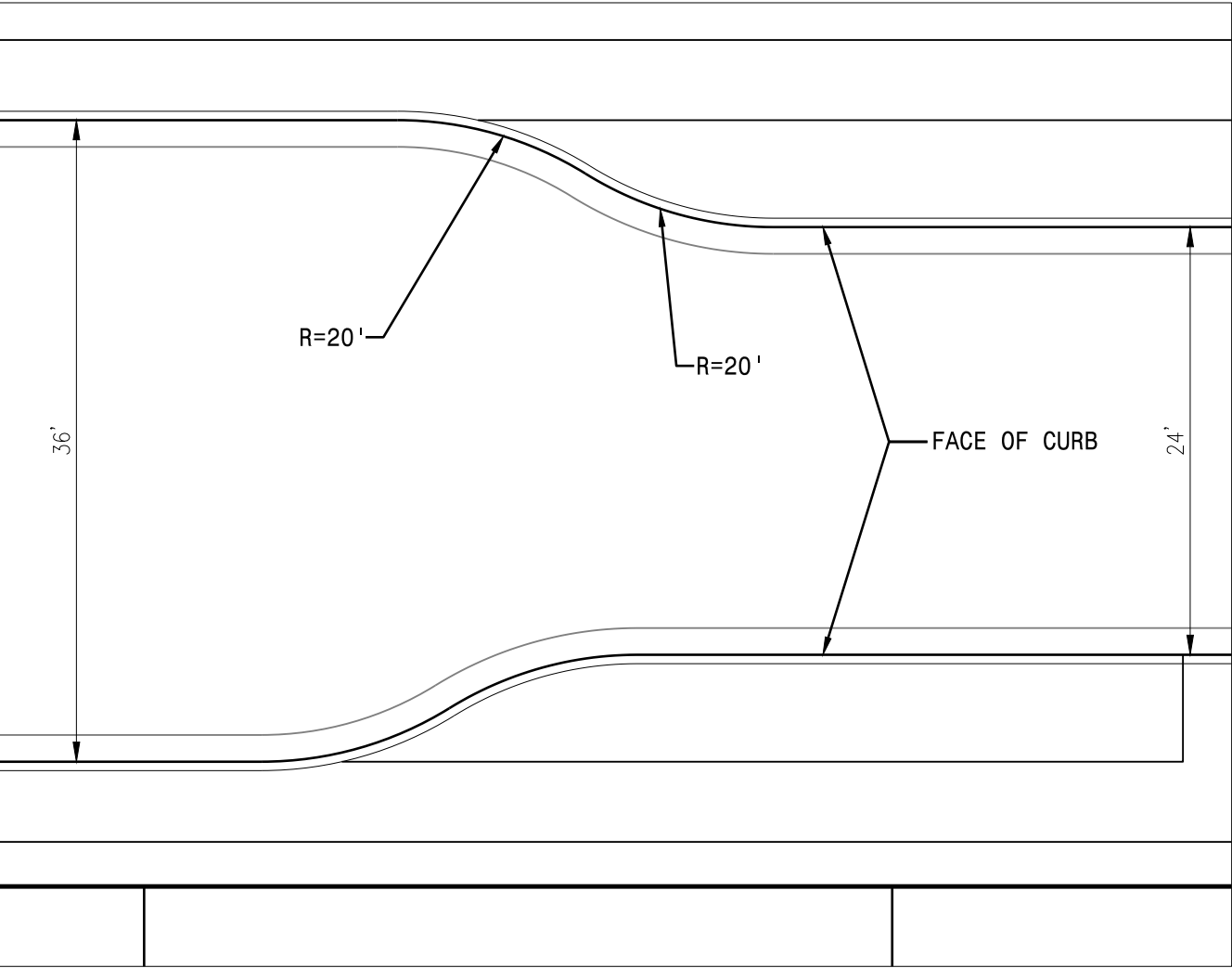
GENERAL NOTES

1. OWNER :
MELVIN D. COOKE TRUST
2. APPLICANTS:
VALLEJO-FAIRVIEW DEVELOPERS, LLC
3. PLANNING / ENGINEER / SURVEYOR:
MACKAY & SOMPS CIVIL ENGINEERS
5142 FRANKLIN DRIVE SUITE B
PLEASANTON, CA 94588
CONTACT: JIM TEMPLETON / ABEL GOMEZ
PHONE: (925) 225-0690
4. GEOTECHNICAL ENGINEER:
ENGEO INCORPORATED
2010 CROW CANYON PL #250
SAN RAMON, CA 94583
PHONE: (925) 866-9000
5. BASIS OF ELEVATIONS - BENCHMARK:
NGS POINT JT9530, STAINLESS STEEL ROD STAMPED "H 1394 1987", ELEVATION = 96.67',
(NAVD88), LOCATED 0.80 MILES SOUTHWESTERLY ALONG INTERSTATE HIGHWAY 80 FROM THE
JUNCTION OF STATE HIGHWAY 37 IN VALLEJO, APPROXIMATELY 71.2 FEET SOUTHWEST OF A FENCE
CORNER, AND APPROXIMATELY 54.1 FEET NORTHWEST OF THE CORNER OF THE MOST WESTERLY
WESTBOUND LANES OF INTERSTATE HIGHWAY 80.
6. BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS MAP IS N 33°22'27" W BETWEEN FOUND MONUMENTS 9625 LOCATED
AT THE INTERSECTION OF CRONIN AND HODGE STREETS AND 9636 LOCATED OFF PLAZA DRIVE IN A
PARKING LOT BETWEEN 105 & 161 PLAZA DRIVE PER RECORD OF SURVEY FILED AT BOOK 22, PAGES
23-25, SOLANO COUNTY RECORDS.
7. ASSESSOR'S PARCEL NUMBER: 0081-490-010
8. PROPERTY ACREAGE: 51.3 ACRES
9. STORM/SEWER SYSTEM: TO BE INSTALLED IN CONFORMANCE WITH VALLEJO SANITATION AND FLOOD
CONTROL DISTRICT STANDARDS.
10. WATER: TO BE INSTALLED IN CONFORMANCE WITH CITY OF VALLEJO STANDARDS.
11. GAS & ELECTRICITY: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF PACIFIC GAS AND
ELECTRIC CO.
12. TELEPHONE: TO BE INSTALLED IN CONFORMANCE WITH STANDARDS OF AT&T.
13. STREET IMPROVEMENTS: PER CITY OF VALLEJO STANDARDS.
14. EXISTING ZONING: PEDESTRIAN SHOPPING & SERVICE DISTRICT.
15. PROPOSED LAND USE: MIXED USE PLANNED DEVELOPMENT (MUPD)
16. THE CONTOUR INTERVAL IS AS SHOWN (1' MIN.).
17. PER FIRM #06095C0440F; THERE IS PARTIAL INUNDATION IN THE SOUTHWEST CORNER NEAR ADMIRAL
CALLAGHAN LANE.
18. THE APPLICANT RESERVES THE OPTION TO PHASE THE MAPPING AND CONSTRUCTION OF THIS PROJECT IN
VARIOUS COMBINATIONS OF FINAL MAPS/TRACT DEVELOPER AGREEMENTS AND/OR IMPROVEMENT
AGREEMENTS, ALL AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
19. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL
OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED DIVISION AND DEVELOPMENT
OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FEE AND COMPLETE EXERCISE
OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 86436 (A)(3)(A)(1).
20. UTILITY SIZES AND LOCATION, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT
TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
21. DEVELOPER MAY RECORD ONE OR MORE FINAL TRACT MAPS ON THIS PROPERTY.
22. ALL SEWER AND WATER MAINS ARE 8" MINIMUM. ALL STORM DRAINS ARE 12" MINIMUM.
23. FACE OF CURB RETURN RADII WITHIN THE SUBDIVISION ARE 30'.
24. BOUNDARY IS BASED ON RECORD INFORMATION.

WATER QUALITY

THIS PROJECT PROPOSES THE FOLLOWING FOR TREATMENT OF STORM DRAIN RUNOFF:

1. RESIDENTIAL AREA: BIO-RETENTION SWALES WITHIN COMMON AREA
2. COMMERCIAL AREA: BIO-SWALES WITHIN PARKING LOTS

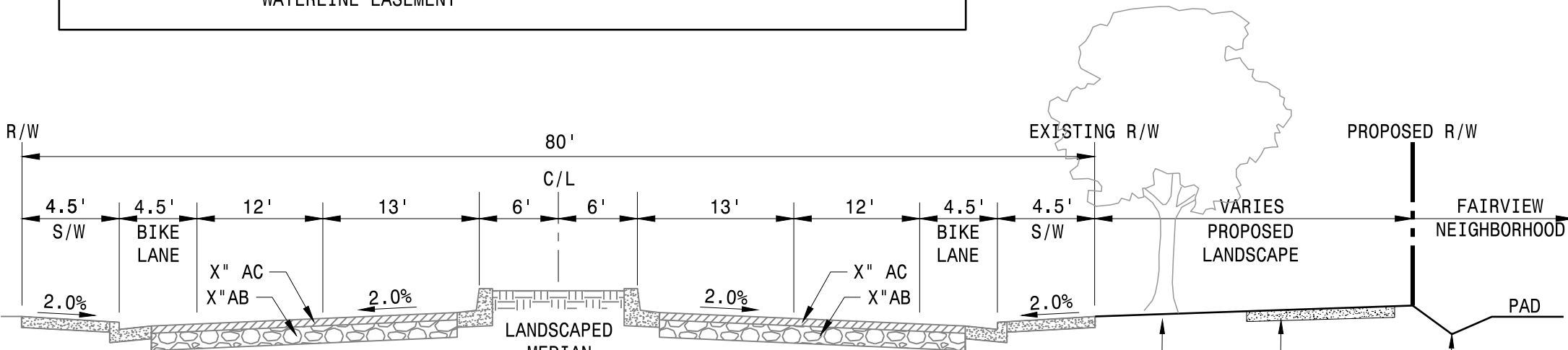


TYPCIAL CURB POPOUT DETAIL

N.T.S.

LAND USE/OWNERSHIP SUMMARY (FOR PARCEL 3):			
LOT/PARCEL	PROPOSED USE	OWNERSHIP	AREA WITHIN LMD (AC±)
PARCEL 3	OPEN SPACE	HOA	5.70

LAND USE/OWNERSHIP SUMMARY (FOR PARCEL 4):			
LOT/PARCEL	PROPOSED USE	OWNERSHIP	AREA WITHIN LMD (AC±)
LOTS 1-86	SINGLE FAMILY DETACHED (85' X 42' MIN)	PRIVATE	VARIES
LOTS 87-178	CLUSTER LOT (50' X 65' MIN)	PRIVATE	VARIES
PARCEL A	BIO-RETENTION BASIN	HOA	0.92
PARCEL B	PARKSITE/LANDSCAPE AREA PEDESTRIAN ACCESS AREA	HOA	1.70
PARCEL C,E	PARKSITE/LANDSCAPE AREA	HOA	0.06
PARCEL D,F,G	PARKSITE/LANDSCAPE AREA PEDESTRIAN ACCESS WATERLINE EASEMENT	HOA	1.37



EXISTING TURNER PARKWAY

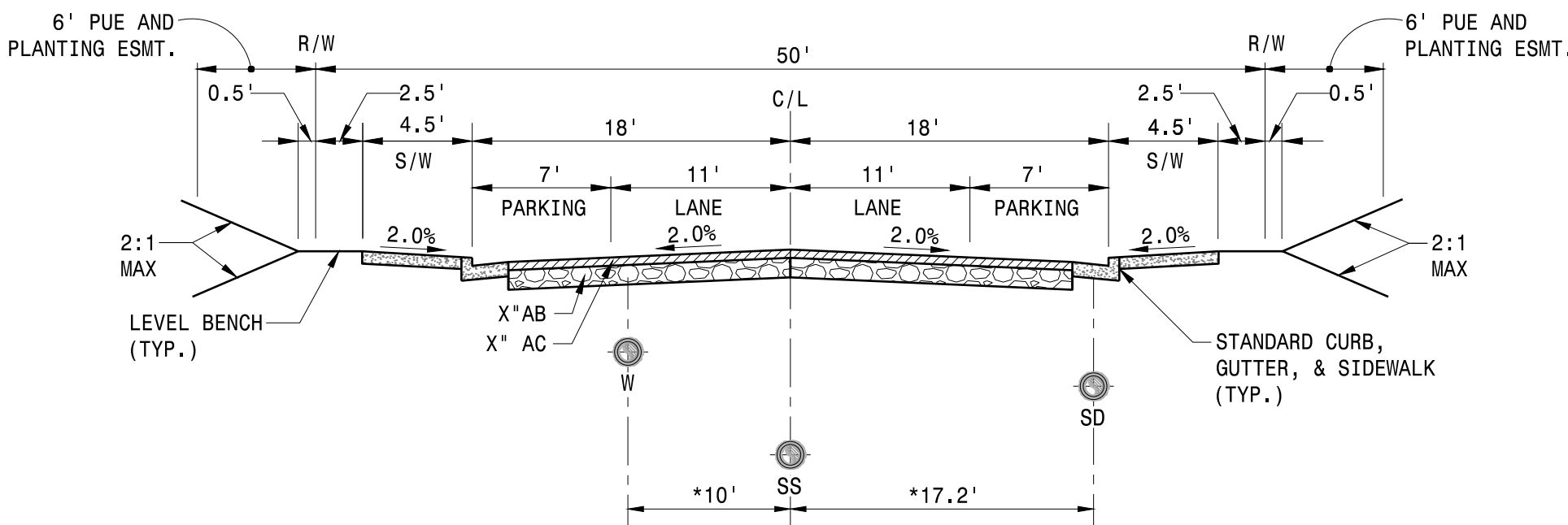
N.T.S.

VESTING TENTATIVE MAP FAIRVIEW AT NORTHGATE VALLEJO, CALIFORNIA

SEPTEMBER 2018
REVISED: JANUARY 2020

TABLE OF CONTENTS

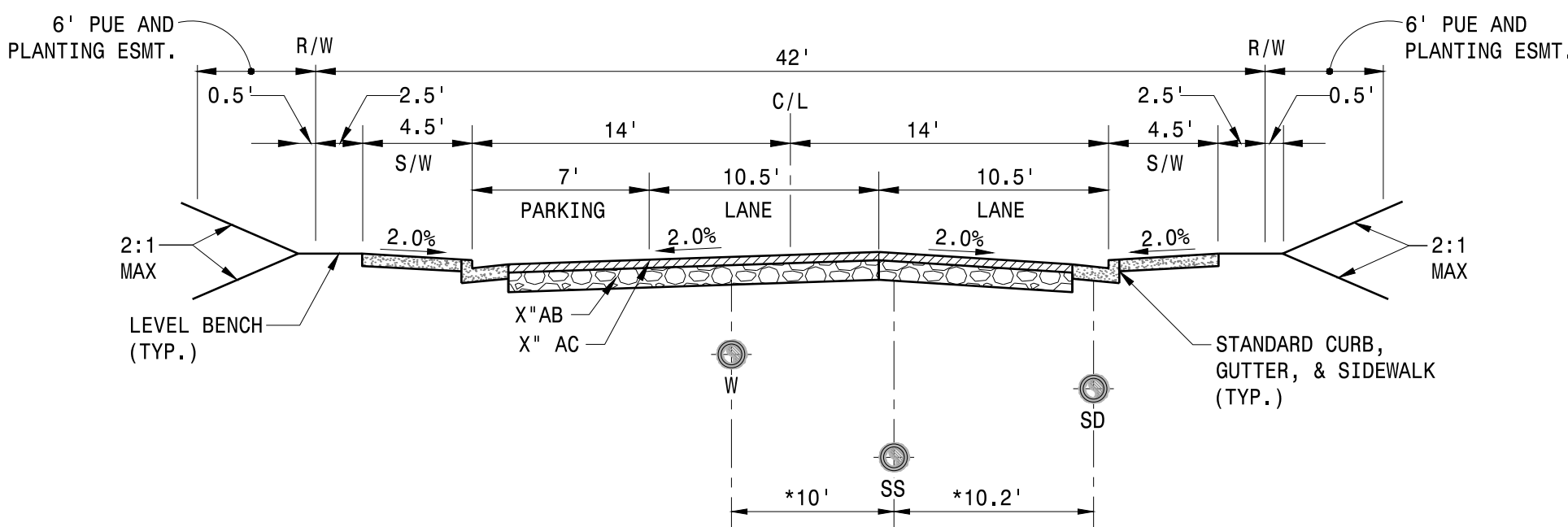
SHEET	DESCRIPTION
C1	COVER SHEET, GENERAL NOTES, AND VICINITY MAP
C2	LARGE LOT TENTATIVE PARCEL MAP
C3	OPEN SPACE CROSS SECTIONS
C4	RESIDENTIAL UTILITIES AND DETAILS
C5	GRADING PLAN AND DIMENSIONS



TYPICAL 50' R/W STREET SECTION

N.T.S.

*TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED IN PLANS
(TO BE REFINED WITH FINAL DESIGN)



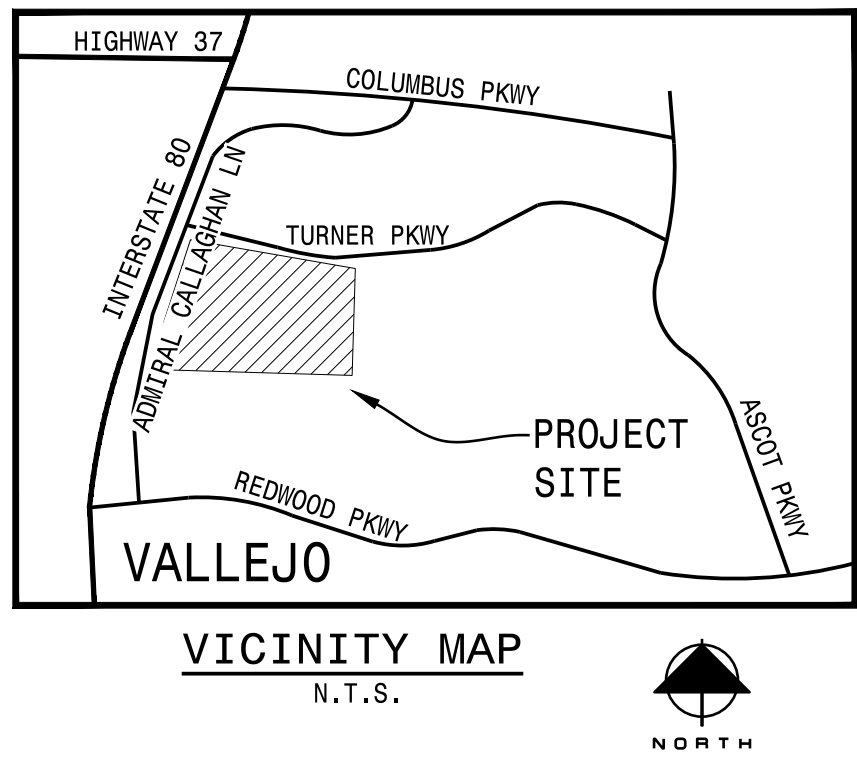
TYPICAL 42' R/W STREET SECTION

N.T.S.

*TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED IN PLANS
(TO BE REFINED WITH FINAL DESIGN)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	RIGHT OF WAY / LOT LINE
---	---	CENTERLINE
---	---	FACE OF CURB
---	---	STORM DRAIN & INLET
---	---	STORM MANHOLE
---	---	SANITARY SEWER PIPE
---	---	SANITARY SEWER MANHOLE
---	---	WATER LINE & VALVES
---	---	FIRE HYDRANT WITH VALVE
---	---	BLOWOFF
---	---	AIR RELIEF VALVE

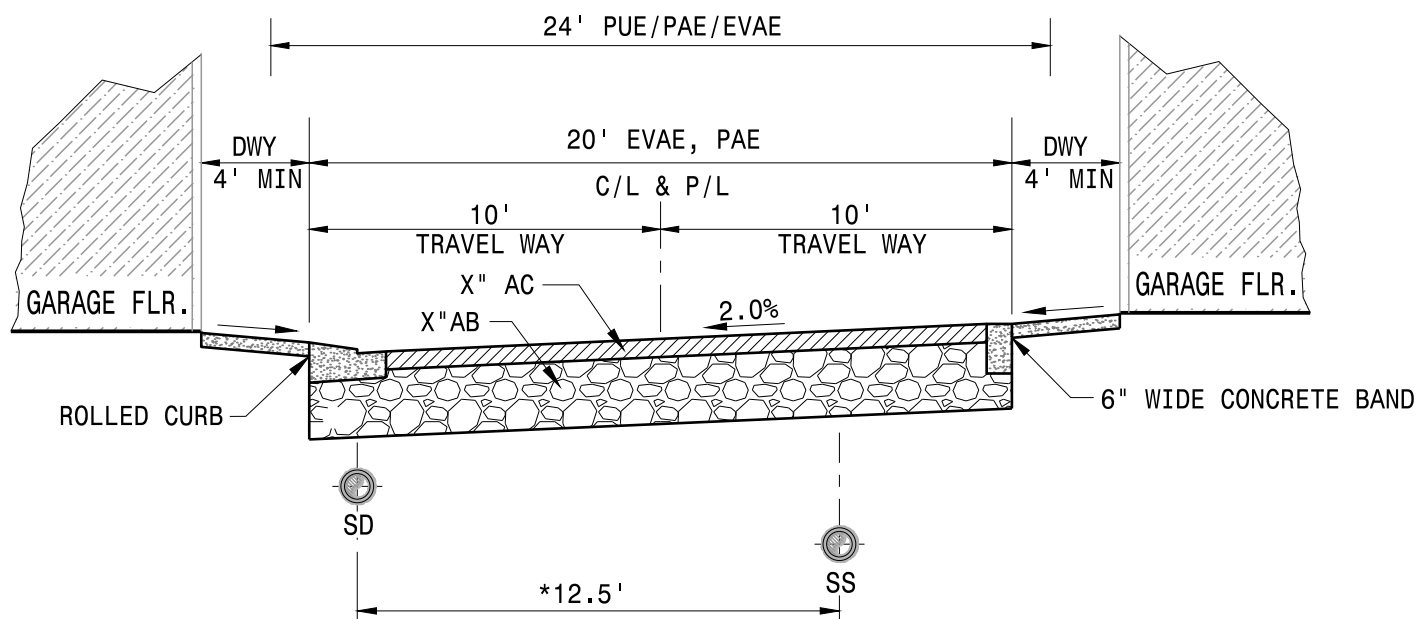


GRADING NOTES/EROSION CONTROL NOTES

1. THE EROSION CONTROL FACILITIES ARE DESIGNED TO CONTROL
SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15 AFTER
ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE
OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS
HAVE LEFT AREAS UNPROTECTED FROM EROSION.
2. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT
THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
C. SILT FENCES, BERMS AND SWALES ARE TO BE INSPECTED
AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO
ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN
ONE FOOT OF OUTLET ELEVATION.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN SUITABLE
AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF
EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED
SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
CONSTRUCTION ENTRANCE TO BE PROVIDED AT EACH VEHICLE ACCESS
POINT TO EXISTING PAVED STREETS.
4. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL TO BE
BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL
DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION
CONTROL PLAN SHALL BE MADE ONLY WITH THE APPROVAL OF OR AT
THE DIRECTION OF THE CITY ENGINEER.
6. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT
REACHES THE SEDIMENT CLEANOUT LEVEL.
7. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING
CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY
BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF CITY.
8. SHADING INDICATES AREAS TO RECEIVE FILL.
9. THE GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF VALLEJO'S
HILLSIDE GRADING ORDINANCE UNLESS OTHERWISE APPROVED.
10. PROPOSED GRADES SHOWN ON THE PRELIMINARY GRADING PLAN ARE SUBJECT
TO FINAL ENGINEERING DESIGN AND CITY REVIEW AND APPROVAL.
ALL GRADING IS TO BE UNDERTAKEN PER THE RECOMMENDATIONS OF
A SOILS REPORT AND UNDER THE OBSERVATION OF THE SOILS ENGINEER.
11. ALL LOTS WILL DRAIN TO ADJACENT STREET.
12. EXISTING CONTOUR INTERVAL IS AS SHOWN.
13. SLOPES WITHIN LOT AREAS ARE TO BE GRADED AT A GRADIENT NOT TO
EXCEED 2:1 (HORIZONTAL TO VERTICAL).
14. ALL PADS ARE TO BE BERMED (PER DETAIL) TO PREVENT RUNOFF.
15. SLOPES LESS THAN 10' HIGH WITHIN LOT AREAS, ARE TO BE GRADED
AT A GRADIENT NOT TO EXCEED 2:1 (HORIZONTAL TO VERTICAL)
UNLESS APPROVED BY THE SOILS ENGINEER.
16. ALL DAYLIGHT CUT/FILLS TO BE ROUNDED TO CONFORM TO EXISTING TERRAIN.

ABBREVIATIONS

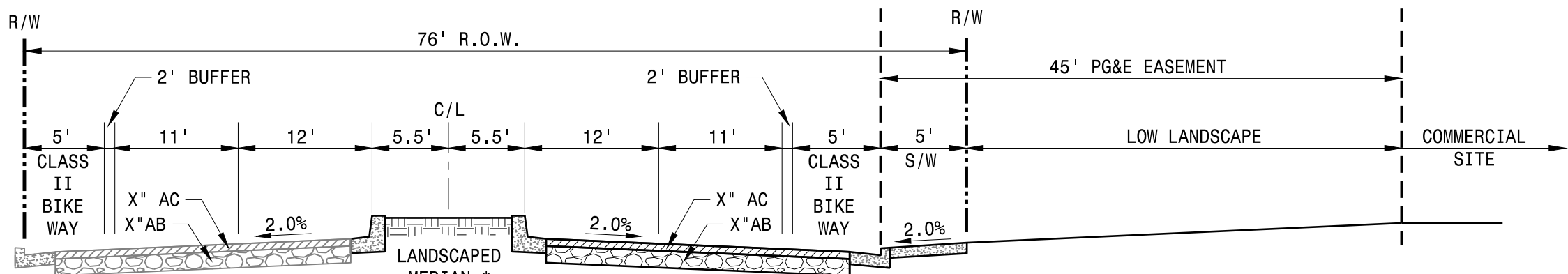
AB	-	AGGREGATE BASE	HP	-	HIGH POINT
AC	-	ASPHALT CONCRETE	INV	-	INVERT
AP	-	ANGLE POINT	IRR	-	IRRIGATION
BNDY	-	BOUNDARY	JT	-	JOINT TRENCH
BW	-	BACK WALK	LP	-	LOW POINT
CB	-	CATCH BASIN	LT	-	LEFT
CL	-	CENTERLINE	MH	-	MANHOLE
C&G	-	CURB AND GUTTER	P	-	PAD
DI	-	DROP INLET	PAE	-	PUBLIC ACCESS EASEMENT
E	-	ELECTRICAL SERVICE	PL	-	PROPERTY LINE
EG	-	EXISTING GROUND	PS	-	PROTECTIVE SLOPE
EL	-	ELEVATION	PSE	-	PUBLIC SERVICE EASEMENT
EP	-	EDGE OF PAVEMENT	PUE	-	PUBLIC UTILITY EASEMENT
ER	-	END OF RETURN	PVC	-	POLYVINYL CHLORIDE
ESMT	-	EASEMENT	RT	-	RIGHT
EVAE	-	EMERGENCY VEHICLE ACCESS EASEMENT	R/W	-	RIGHT OF WAY
EX	-	EXISTING	RW	-	RECYCLED WATER
FC	-	FACE OF CURB	SD	-	STORM DRAIN
FG	-	FINISH GRADE	SS	-	SANITARY SEWER
FH	-	FIRE HYDRANT	S/W	-	SIDEWALK
FI	-	FIELD INLET	TC	-	TOP OF CURB
FL	-	FLOWLINE	TI	-	TRAFFIC INDEX
GB	-	GRADE BREAK	TYP	-	TYPICAL
HDPE	-	HIGH-DENSITY POLYETHYLENE	W	-	WATER
			WS	-	WATER SERVICE



TYPICAL 20' ALLEY SECTIONS

*TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED IN PLANS
(TO BE REFINED WITH FINAL DESIGN)

N.T.S.



ADMIRAL CALLAGHAN LANE

N.T.S.

* 10' LEFT TURN POCKET WITH 1' MEDIAN CURB BARRIER

DATE	REVISED	NO.	BY	DATE
SEPTEMBER 2018	SEPTEMBER 2018	1	ASG	SEPTEMBER 2018
SCALE	AS NOTED	1	ASG	SEPTEMBER 2018
DRAWN BY	ASG	1	ASG	SEPTEMBER 2018
DESIGNED BY	ASG	1	ASG	SEPTEMBER 2018
CHECKED BY	JFT	1	JFT	SEPTEMBER 2018

PLANS PREPARED UNDER THE DIRECTION OF:
JAMES F. TEMPLETON, JR.
Professional Engineer
No. 45061
City of Vallejo, California

MACKAY & SOMPS
CIVIL ENGINEERS
5142 FRANKLIN DRIVE SUITE B
PLEASANTON, CA 94588
(925) 225-0690
FAX: (925) 225-0690
WWW.MACKAY-SOMPS.COM

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Professional Engineer
No. 45061
City of Vallejo, California

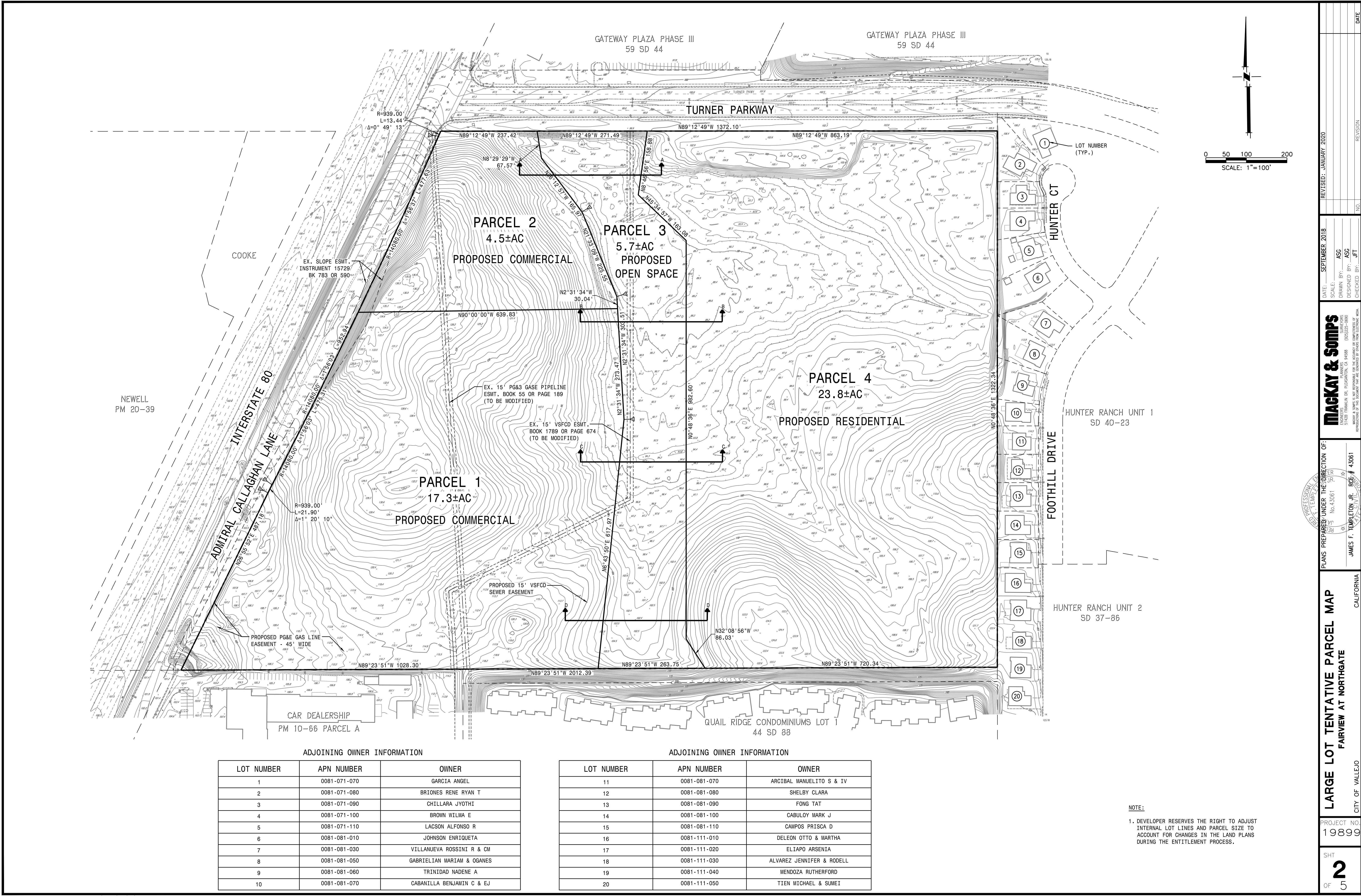
MACKAY & SOMPS
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PLEASANTON, CA 94588
(925) 225-0690
FAX: (925) 225-0690
WWW.MACKAY-SOMPS.COM

PROJECT NO.
19899

SHT
1
OF
5



DATE

NO.

REVISION

REVISED: JANUARY 2020

DATE: SEPTEMBER 2018

SCALE: ASG

DRAWN BY: ASG

DESIGNED BY: JFT

CHECKED BY:

MACKAY & SOMPS

PROFESSIONAL SEAL

PLANS PREPARED UNDER THE DIRECTION OF:

JAMES F. TEMPLETON JR. PCE # 43061

CITY OF VALLEJO

LARGE LOT TENTATIVE PARCEL MAP

FAIRVIEW AT NORTHGATE

CITY OF VALLEJO

PROJECT NO.

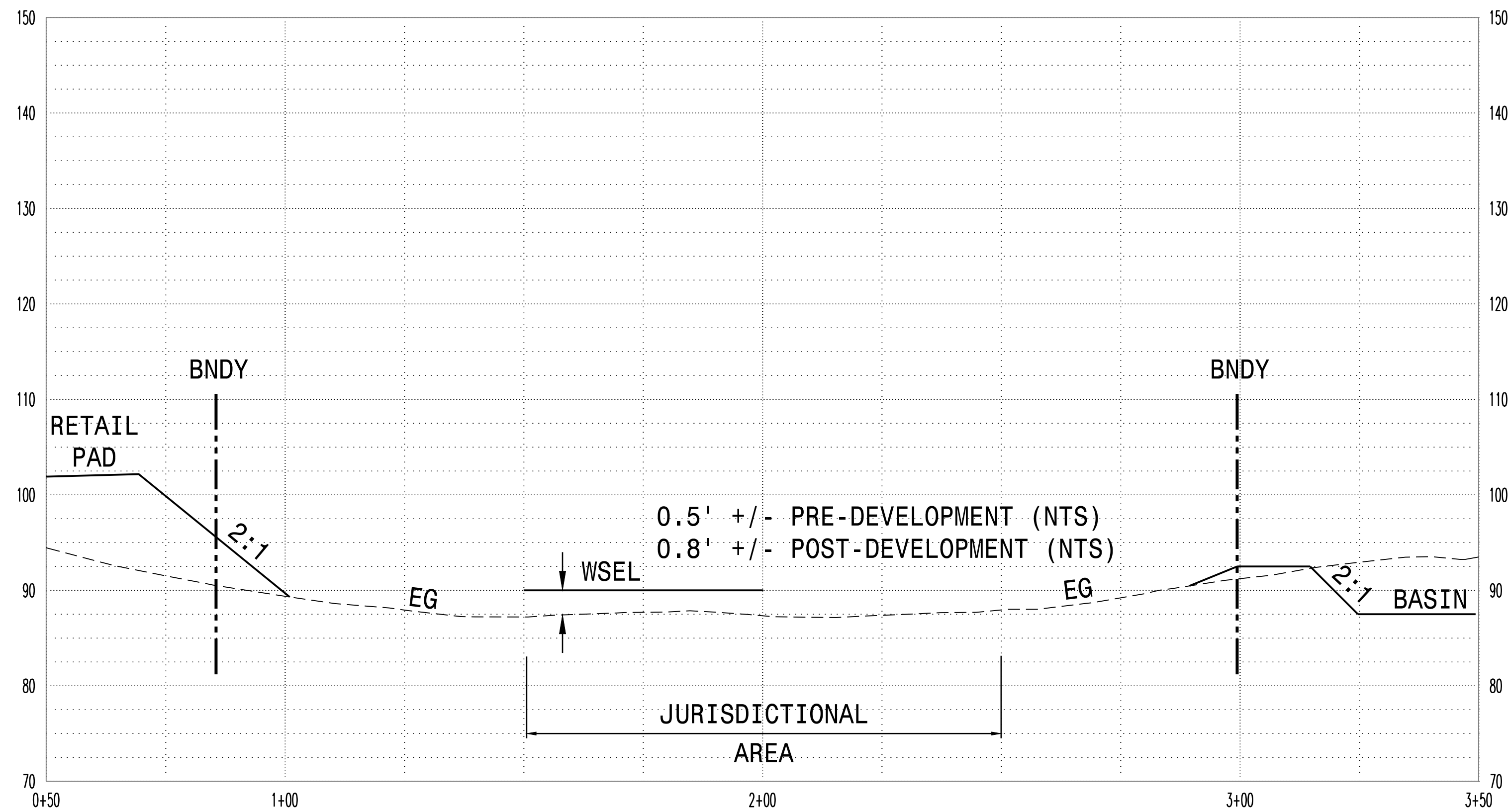
19899

SHT

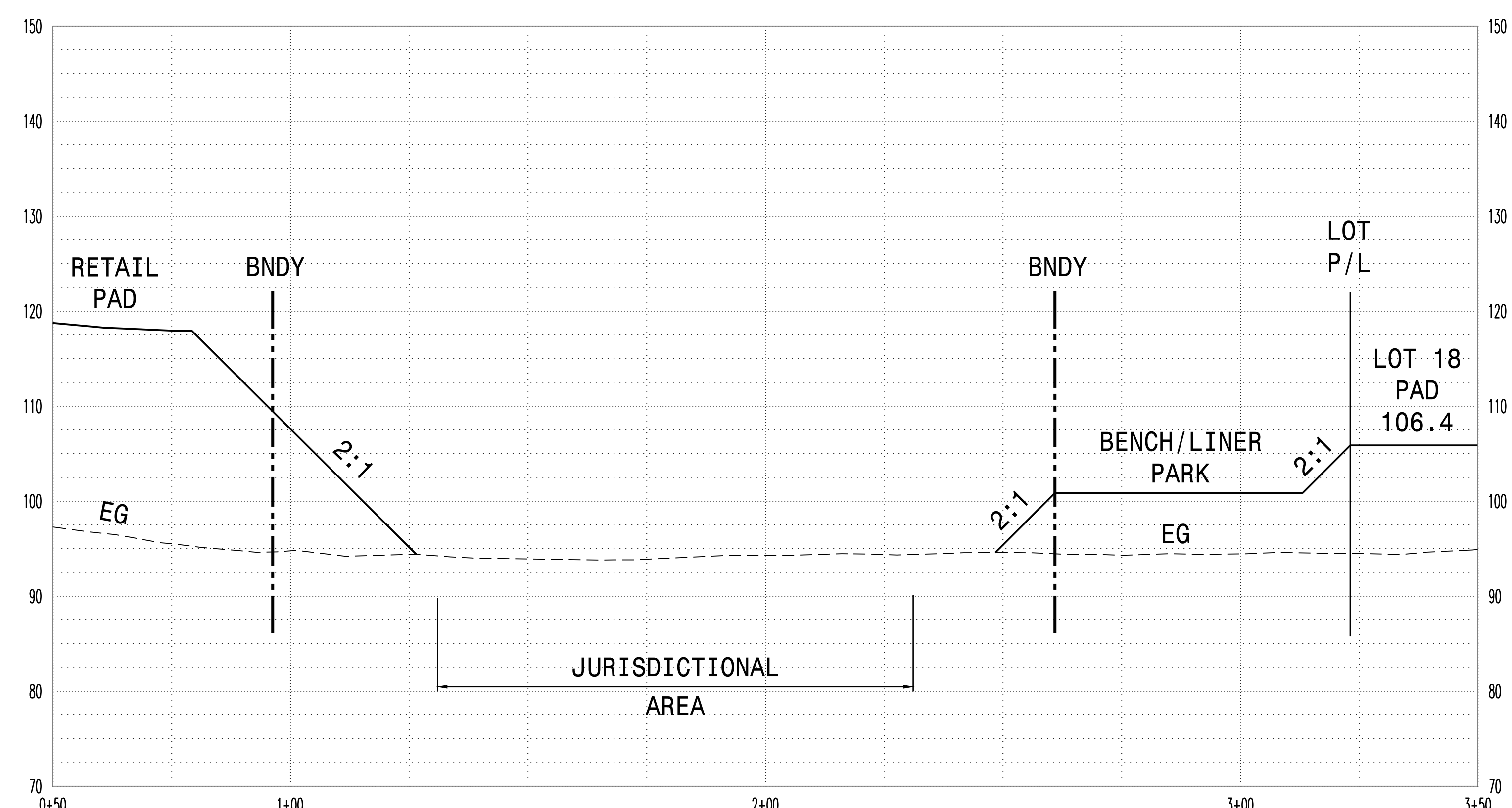
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OF

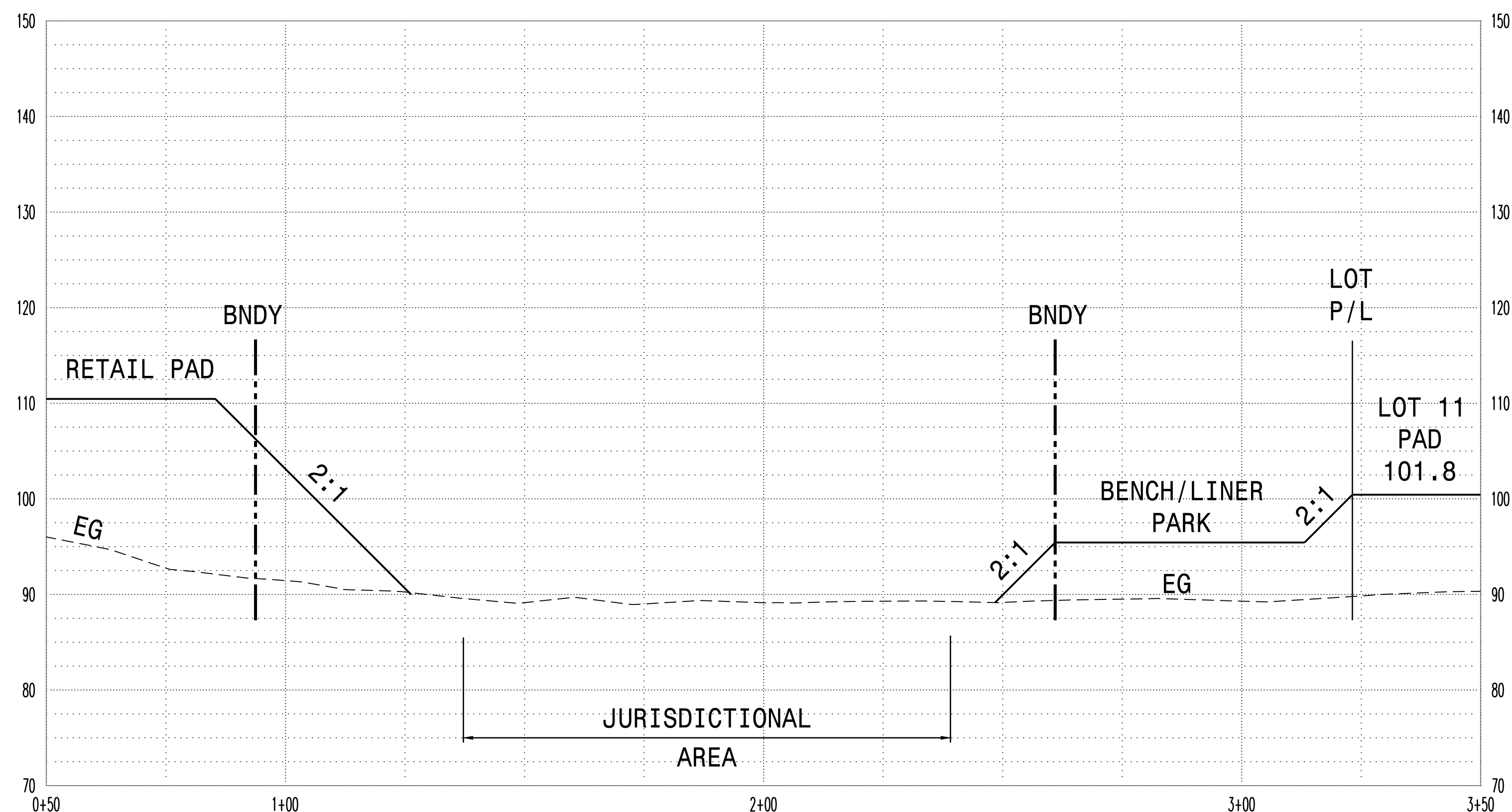
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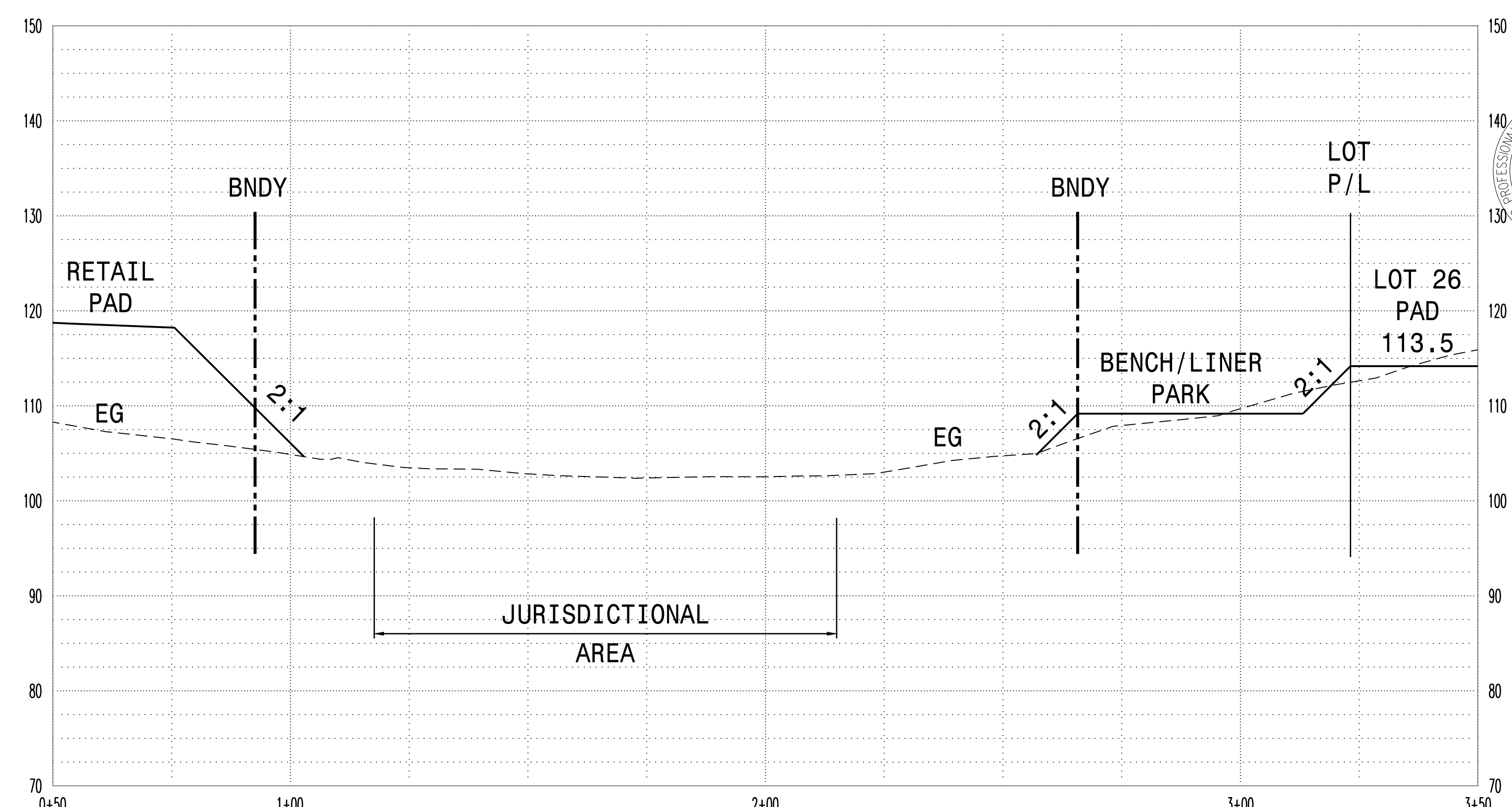
"SECTION AA" Profile - 1"=20'



"SECTION CC" Profile - 1"=20'

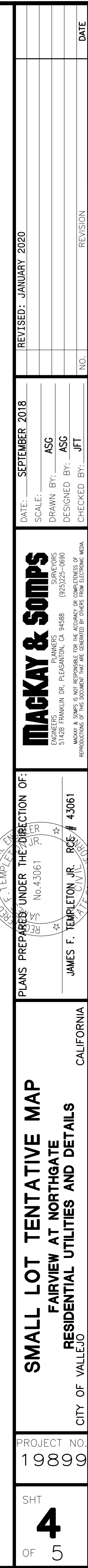


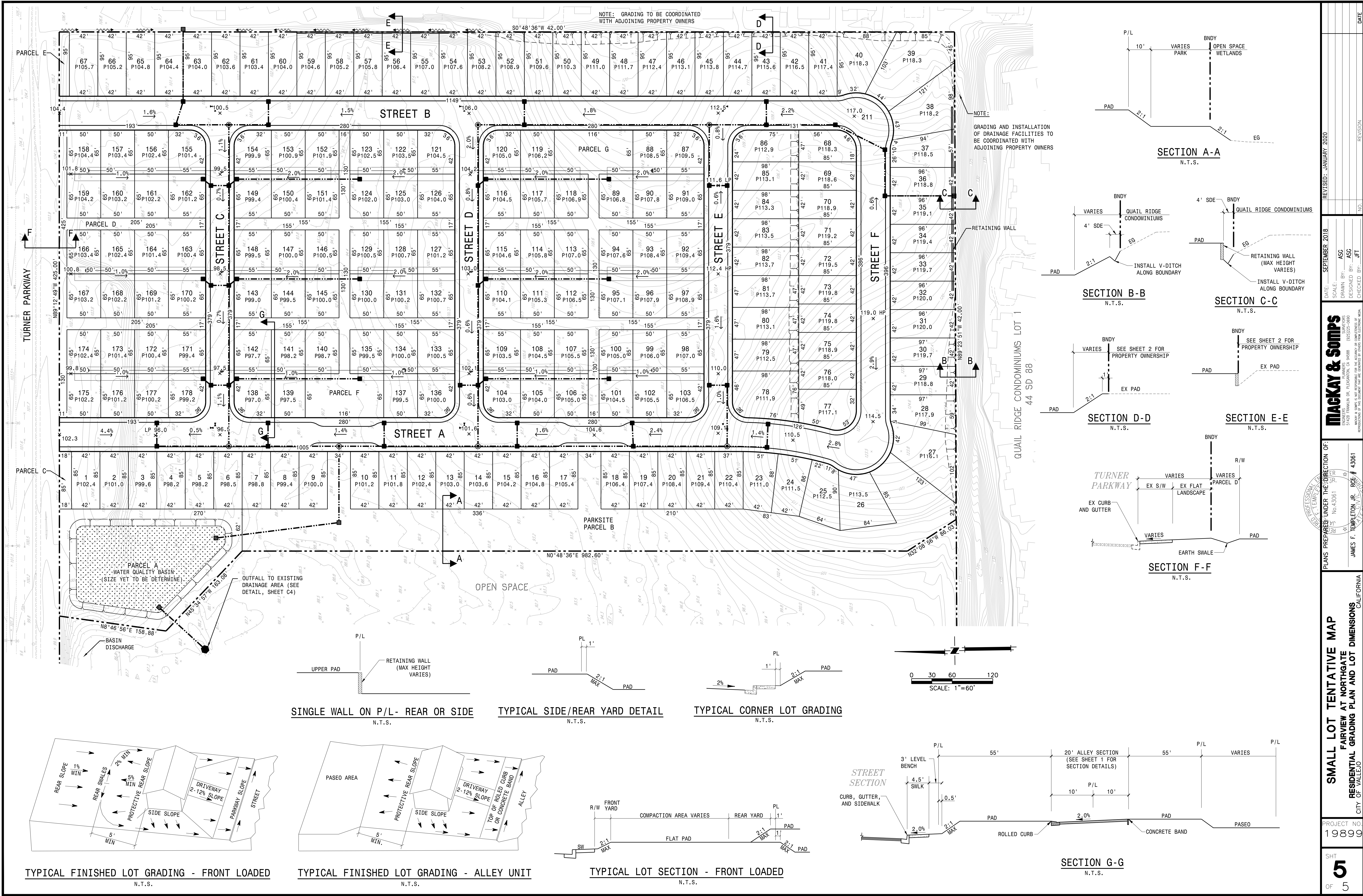
"SECTION BB" Profile - 1"=20'



"SECTION DD" Profile - 1"=20'

DATE: SEPTEMBER 2018		REVISED: JANUARY 2020	
SCALE: AS NOTED		NO.	
DRAWN BY: ASG		REVISION	
DESIGNED BY: ASG		DATE	
CHECKED BY: JFT			
MACKAY & SOMPS REGISTERED PROFESSIONAL ENGINEERS CIVIL ENGINEERING 11001 TOWNSEND DRIVE, PLEASANTON, CA 94588 (925) 222-1000 FAX: (925) 222-1001 WWW.MACKAYANDSOMPS.COM			
PLANS PREPARED UNDER THE DIRECTION OF: JAMES F. TEMPLETON JR. No. 45061		CALIFORNIA	
TENTATIVE MAP FARVIEW AT NORTHGATE OPEN SPACE CROSS SECTIONS		PROJECT NO. 19899	
CITY OF VALLEJO		SHT 3 OF 5	





FAIRVIEW AT NORTHGATE

MASTER PLAN

VALLEJO, CALIFORNIA

MAY 2019

Revised: January 2020



ADOPTED BY THE VALLEJO CITY COUNCIL ON: _____

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1.2 PROJECT CONCEPT	2
1.3 PROJECT LOCATION	3
1.3.1 REGIONAL CONTEXT	3
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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.



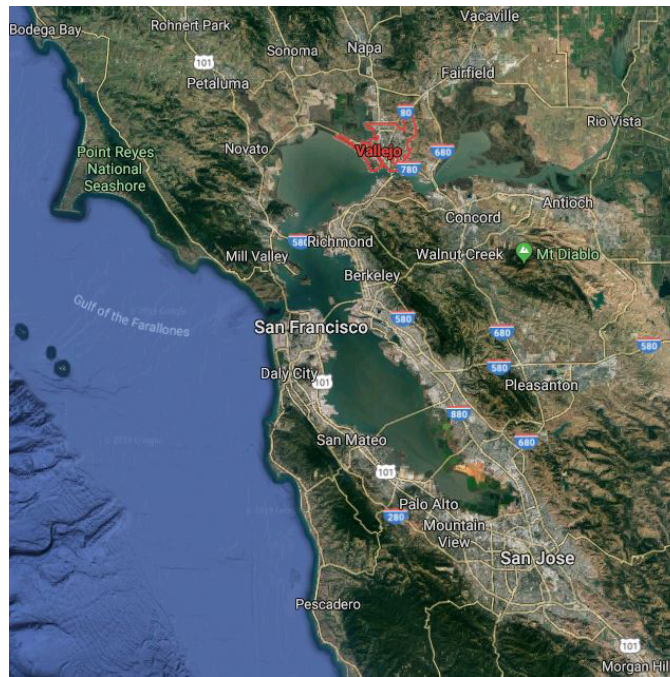
FAIRVIEW AT NORTHGATE**1.2 PROJECT CONCEPT**

Fairview at Northgate is a Mixed Use community with a commercial side and a residential side separated by a linear Open Space. This community is walkable and connected by public streets. The project is thematically accented to create a micro agri-community with plant material and architecture taking a few cues from agriculture. There will be herb gardens and fruit trees that can be picked and enjoyed by the Fairview community. These accents will be evident in both the residential and commercial portions of the site. The central open space will be slightly enhanced beyond its natural state and can be visually enjoyed from the trail system that is adjacent to it. A plant list with the agrarian landscape theme has been created and is listed in Section 6 of these guidelines.

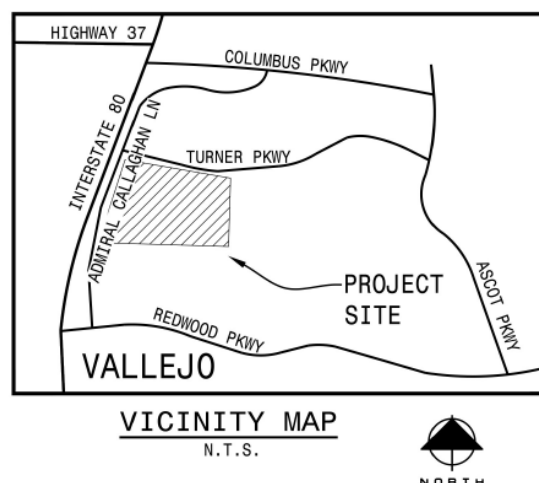


FAIRVIEW AT NORTHGATE**1.3 PROJECT LOCATION****1.3.1 Regional Context**

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.



FAIRVIEW AT NORTHGATE

1.4 EXISTING CONDITIONS AND TOPOGRAPHY

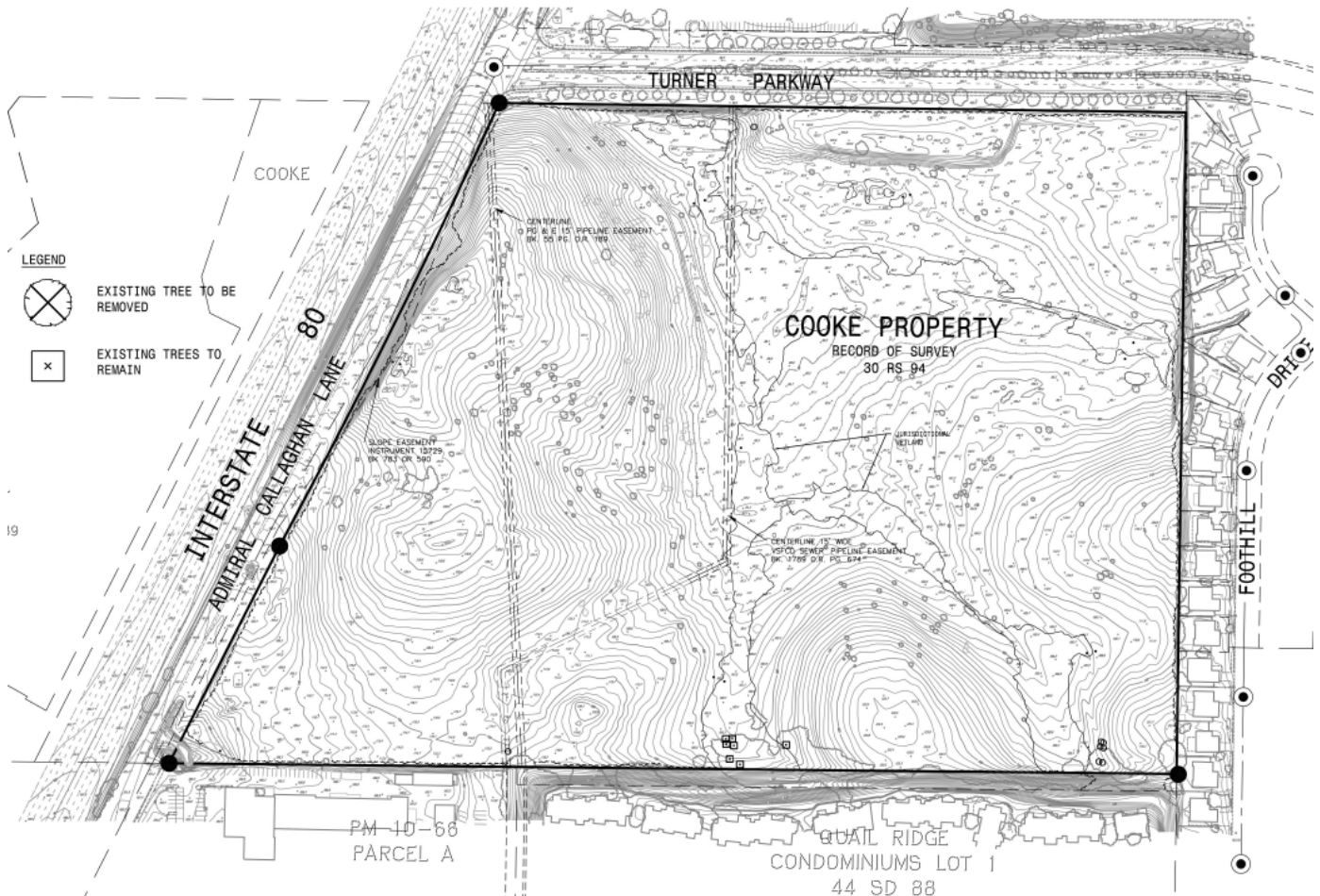
Fairview at Northgate is a 51.3± Acre vacant land parcel with gentle rolling topography crossed by two easements: a sewer easement and a PG&E gas-line easement. The easements and the utilities within shall be relocated as needed for development.

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 laevigata*) 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.

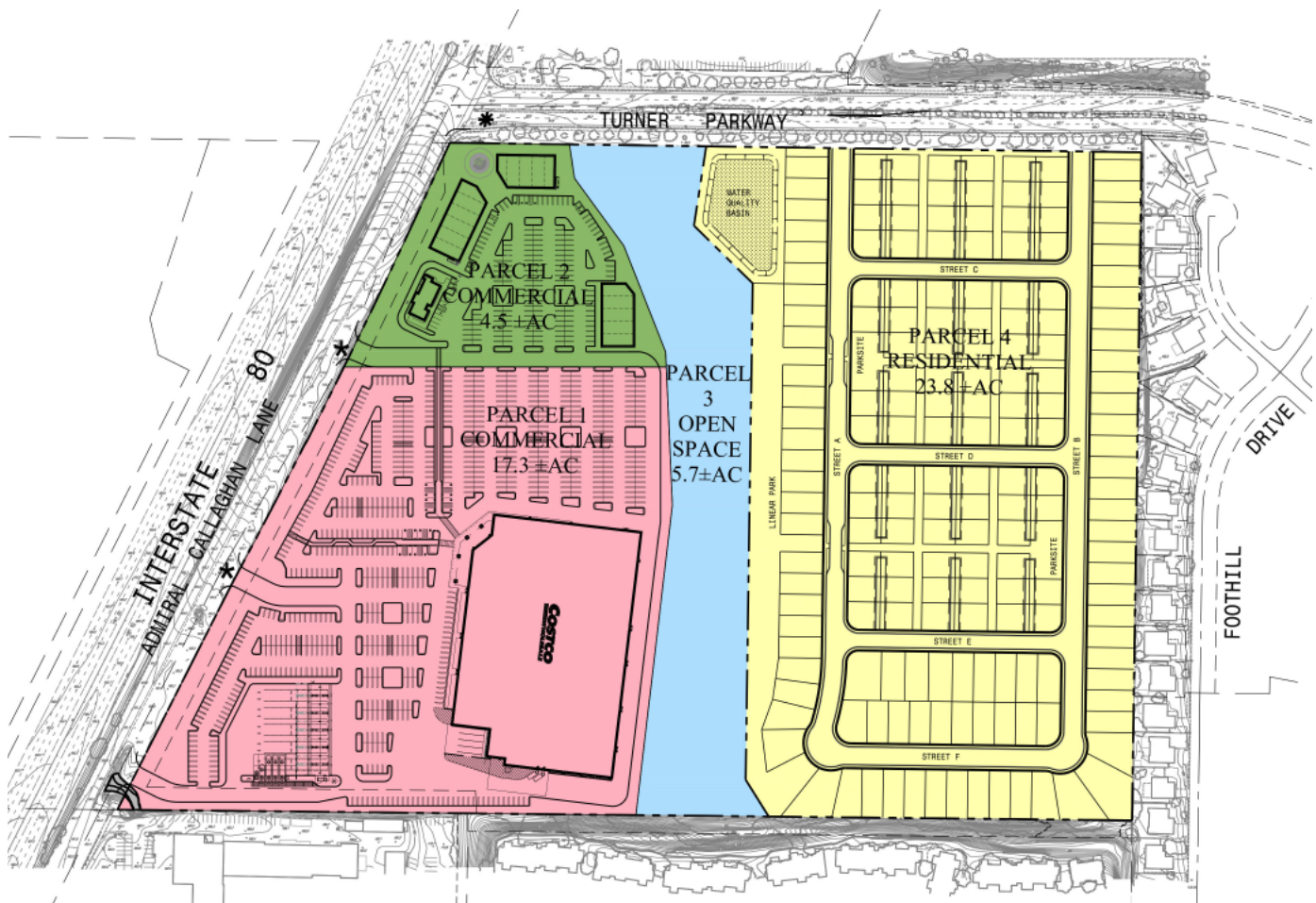
1.5.4 Land Uses to the West

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.

FAIRVIEW AT NORTHGATE

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 7.5 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, paseos, 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.

FAIRVIEW AT NORTHGATE



REFER TO PAGE 9 FOR LEGEND

FAIRVIEW AT NORTHGATE

LANDSCAPE AREAS

SINGLE-FAMILY LOTS

CLUSTER LOTS (ALLEY-LOADED)

1

2

3

4

5

6

7

8

9

10

11

OPEN SPACE - NATURAL FEATURES

COMMERCIAL BUILDING

RETAIL BUILDING

PARKING AREA

LOADING ZONE

GAS STATION

WATER QUALITY BASIN

BUS STOP

SIGNALIZED INTERSECTION

PEDESTRIAN PATHWAY

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.

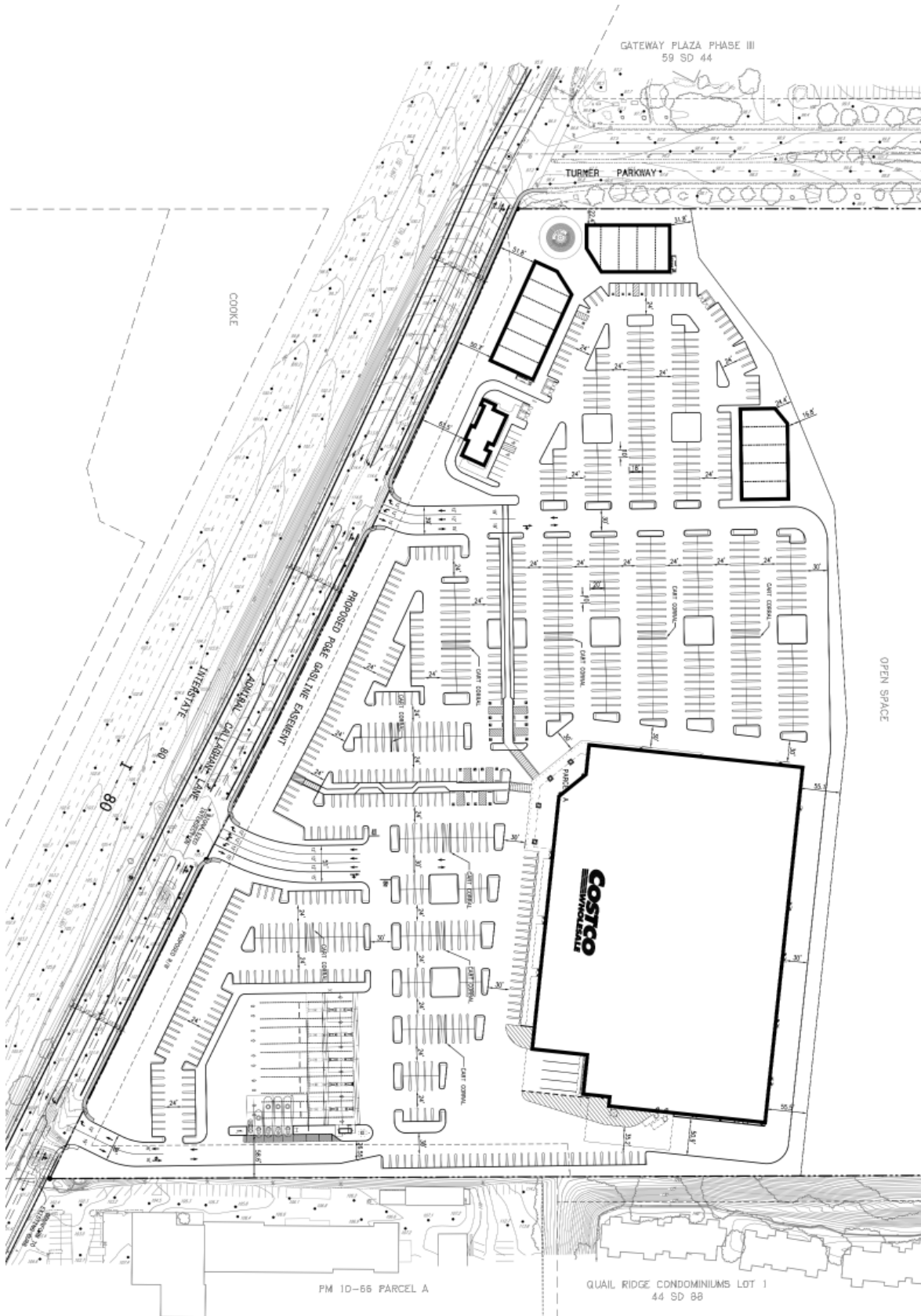
The southern portion of the commercial center is proposed for a 152,138 sf Costco store on 17.3 acres of the 21.8-acre commercial area; this will be the largest building. Costco intends to relocate their existing Vallejo operations from the Gateway Plaza shopping center to the proposed project site. 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.

FAIRVIEW AT NORTHGATE



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 178 single-family detached units with two building types: those with a private front courtyard and alley loaded garages (Cluster Lots), and those with traditional driveways and front-loaded garages (Single-Family Lots). The 92 alley-loaded residences, generally located within the interior of the project site, would have courtyards and garage access from the north-south-oriented private alleys. The alleys would be accessed from east-west-trending 42-foot-wide interior public streets. Between the interior residences, landscaped paseos would provide access to the front of the homes. The Cluster homes will come in three different design styles with architectural differences among the three designs. A conceptual design of home with an alley facing garage is shown in Section 7.2.3 Cluster Home Typical Example. Of the remaining 86 residences, 67 would be located around the perimeter of the residential area and 19 residences would be in the southern residential zone. The 86 residential units will be traditional single-family detached units on lots with a 42-foot minimum width and an 85-foot minimum depth, except on pie lots which have a varying width. The traditional residential units would feature a front driveway and front entry way facing the streets and be generally oriented to the interior of the residential area. These homes will also come in three different design styles with subtle variations among the designs. A conceptual design of a Single-Family home is shown in Section 7.2.2: Single Family Home Typical Example. The average density for the residential uses will be 7.9 units per gross acre.

The residential component of the project will be accessed from two 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.

FAIRVIEW AT NORTHGATE

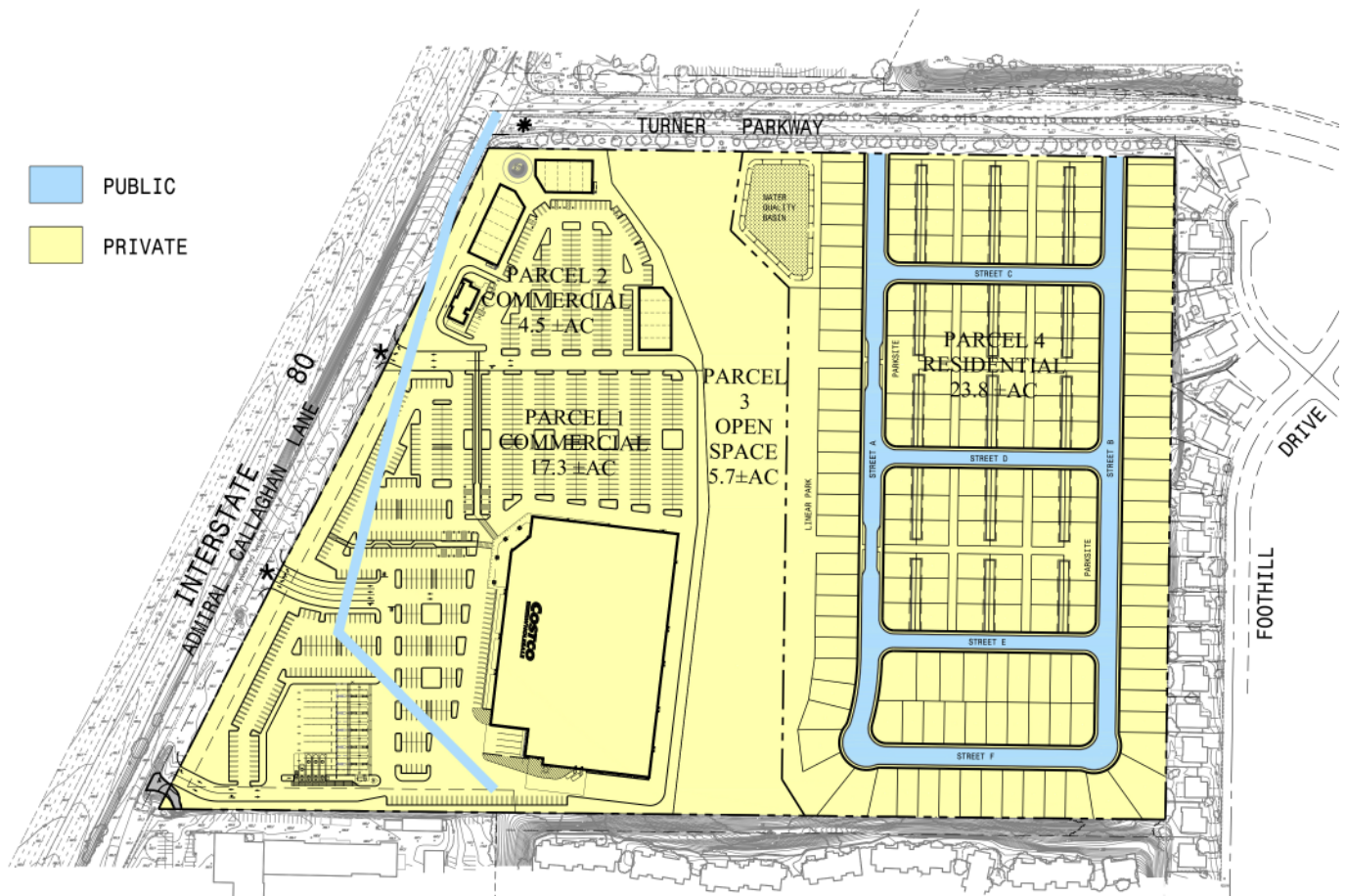


Residential Layout

FAIRVIEW AT NORTHGATE

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 178 residential lots, courtyards, streets, 2 pocket parks, a linear park, and a water quality basin. Within the residential areas, the individual lots, courtyards, pocket parks, 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.



FAIRVIEW AT NORTHGATE

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.



FAIRVIEW AT NORTHGATE

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. A 12-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:

- 76-foot overall Right-of-Way
- Four vehicle travel lanes
- 11' median
- 5' bike lanes with 2' buffer both sides of the street
- No parking on roadway
- Commercial Signage to be located along street frontage
- Lighting to meet City of Vallejo Public Improvements Standards

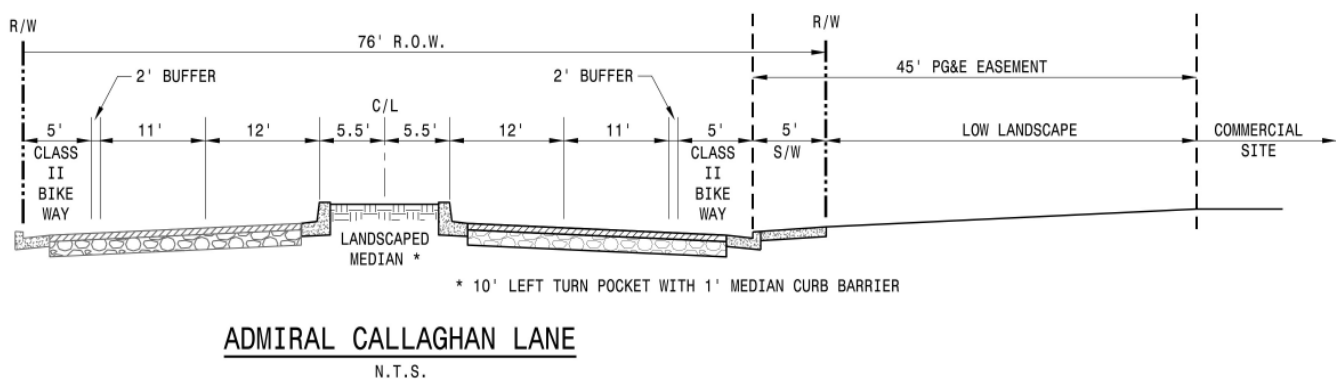
Landscape Zone Containing:

- 5-foot attached walk
- 45' PG&E easement (40' from R.O.W.)
- 50'± total landscape frontage before parking starts on commercial property
- 11' landscaped median

Landscaping:

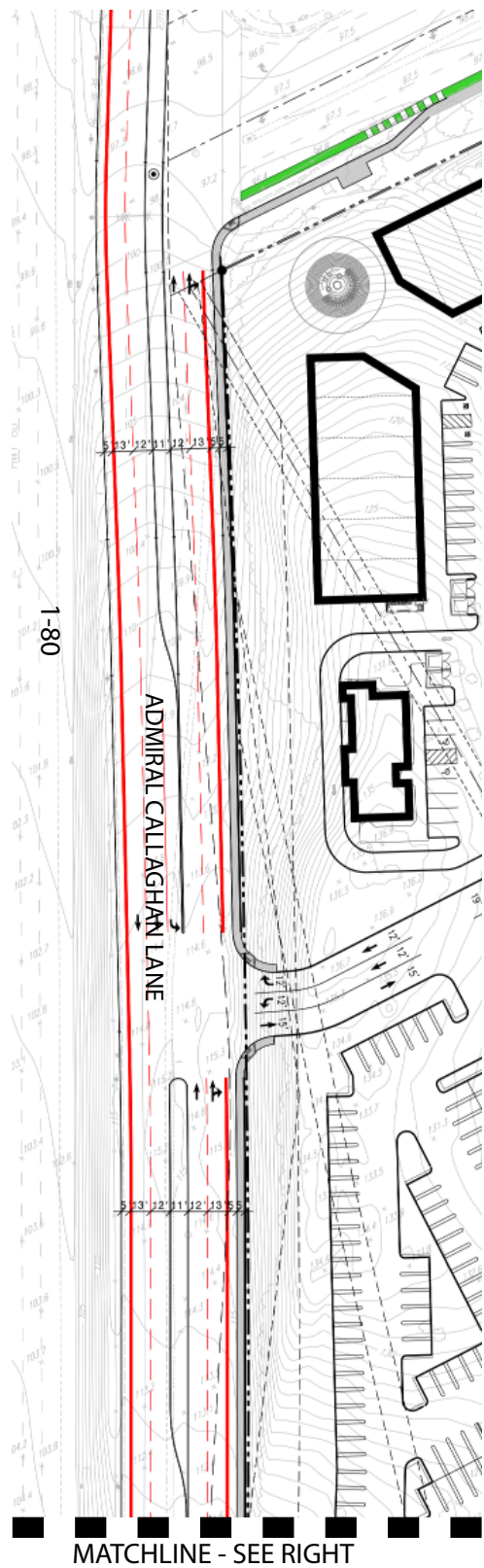
- All landscape and irrigation plans shall be reviewed by the City of Vallejo for approval
- Trees located outside of the PG&E easement
- Shrubs and ground cover to be located in the PG&E easement

2.1.2 Admiral Callaghan Lane - SECTION



FAIRVIEW AT NORTHGATE

2.1.3 Admiral Callaghan Lane - PLAN VIEW



FAIRVIEW AT NORTHGATE**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:**

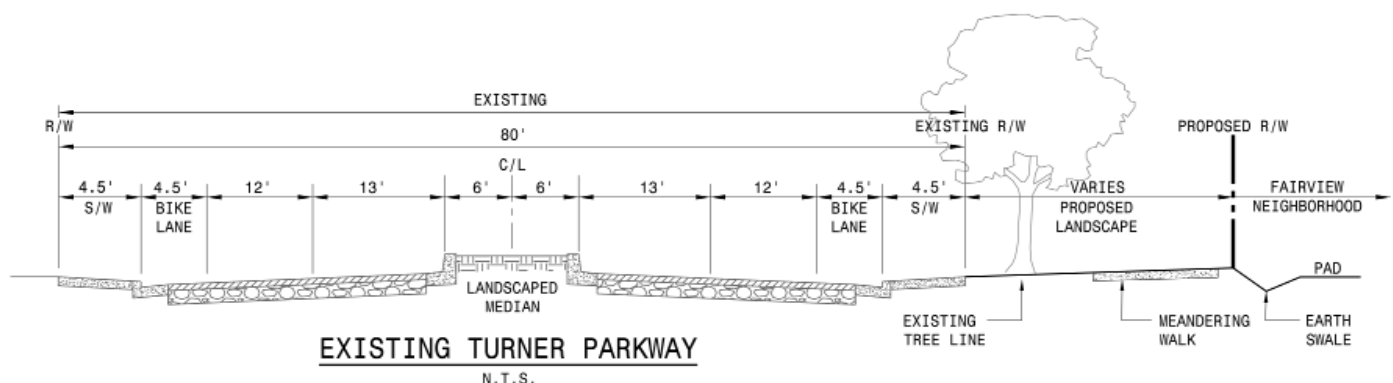
- a. 80-foot Right-of-Way
- b. Four vehicle travel lanes
- c. Existing landscaped median
- d. No parking on roadway
- e. Community Signage to be located along street frontage
- f. Lighting to meet City of Vallejo Public Improvements Standards

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

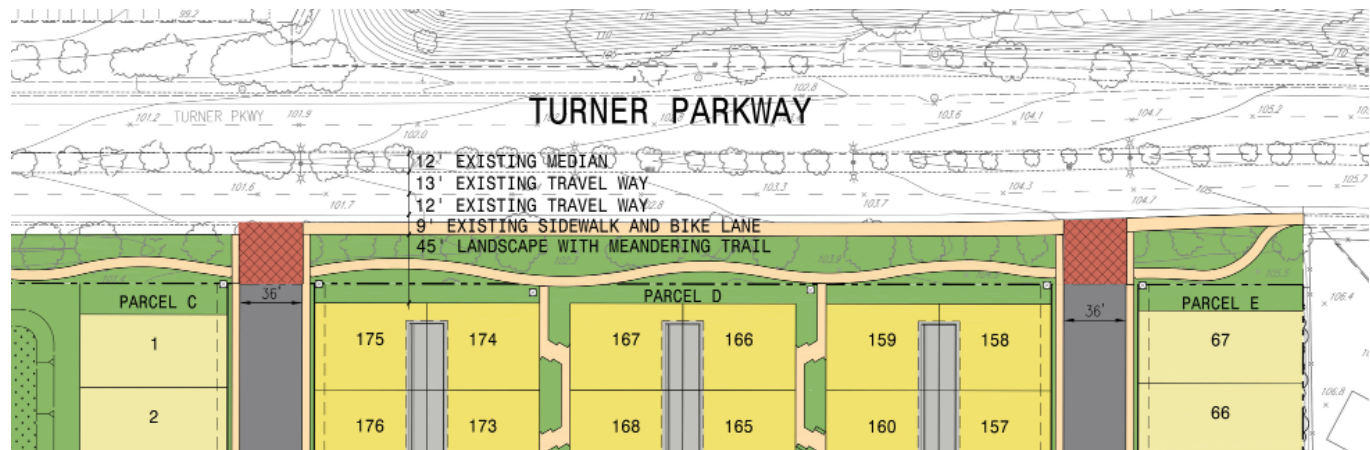
Landscaping:

- 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

FAIRVIEW AT NORTHGATE

2.1.6 Existing Turner Parkway - PLAN VIEW



FAIRVIEW AT NORTHGATE

2.1.7 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

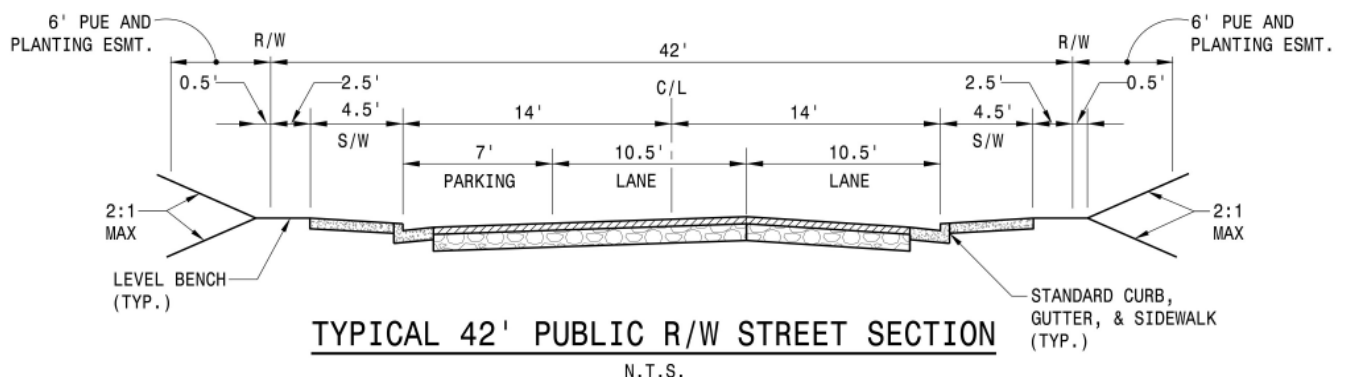
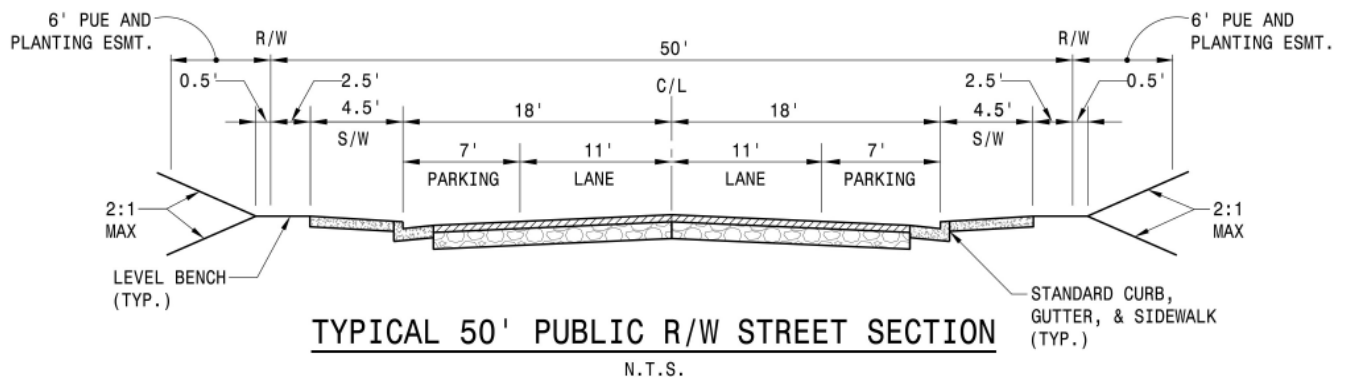
Street Standards:

- a. 50-foot Right-of-Way
 - 36-foot curb-to curb
 - parking on both sides
 - lighting to meet City of Vallejo Public Improvements Standards
- b. 42-foot Right-of-way
 - 28-foot curb to 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



2.1.9 Private Alleys

Alleys provided shared vehicular access to houses with garages fronting onto it. These are private and the lot lines will go to the centerline of each 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

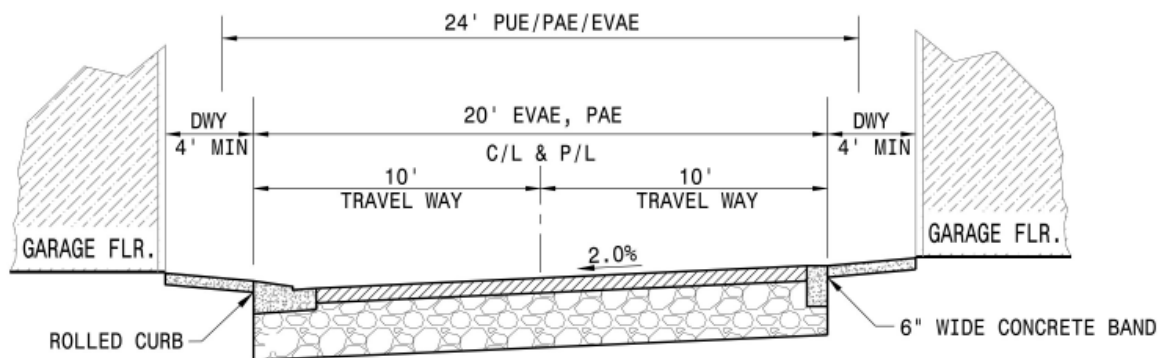
Street Standards:

- 20-foot PAE
- 10-foot travel way in each direction
- No parking on the Alleys
- Garage lighting to meet safety standards

Landscaping:

- Landscaping pockets will be in areas between driveways.
- No street trees

2.1.10 Private Alley - SECTION



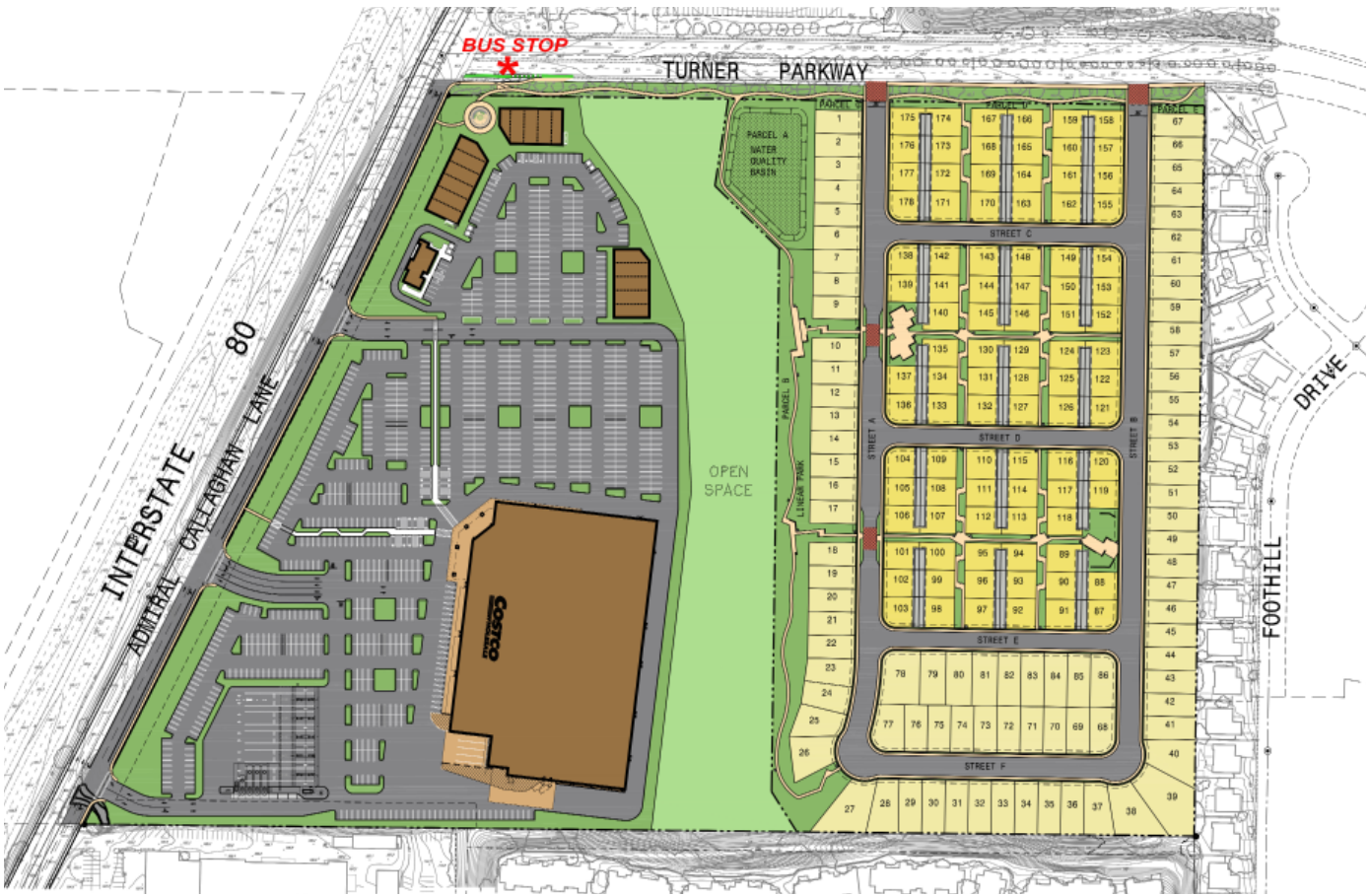
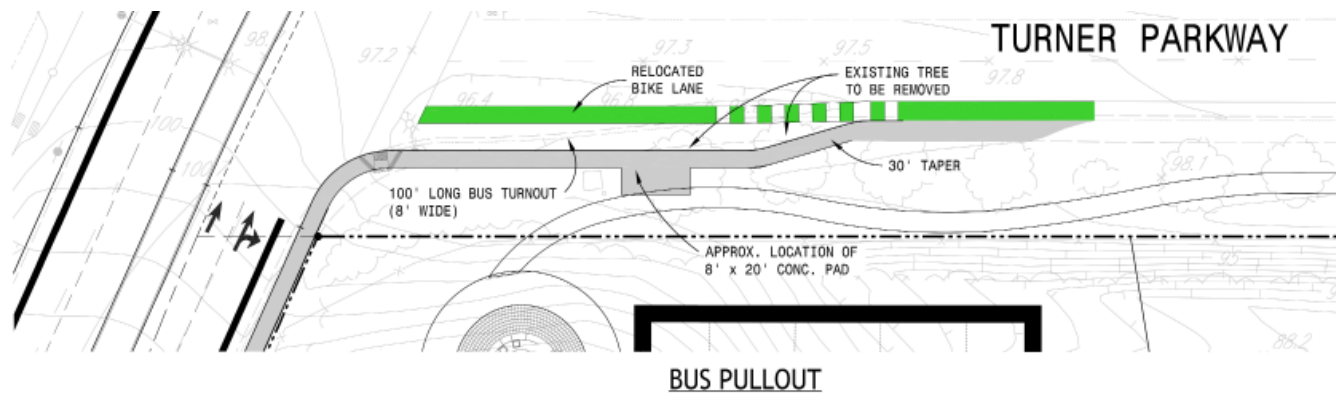
TYPICAL 20' PRIVATE ALLEY SECTIONS

N.T.S.

FAIRVIEW AT NORTHGATE

2.1.11 Bus Stop

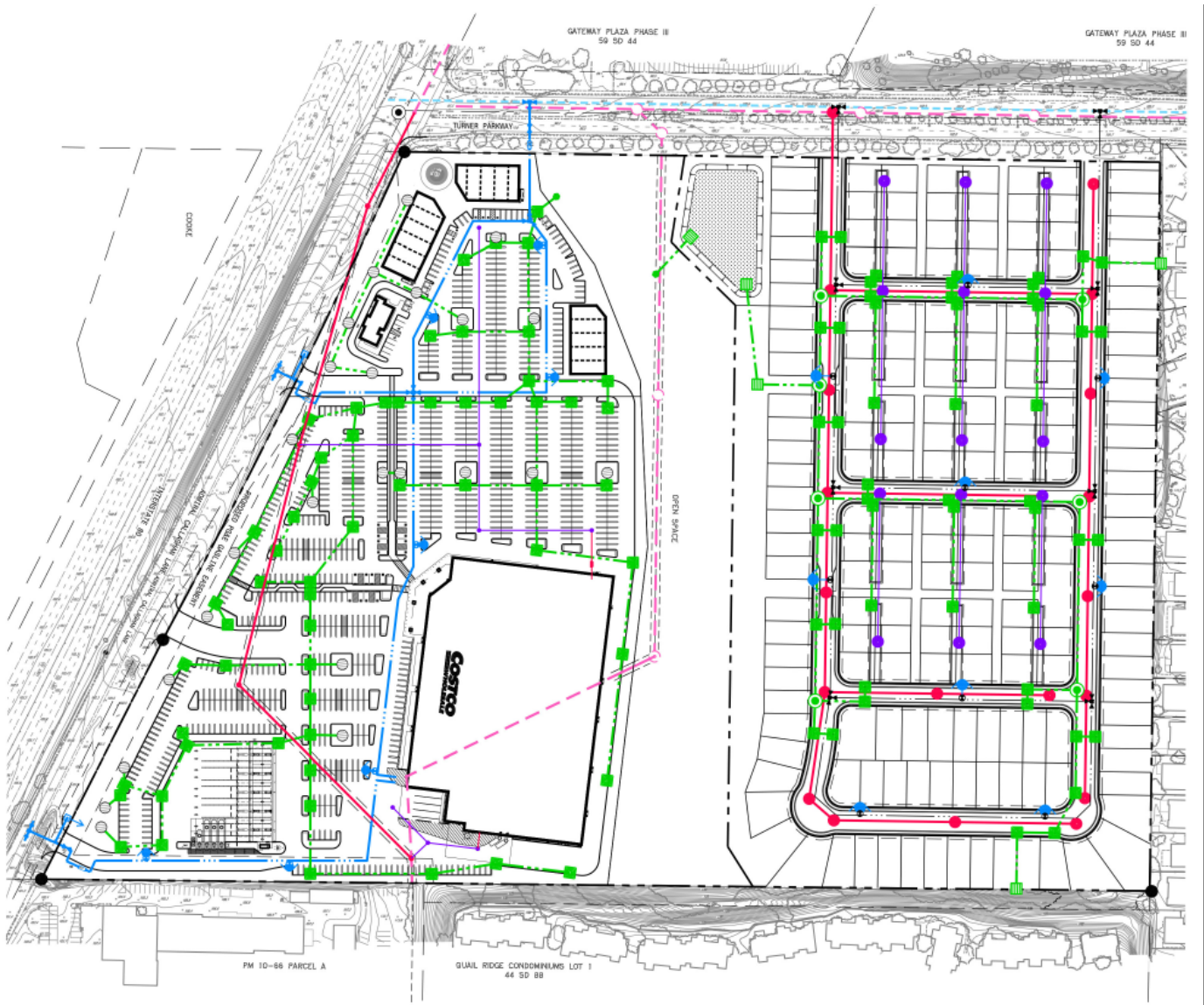
One bus stop is planned adjacent to Fairview at Northgate. It will be located on Turner Parkway and signs will be placed to indicate the location. This bus stop will serve the residents of Fairview at Northgate, as well as the community at large.



FAIRVIEW AT NORTHGATE

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.



FAIRVIEW AT NORTHGATE

3.1 RESIDENTIAL UTILITIES

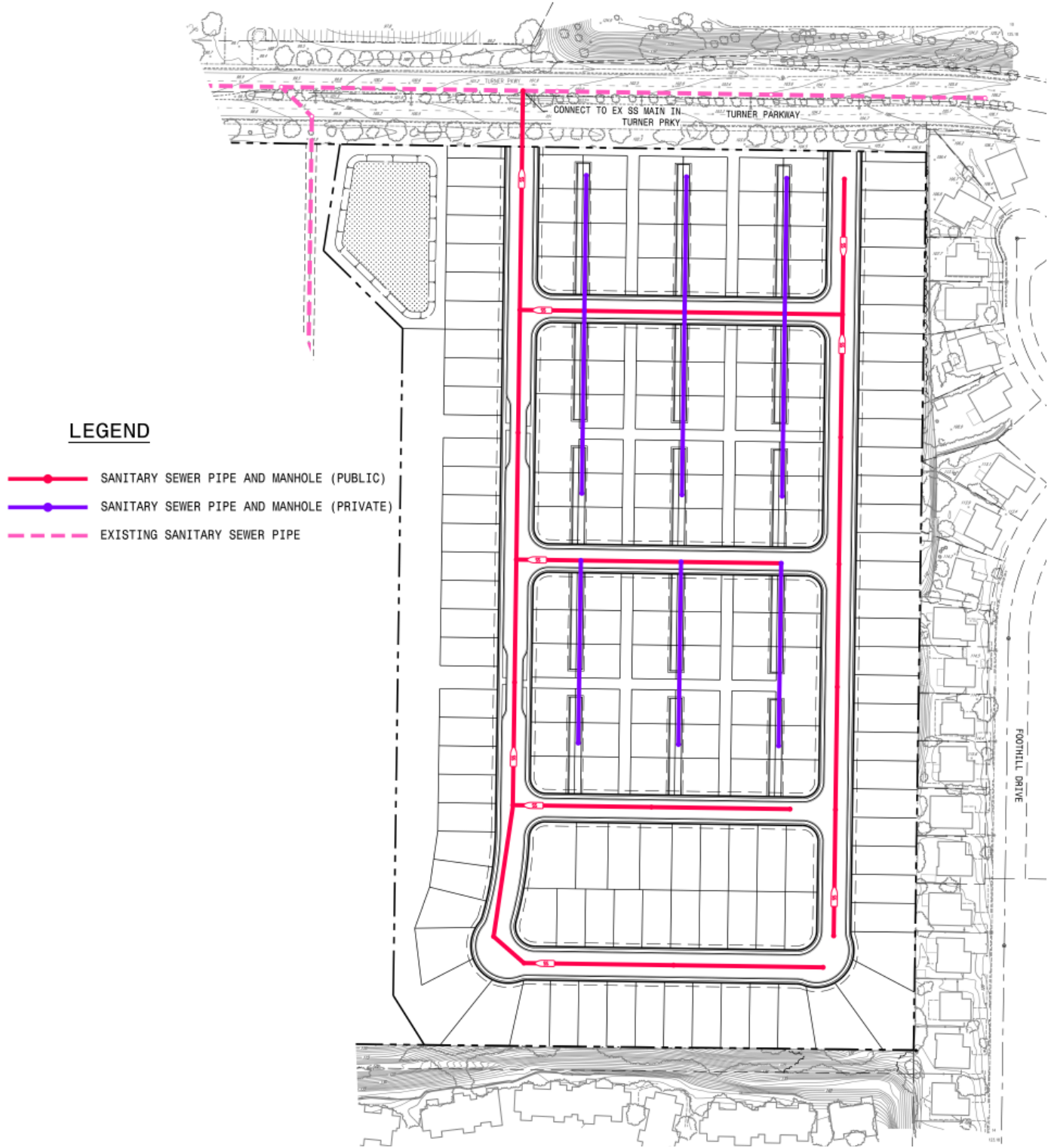
This section provides information on proposed utilities for the residential part of the Fairview at Northgate Master Plan. The infrastructure to be provided will be a combination of public and private systems. Infrastructure located within the public streets will be dedicated and maintained by the City/District. Infrastructure located within the private alleys/paseos 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 basin to be installed within the northwest corner of the site. This basin will provide both water quality and hydro-modification meeting current City standards before discharging into the Open Space Parcel (Parcel 3). A 51-inch culvert under Turner Parkway currently drains the Open Space Area.



FAIRVIEW AT NORTHGATE

3.1.1 Residential Sanitary Sewer

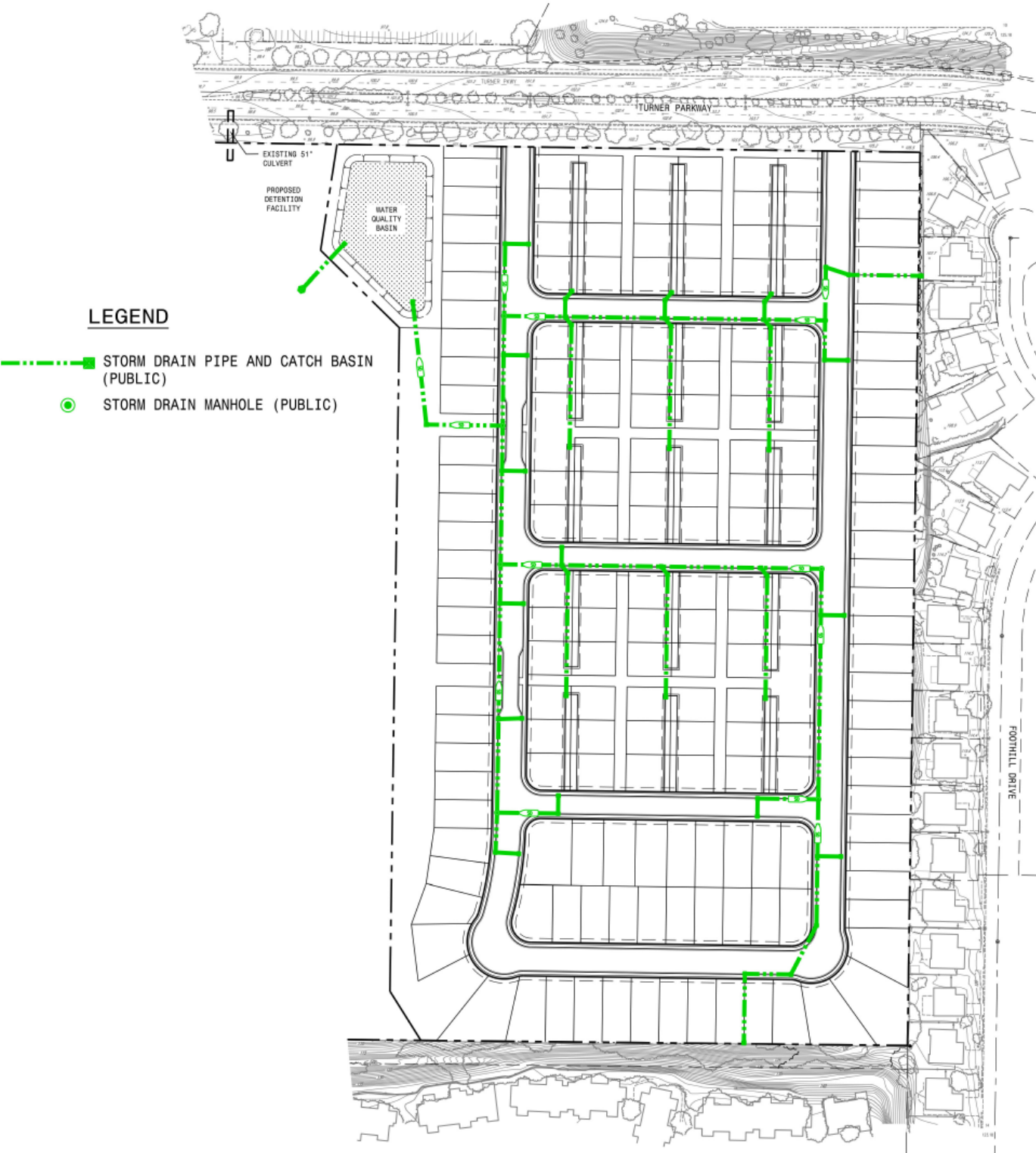
The Sanitary Sewer shall be designed and installed to VFWD standards. The system will be a combination of publicly and privately owned, connecting to the existing sanitary sewer system located in Turner Parkway.



FAIRVIEW AT NORTHGATE

3.1.2 Residential Storm Drain System

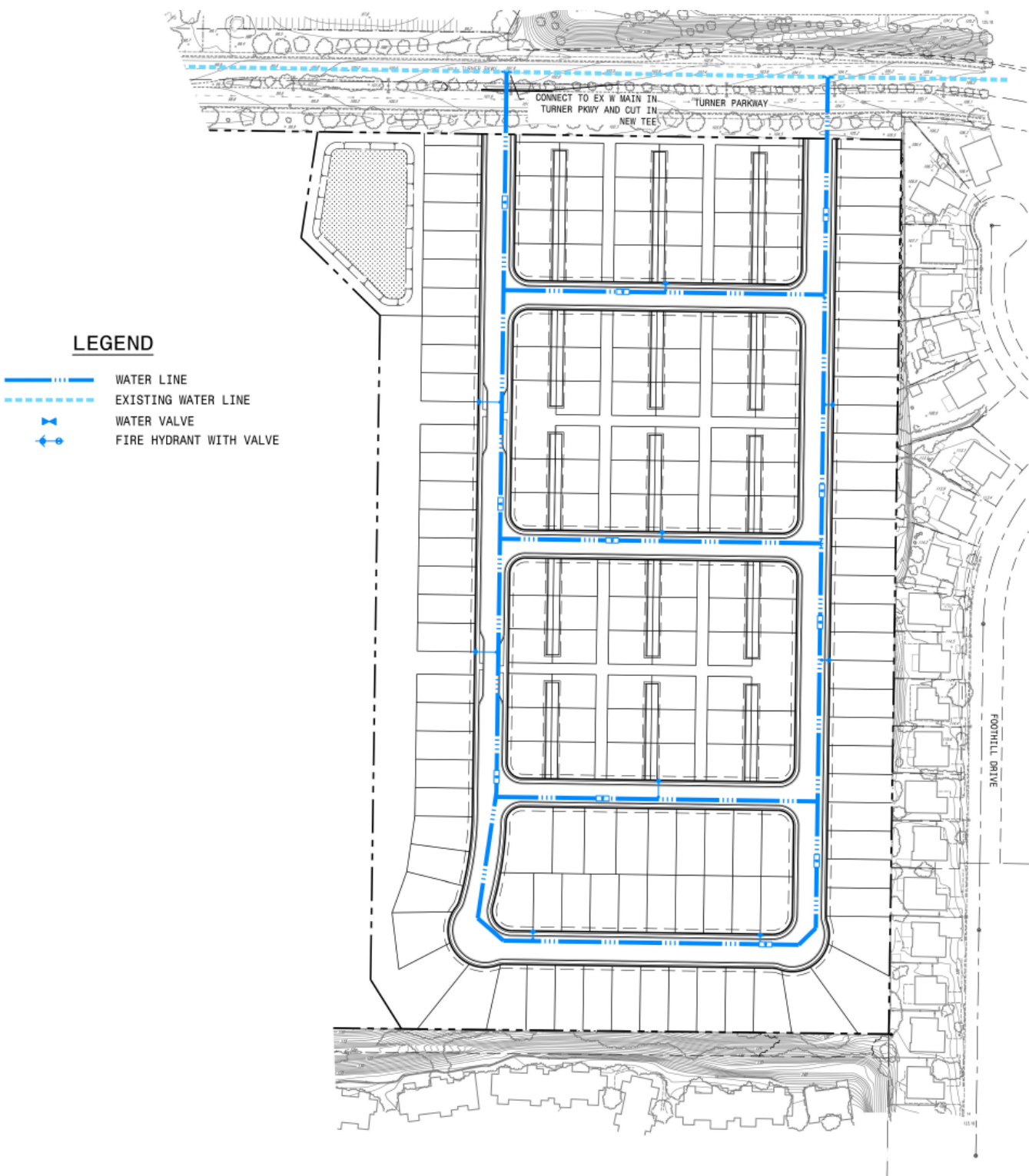
The Storm Drain System shall be designed and installed to VFWD standards. The proposed storm drain system will convey runoff to a Basin to be installed within the northwest corner of the site. This basin will provide both water quality and hydro-modification meeting current City standards before discharging into the Open Space parcel (Parcel 3).



FAIRVIEW AT NORTHGATE

3.1.3 Residential Water System

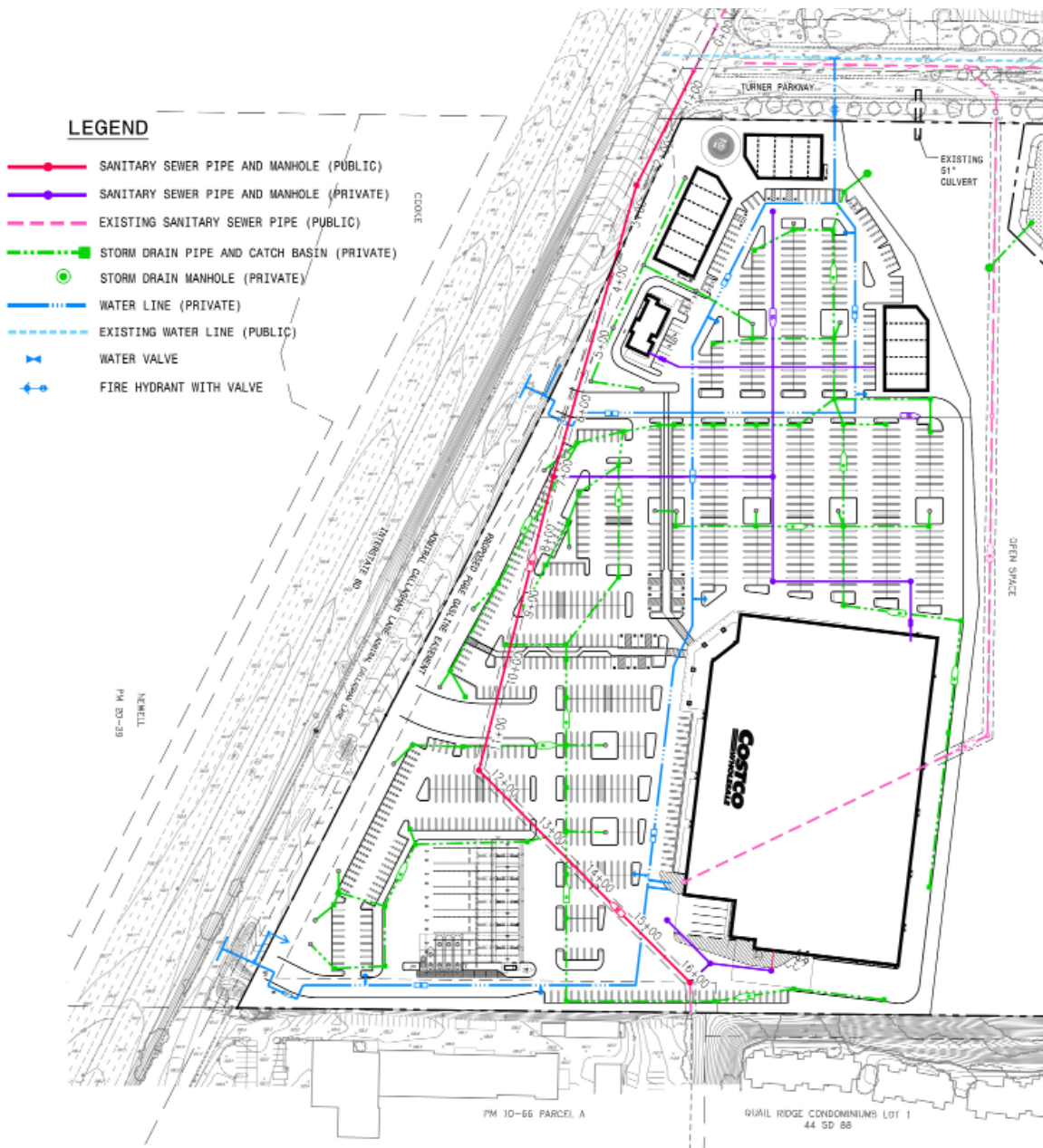
The Water System shall be designed and installed to City of Vallejo Water Department standards. The public system will tie into the existing water line in Turner Parkway at both entries creating a looped system.



FAIRVIEW AT NORTHGATE

3.2 COMMERCIAL UTILITIES

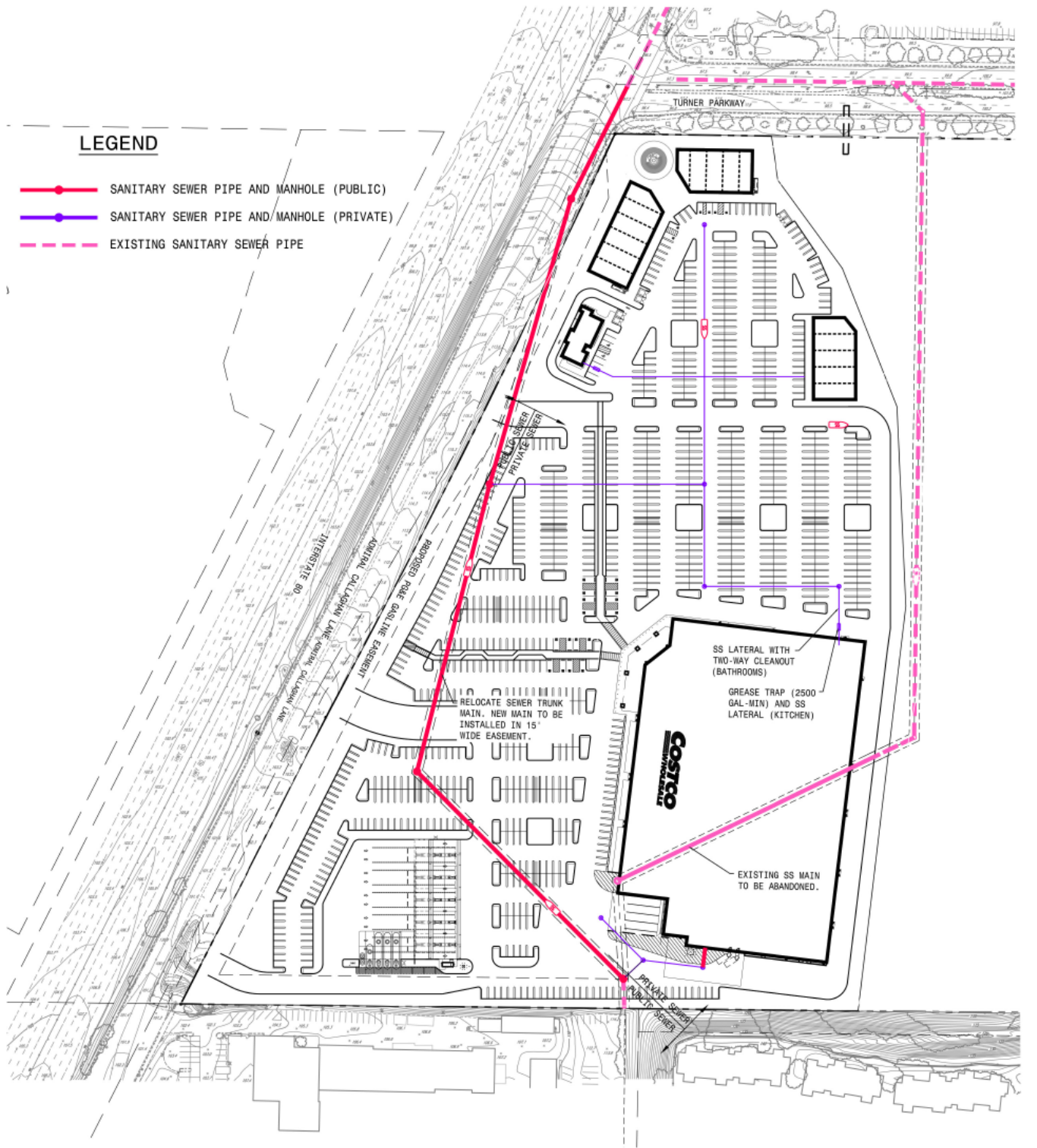
This section provides information on proposed utilities for the commercial parts of the Fairview at Northgate Master Plan. Within the project site the necessary infrastructure will be privately owned and maintained except for the relocated VFWD sewer truck main. The proposed water system will connect 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.



FAIRVIEW AT NORTHGATE

3.2.1 Commercial Sanitary Sewer

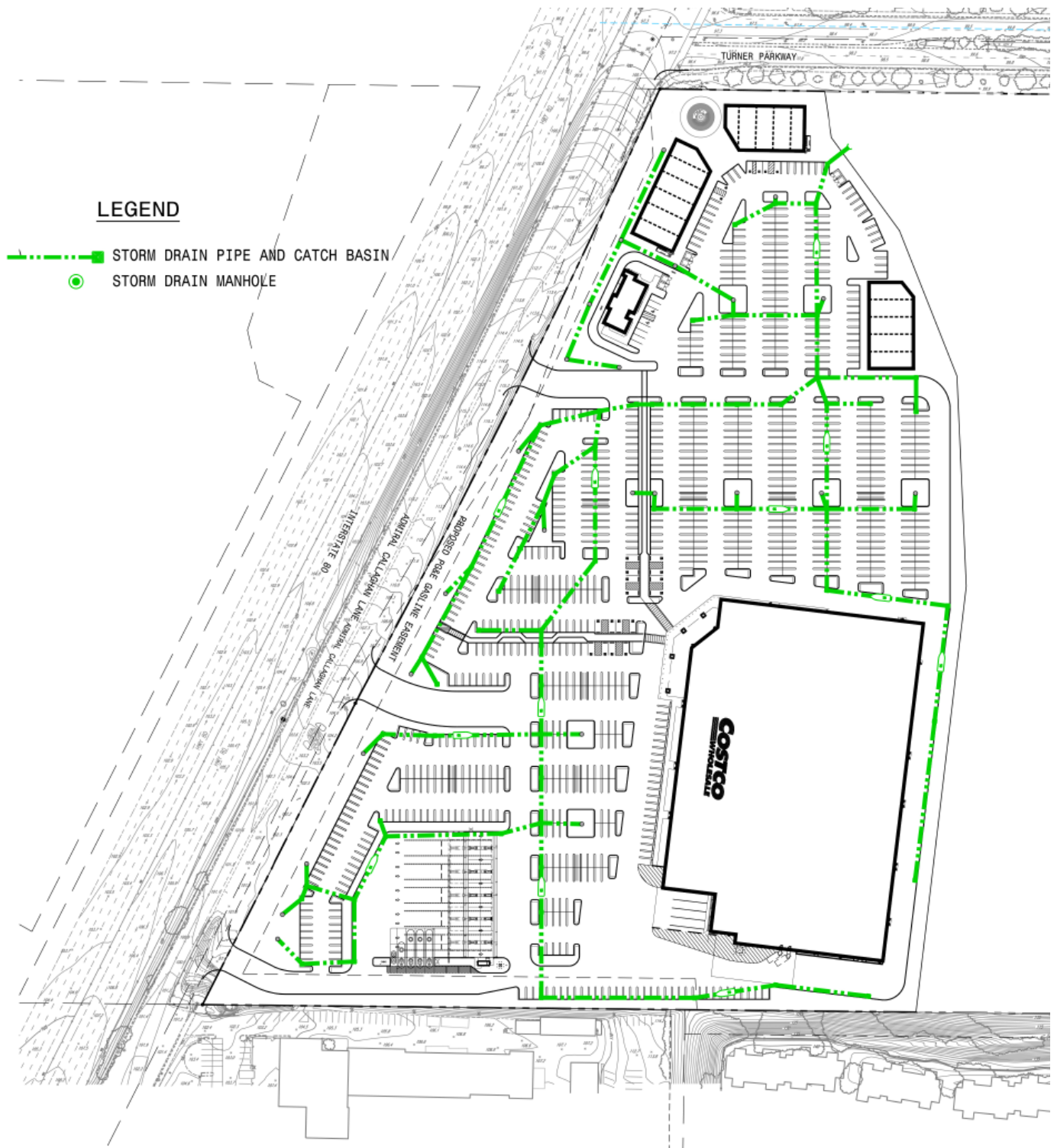
The Sanitary Sewer shall be designed and installed to VFWD standards. The privately owned system will tie into the existing relocated sewer trunk system found on the property.



FAIRVIEW AT NORTHGATE

3.2.2 Commercial Storm Drain System

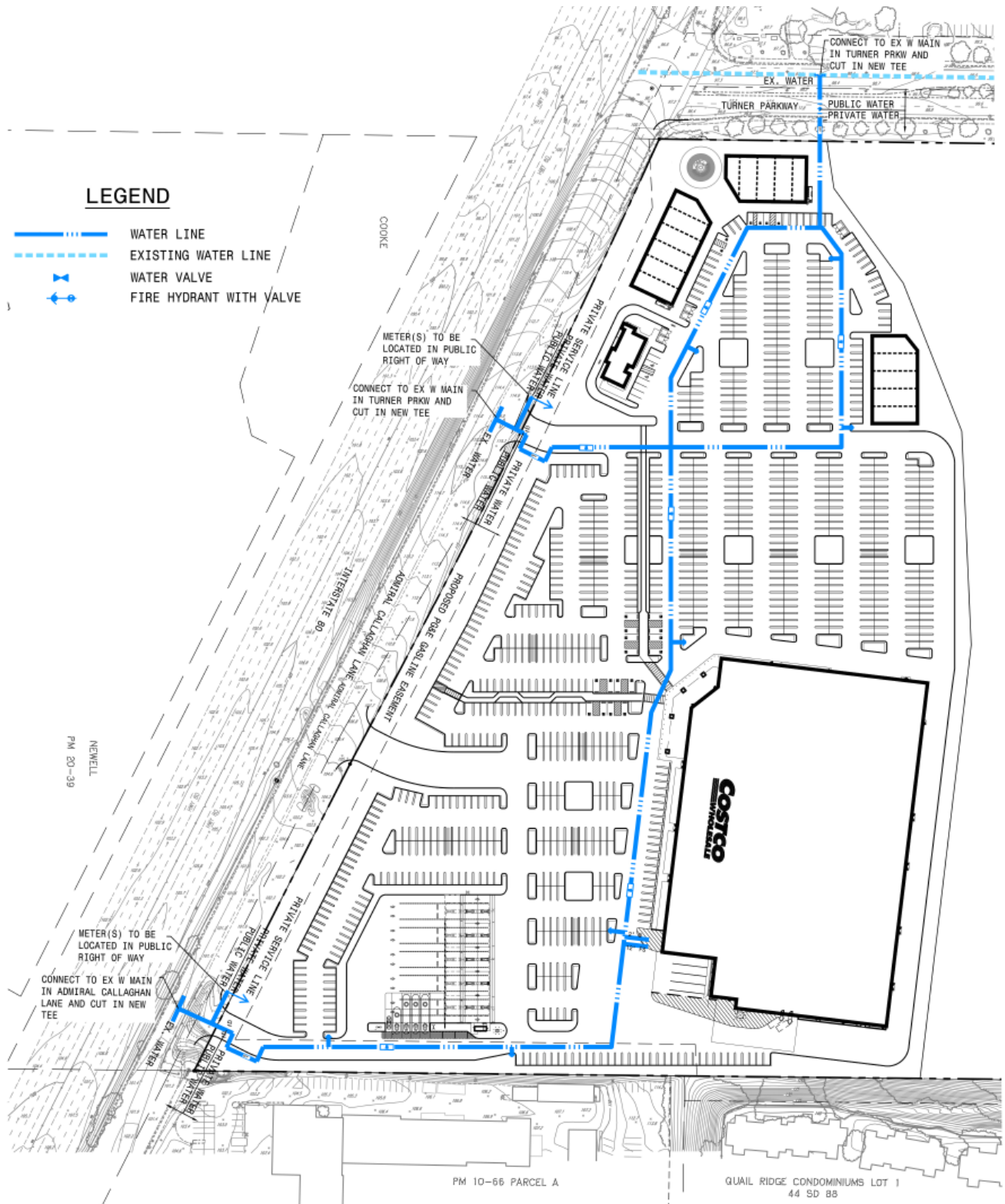
The private storm drain system shall be designed and installed to meet VFWD standards. The storm drain system will discharge runoff into the Open Space Parcel similar to the residential project. Water quality and hydro-modification will be handled with the landscaping islands/area around the site. If additional hydro-modification is needed it will be handled by storing runoff in oversized pipes or storage cells located within the parking lots.



FAIRVIEW AT NORTHGATE

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

Each dwelling shall be located on an individual lot

b. Lot Area

Single Family lots shall be a minimum of 3,200 square feet

Cluster lots shall be a minimum of 3,000 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 42 feet in width at the living setback

Cluster lots shall be a minimum of 50 feet in width at the living setback

e. Lot Depth

Single family lots shall be a minimum of 85' feet in depth

Cluster lots shall be a minimum of 65' in depth

FAIRVIEW AT NORTHGATE

f. Building Setbacks:

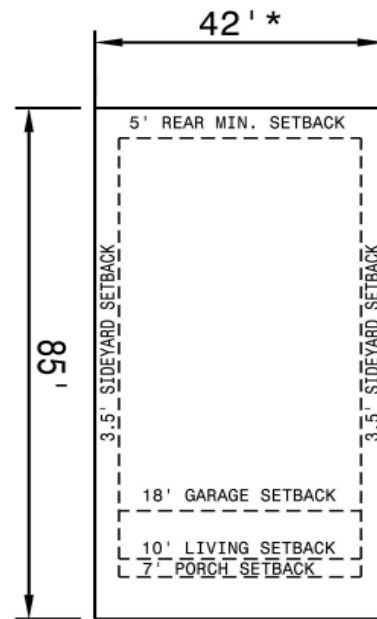
Each *Single Family* dwelling shall have the following setbacks to the property line:

porch:	7'
front (living):	10'
encroachments*:	2' within living setback
garage:	18'
rear:	5'
sideyards:	3.5'
corner lots:	8.5' 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.

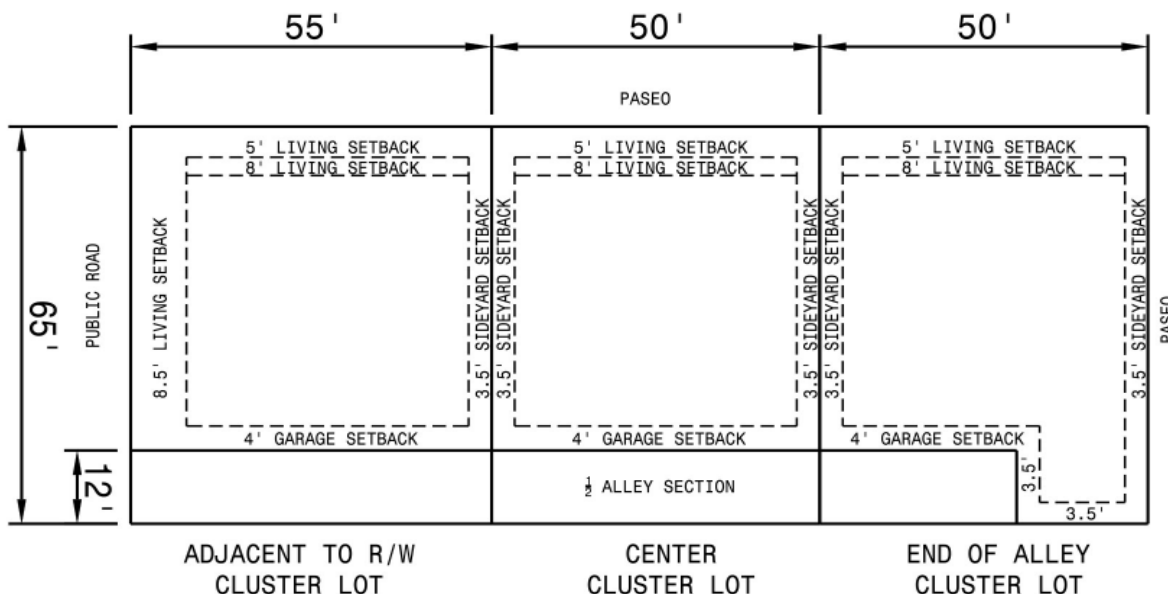


SINGLE FAMILY LOT

* EXCEPT CORNER LOTS
AND PIE LOTS

Each *Cluster* dwelling shall have the following setbacks to property line:

front (living):	8' adjacent to paseo
	8.5' adjacent to public roads
encroachments*:	3' within living setback
garage:	4'
sideyards:	3.5'
corner lots:	8.5' 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 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

There 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 Chapter 16.62.

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
Juncus 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

FAIRVIEW AT NORTHGATE

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 tomentosa	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
Juncuc 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

FAIRVIEW AT NORTHGATE

6.2.3 Open Space Plant Palette

TREES:

Aesculus californica
Cercis occidentalis
Prunus ilicifolia
Quercus agrifolia
Quercus lobata
Sambucus nigra ssp. caerulea

California Buckeye
Western Redbud
Hollyleaf Cherry
Coast Live Oak
Valley Oak
Blue Elderberry



Aesculus californica
California Buckeye

SHRUBS:

Artemisia douglasiana
Ceanothus 'Julia Phelps'
Ceanothus 'Ray Hartman'
Diplacus aurantiacus
Epilobium californica 'Bert's Bluff'
Festuca californica
Frangula californica 'Mound San Bruno'
Lupinus arboreus
Monardella villosa
Muhlenbergia rigens
Penstemon centranthifolius
Salvia x 'Bee's Bliss'
Salvia spathacea

California Mugwort
Julia Phelps Ceanothus
Mountain Lilac
Sticky Monkey Flower
Bert's Bluff Fuchsia
California Fescue
Mound San Bruno Coffee
Bush Lupine
Coyote Mint
Deer Grass
Scarlet Bugler
Bee's Bliss Sage
Hummingbird Sage

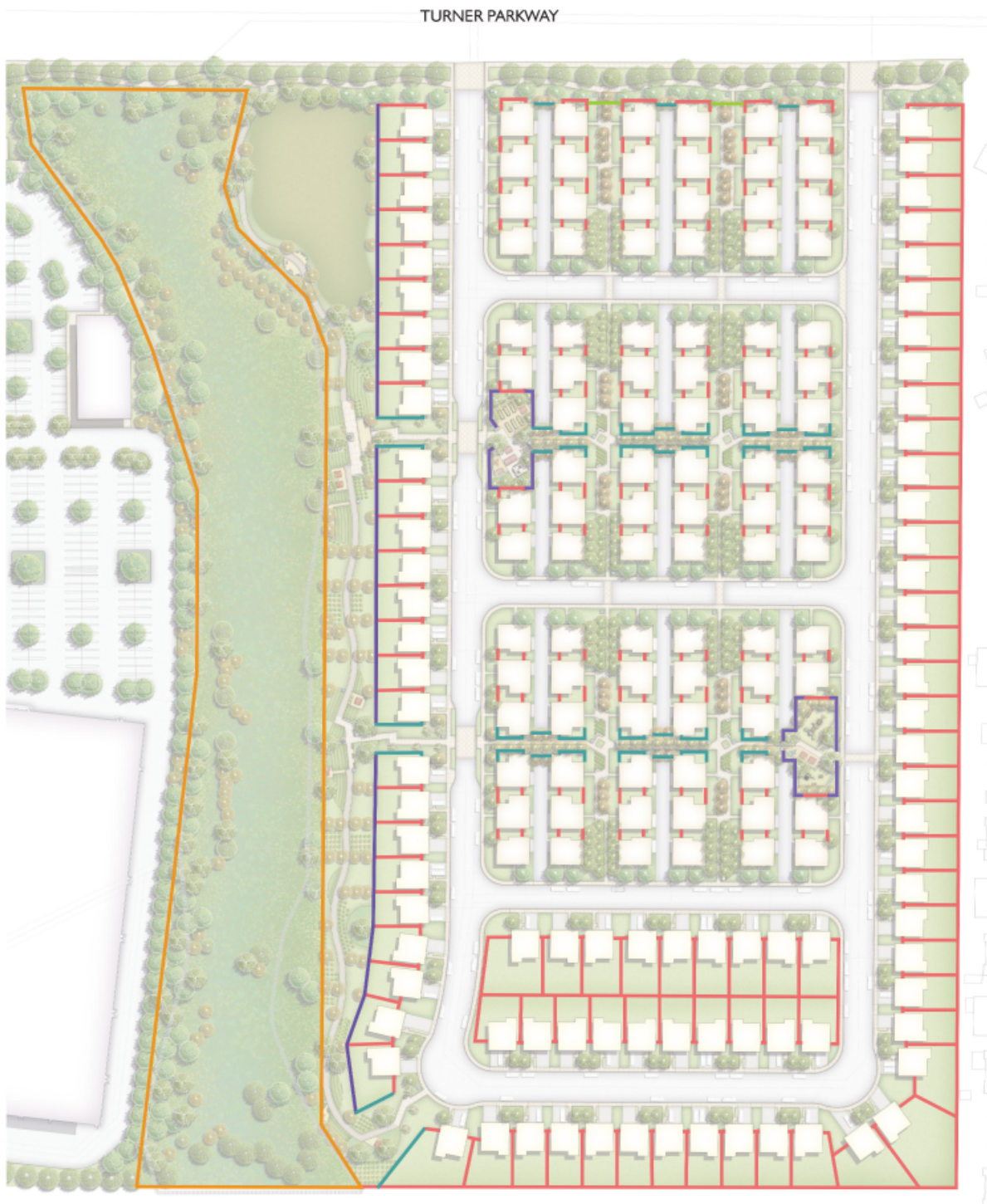


Diplacus aurantiacus
Sticky Monkey Flower

FAIRVIEW AT NORTHGATE

6.3 EXTERIOR WALLS AND FENCES

Walls and fences provide separation, delineate property lines, and can also provide places to sit. There will be several types of walls and fences that shall be 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

FAIRVIEW AT NORTHGATE

6.3.2 Residential Screen Fence

Six foot tall solid wood screen fence. To be located at rear property lines.



Screen Fence

6.3.3 Residential View Fence

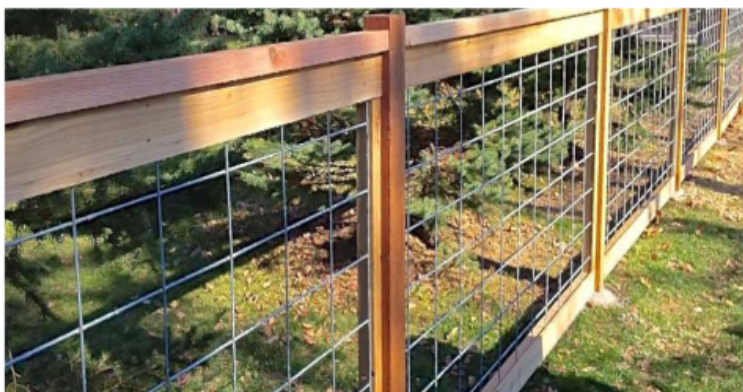
Six foot tall wood frame fence with wire mesh grid panels. To be located at rear property lines facing the Open Space.



View Fence

6.3.4 Low Wire Mesh Fence

Three and a half foot tall wood frame fence with wire mesh grid panels. To be located on Turner Parkway.



Paseo Fence

6.3.5 Special Screen Fence

Six foot tall unfinished wood fence with horizontal slats and galvanized posts. To be used at rear property lines where paseos intersect and at the ends of the alleys.



Horizontal Screen Fence

6.3.6 Open Space Split Rail Fence

2-3 foot tall western red cedar split rail fence, 2 rails



Split Rail Fence

6.3.7 Commercial Low Walls

2 foot – 3 foot tall freestanding walls made of materials to match architecture. Walls to be added to the pedestrian entrance into the commercial site.

FAIRVIEW AT NORTHGATE**6.4 SITE FURNITURE**

Site furniture such as benches, tables, chairs, barbecues, fire pits, postal boxes, trash receptacles, umbrellas 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

Concrete benches with no backs will be located throughout the residential development and will be found in the paseos and parks.

**6.4.2 Stone Markers**

Concrete stone markers to indicate Pedestrian Paths or Vehicular Entrances.



FAIRVIEW AT NORTHGATE

6.4.3 Tables and Chairs

Movable tables and chairs will offer flexibility and comfort in the commercial areas.



6.4.4 Picnic Tables

Casual seating with picnic tables will be incorporated into the residential pocket parks. This will foster community interaction.



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 the garages to help illuminate the north/south paseos and alleys. Bollard lights will be placed on the east/west paseos for illumination. Streetlights along Turner Parkway will illuminate the proposed meandering path. The open space and the trail adjacent to it 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.

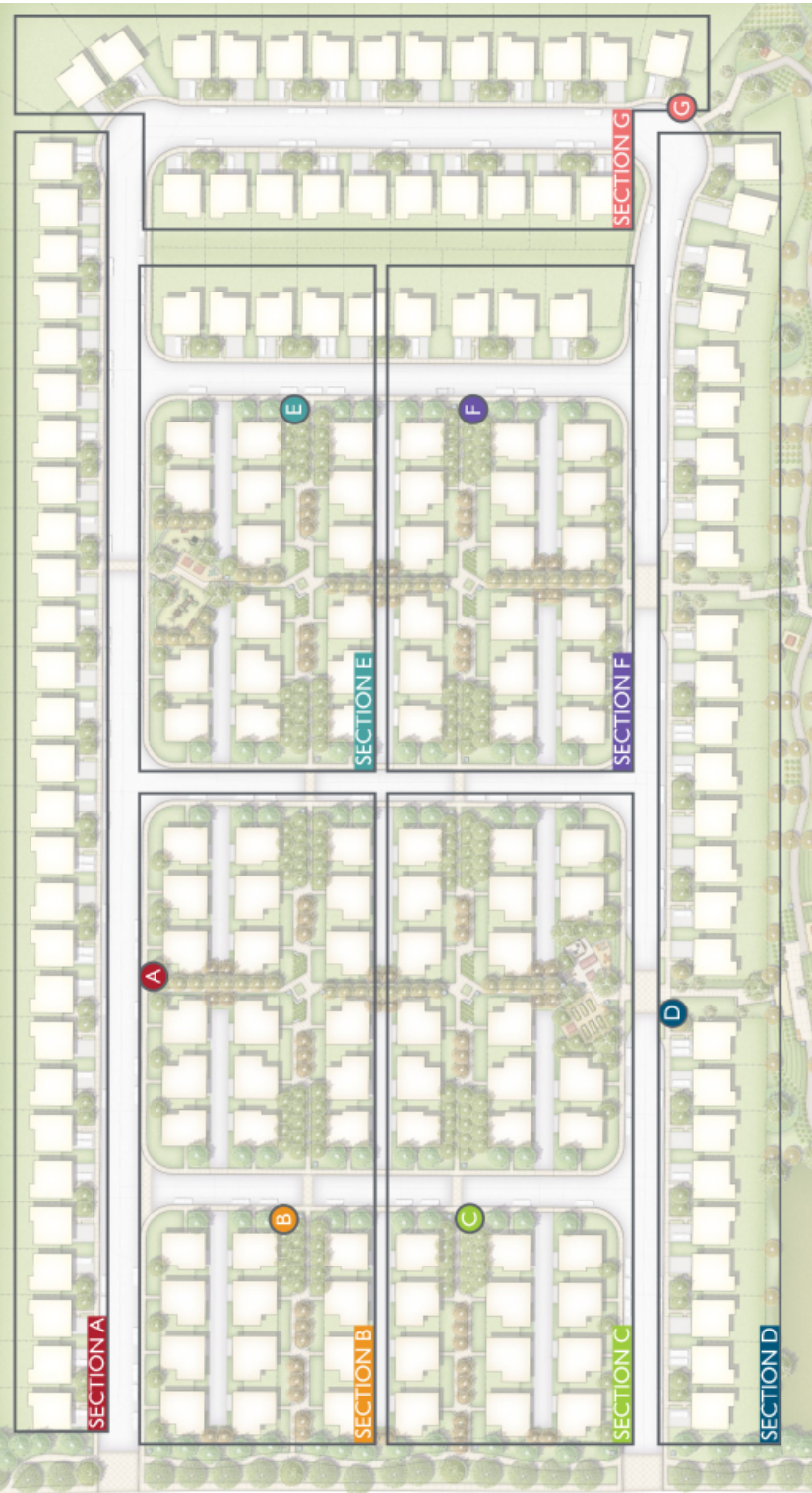
The commercial entrances and parking area will be illuminated with standard downward pointing lights, each containing two LED fixtures affixed to a 37' foot light pole. The lighting fixtures are of a "shoe-box" style. Parking lot light standards are designed in order to provide even light distribution 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.



FAIRVIEW AT NORTHGATE

6.7 MAILBOXES

Community mailboxes will be located throughout the project. There will be 7 locations where residents will be able to pick up mail convenient to their home.



- A 28 units: one 16 door unit & one 12 door unit
 - B 30 units: two 16 door units
 - C 28 units: one 16 door unit & one 12 door unit
 - D 26 units: two 13 door units
 - E 21 units: one 13 door unit & one 8 door unit
 - F 22 units: two 12 door units
 - G 23 units: two 12 door units
- Each mailbox location will include a recycling receptacle



Proposed Mailboxes

FAIRVIEW AT NORTHGATE

6.8 POCKET PARKS

Two Pocket Parks are provided for in the residential development. Both are accessible by safe pathways and walkways located throughout the development.

6.8.1 Eastern Residential Play Park

The Eastern pocket park shall be designed to encourage play by children of all ages. Nature inspired play structures and shade trees will be installed to create play and shade for children and parents alike.



FAIRVIEW AT NORTHGATE

6.8.2 Western Residential Community Park

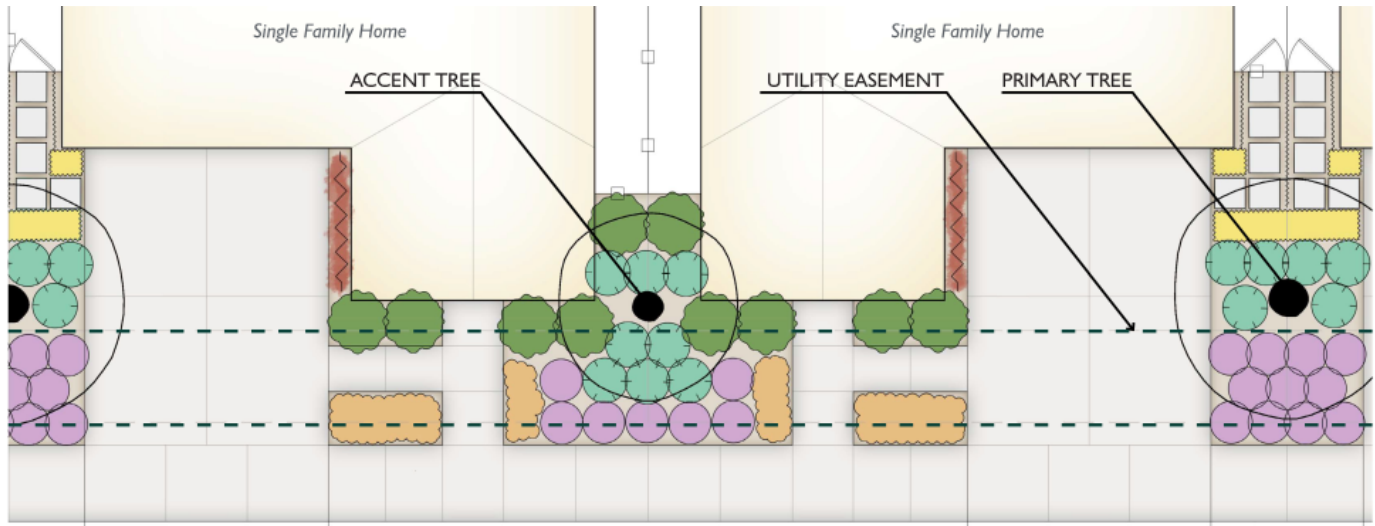
The Western pocket park shall be designed to allow people to gather. Agri-community theme inspired plants and shade trees will be installed to create space that is fun and activated for all ages.



- 1 Pedestrian connection to linear park
- 2 Bulbout and stamped asphalt at crossing
- 3 Screen fence, typ.
- 4 Landscape buffer adjacent to homes, both sides
- 5 Community garden with raised planter beds
- 6 Picnic table
- 7 Small group lounge seating area
- 8 Concrete seatwall; finish: boardform
- 9 Focal Point: Sculpture, potted plant, or message kiosk
- 10 Fire pit community space
- 11 View fence, typ.
- 12 Large group lounge seating
- 13 Large group dining
- 14 Grilling island with bar-height seating
- 15 Pedestrian concrete
- 16 Decomposed granite
- Rialta Bollard Light
Model: RT4xx
MFR: Sternberg Lighting

FAIRVIEW AT NORTHGATE

6.9 FRONT YARD TYPICAL LANDSCAPE



ACCENT TREE

<i>Lagerstroemia indica</i> 'Natchez' Crape Myrtle	12' H x 15' W
<i>Cercis occidentalis</i> Western Redbud	15' H x 15' W

PRIMARY TREE

<i>Olea europaea</i> 'Monher' Majestic Beauty Fruitless Olive	30' H x 25' W
<i>Malus domestica</i> 'Anna' Anna Apple	25' H x 25' W
<i>Acer buergerianum</i> Trident Maple	25' H x 25' W
<i>Pistacia chinensis</i> Chinese pistache	30' H x 25' W

GRASS

<i>Lomandra longifolia</i> Breeze Drawf Mat Rush	3' H x 3' W
<i>Leymus condensatus</i> 'Canyon Prince' Canyon Prince Wild Rye	3' H x 3' W
<i>Muhlenbergia dubia</i> Pine Muhly	3' H x 3' W

FOUNDATION SHRUB

<i>Dietes grandiflora</i> Fortnight Lily	4' H x 3' W
<i>Pittosporum tenuifolium</i> 'Golf Ball' Golf Ball Kohuhu	4' H x 4' W
<i>Loropetalum chinense</i> 'Monraz' Razzleberry Fringe Flower	5' H x 4' W
<i>Rosmarinus officinalis</i> 'Tuscan Blue' Rosmarinus officinalis	5' H x 4' W
<i>Westringia fruticosa</i> 'Smokey' Coast Rosemary	4' H x 4' W

SECONDARY SHRUB

<i>Lavandula angustifolia</i> 'Hidcote Blue' Hidecote English Lavender	2' H x 3' W
<i>Hesperaloe parviflora</i> 'Brakelights' Breaklights Red Yucca	3' H x 2' W
<i>Punica granatum</i> 'Nana' Drawf Pomegranate	3' H x 3' W
<i>Teucrium fruticans</i> 'Compactum' Compact Bush Germander	3' H x 3' W
<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama	2' H x 2' W
<i>Zauschneria californica</i> California Fuchsia	3' H x 3' W

GROUNDCOVER

<i>Lantana sellowiana</i> 'Monswee' Lavender Swirl Trailing Lantana	1' H x 5' W
<i>Myoporum parvifolium</i> 'Fine Leaf Form' Fine-leaf Myoporum	1' H x 6' W
<i>Teucrium chamaedrys</i> Wall Germander	1' H x 2' W
<i>Rosmarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1.5' H x 6' W
<i>Festuca glauca</i> 'Elijah Blue' Blue Fescue	1' H x 1' W

GROUNDCOVER AT BACK STEPPERS

<i>Thymus serpyllum</i> 'Elfin' Elfin Thyme	.25' H x 1' W
<i>Thymus praecox</i> 'Albiflorus' White Moss Thyme	1' H x 1' W
<i>Dymondia margaretae</i> Silver Carpet	.5' H x 2' W

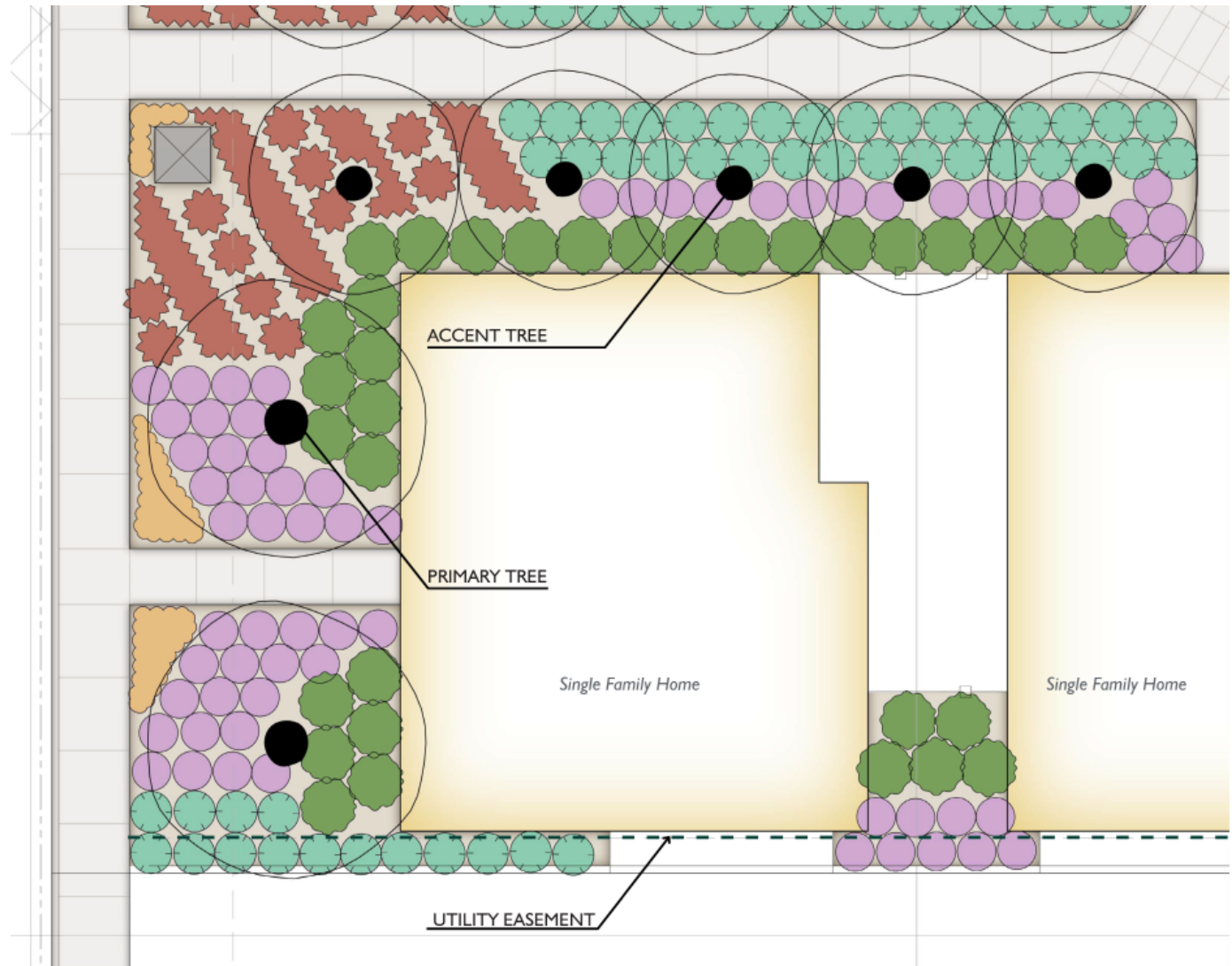
ESPALIER

<i>Malus domestica</i> 'Fuji' Fuji Apple Espalier
<i>Malus domestica</i> 'Honey crisp' Honey Crisp Apple Espalier

**colors denote category of planting, not color of specific plant species

FAIRVIEW AT NORTHGATE

6.10 PASEO TYPICAL LANDSCAPE



ACCENT TREE

<i>Punica granatum</i> 'Wonderful' Pomegranate	20' H x 15' W
<i>Laurus nobilis</i> Sweet Bay	15' H x 12' W
<i>Ficus carica</i> 'Black Jack' Black Jack Fig	15' H x 15' W
<i>Malus x domestica</i> 'Red Delicious' Red Delicious Apple	15' H x 12' W
<i>Prunus armeniaca</i> 'Tropic Gold' Tropic Gold Apricot	15' H x 15' W

PRIMARY TREE

<i>Quercus agrifolia</i> Coast Live Oak	50' H x 20' W
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GRASS

<i>Lomandra longifolia</i> Breeze Drawf Mat Rush	3' H x 3' W
<i>Muhlenbergia capillaris</i> Pink Muhlygrass	3' H x 3' W
<i>Festuca mairei</i> Atlas Fescue	3' H x 3' W

FOUNDATION SHRUB

<i>Diets grandiflora</i> Fortnight Lily	4' H x 3' W
<i>Pittosporum tenuifolium</i> 'Golf Ball' Golf Ball Kohuhu	4' H x 4' W
<i>Rosmarinus officinalis</i> 'Tuscan Blue' Rosmarinus officinalis	5' H x 4' W
<i>Westringia fruticosa</i> 'Smokey' Coast Rosemary	4' H x 4' W

SECONDARY SHRUB

<i>Hesperaloe parviflora</i> 'Brakelights' Breaklights Red Yucca	3' H x 2' W
<i>Punica granatum</i> 'Nana' drawf pomegranate	3' H x 3' W
<i>Lavandula angustifolia</i> 'Hidcote Blue' Hidecote English Lavender	2' H x 3' W
<i>Teucrium fruticans</i> 'Compactum' Compact Bush Germander	3' H x 3' W
<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama	2' H x 2' W

GROUND COVER

<i>Myoporum parvifolium</i> 'Fine Leaf Form' Fine-leaf Myoporum	1' H x 6' W
<i>Teucrium chamaedrys</i> Wall Germander	1' H x 2' W
<i>Rosmarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1.5' H x 6' W

HIGHLIGHT ROWS

<i>Coleonema pulchellum</i> 'Sunset Gold' Golden Breath of Heaven	3' H x 4' W
<i>Lomandra longifolia</i> Breeze Drawf Mat Rush	3' H x 3' W

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: 3/4" 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

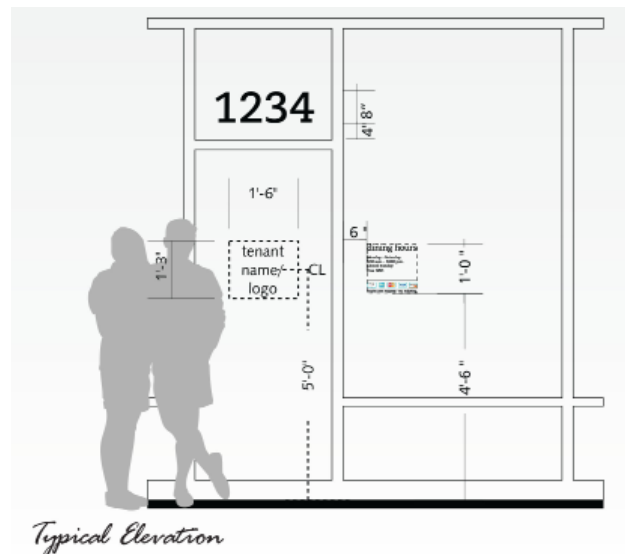
1. Approval Required: All signs shall be attached to the building only at a location approved by the Landlord and the City of Vallejo.
2. Primary Wall Sign: The main business identification sign shall be located on the building fascia at the location shown on elevation page.
3. Suite Address Number Sign: 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 of 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: $\frac{3}{4}$ " 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

FAIRVIEW AT NORTHGATE

7.5 PERMANENT WINDOW AND DOOR SIGNAGE

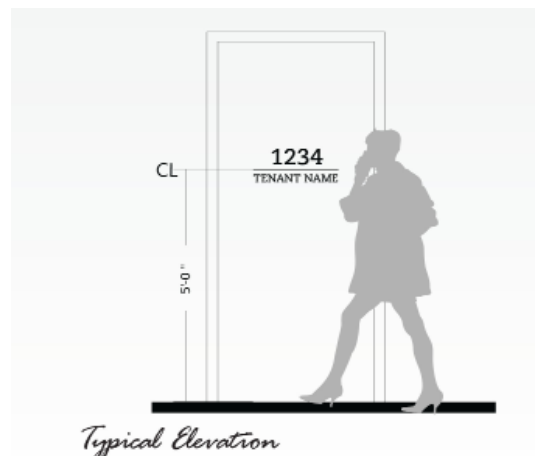
7.5.1 Tenant Entry Information

- 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.



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

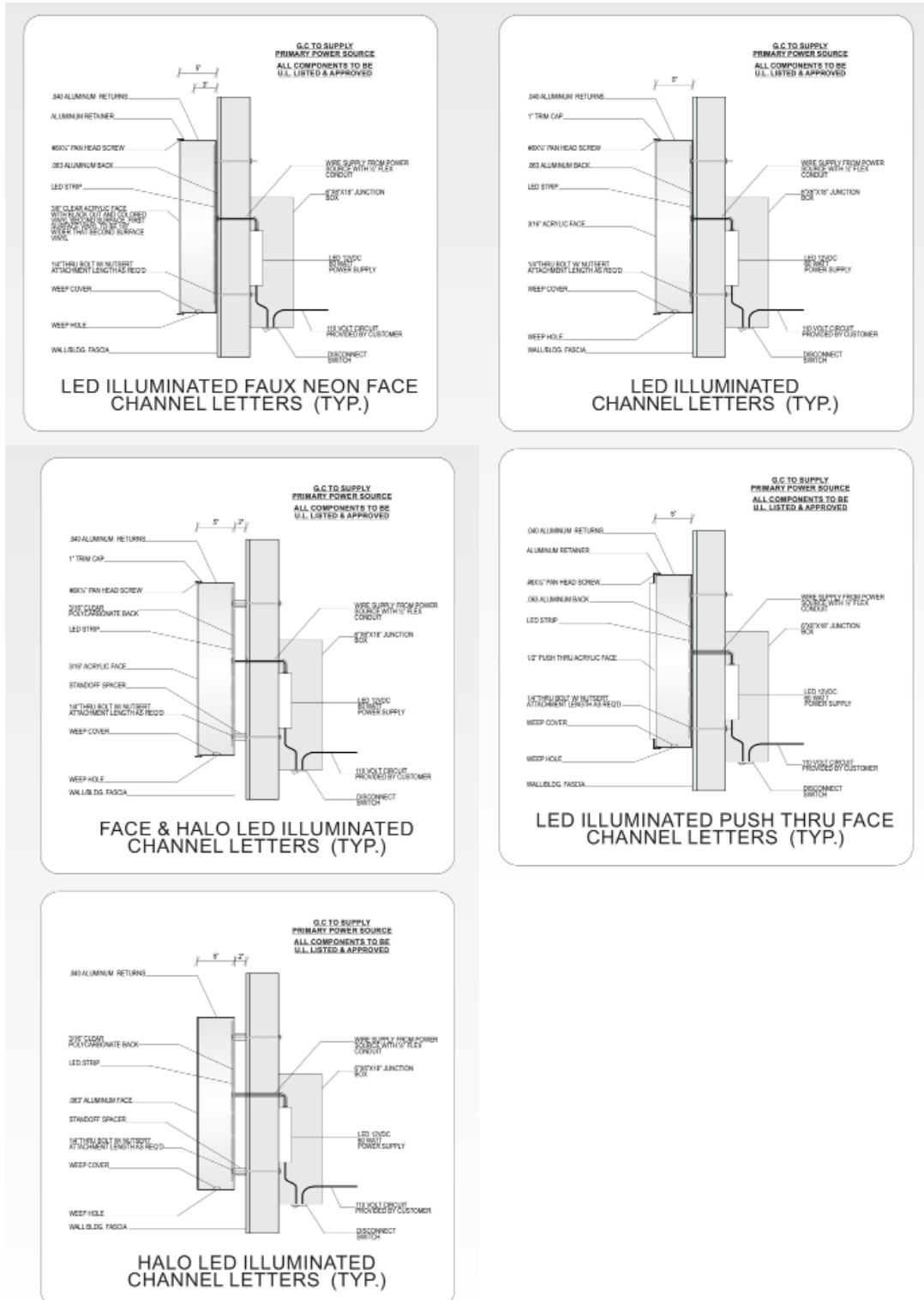


FAIRVIEW AT NORTHGATE

7.6 APPROVED SIGNS

7.6.1 Examples of Wall Mounted Signs

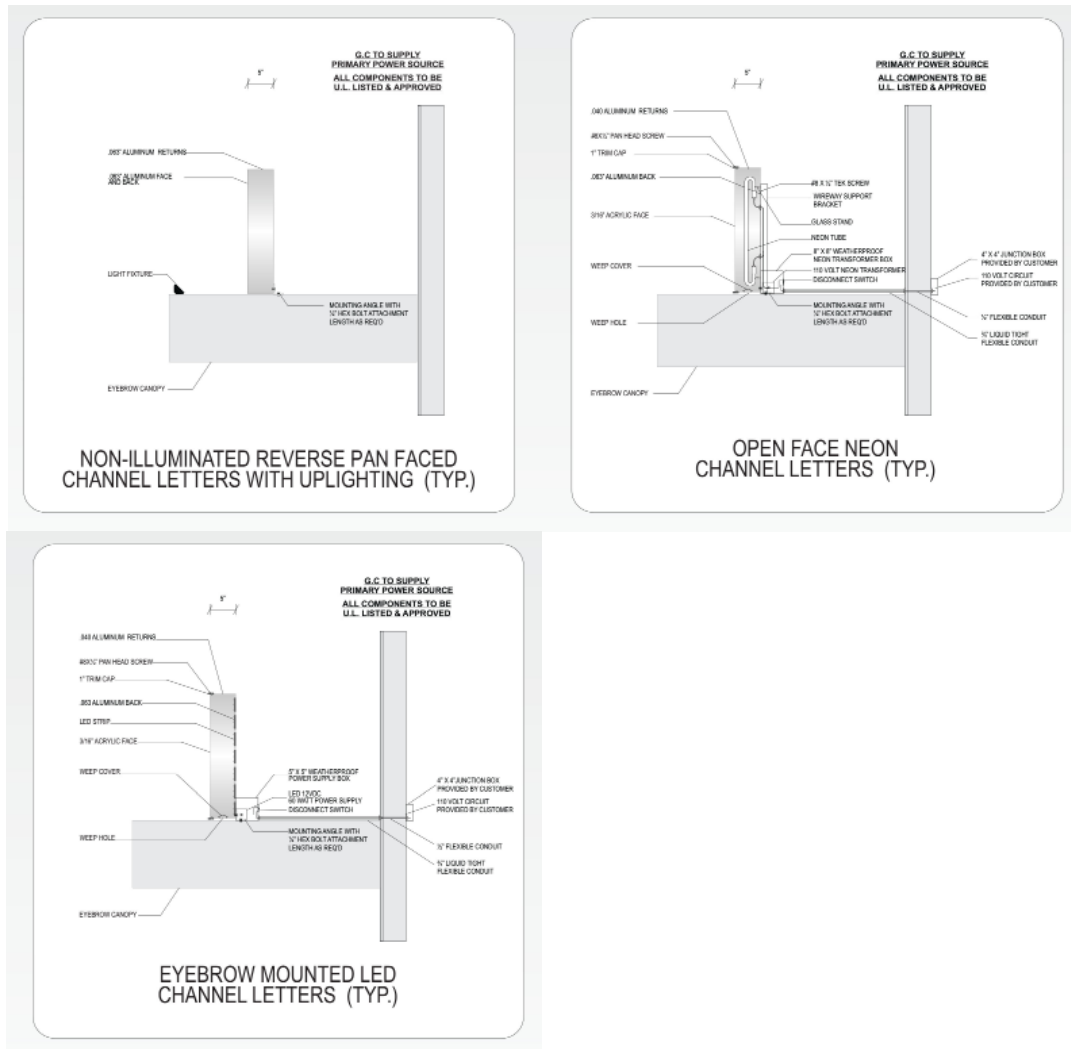
Examples are provided for illustrative purposes only. Other manufacturing may be allowed.



FAIRVIEW AT NORTHGATE

7.6.2 Examples of Eyebrow Mounted Signs

Examples are provided for illustrative purposes only. Other manufacturing may be allowed.

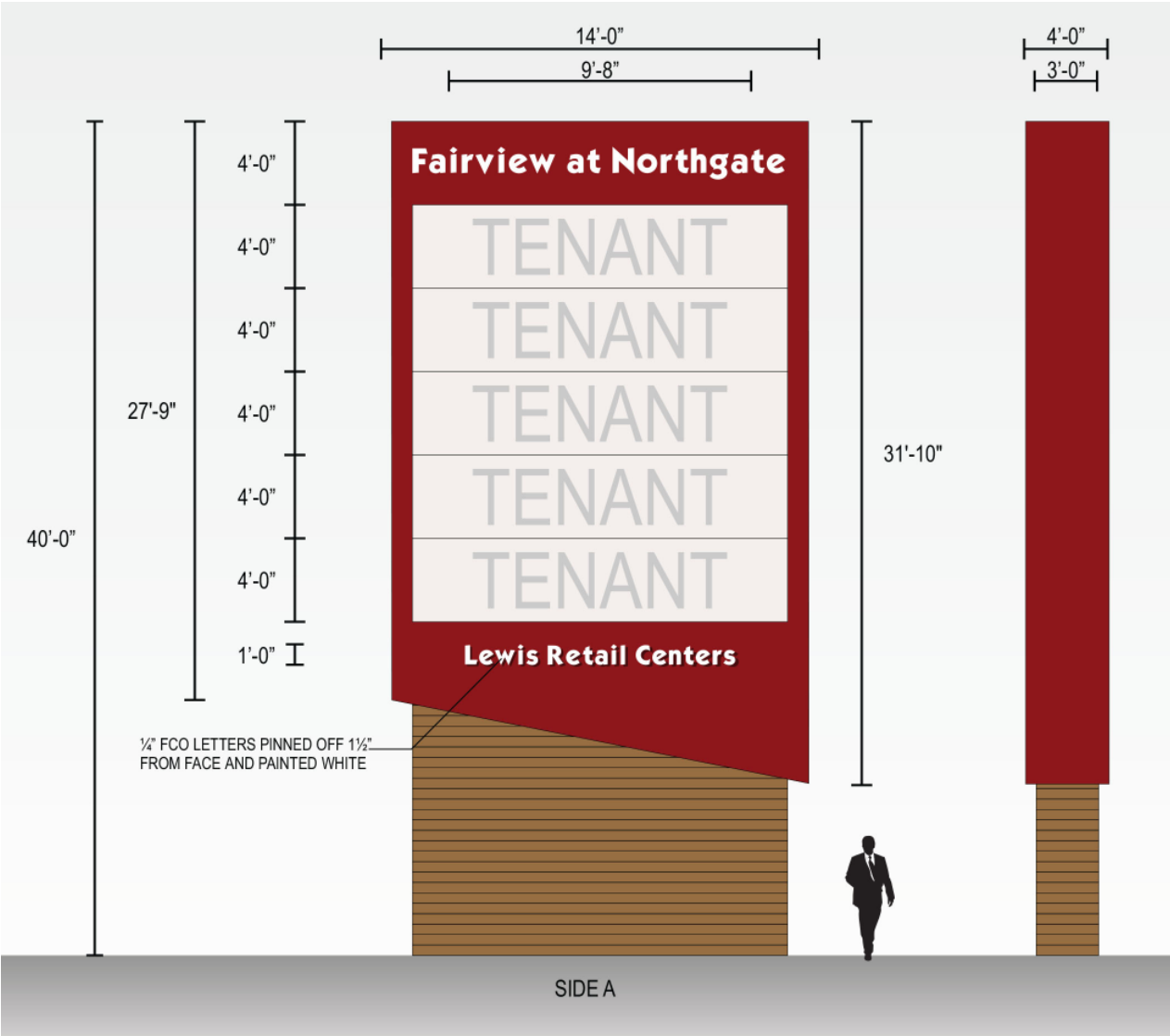


FAIRVIEW AT NORTHGATE

7.7 PROPOSED SIGNS

7.7.1 Multi Tenant Panel Pylon Signs

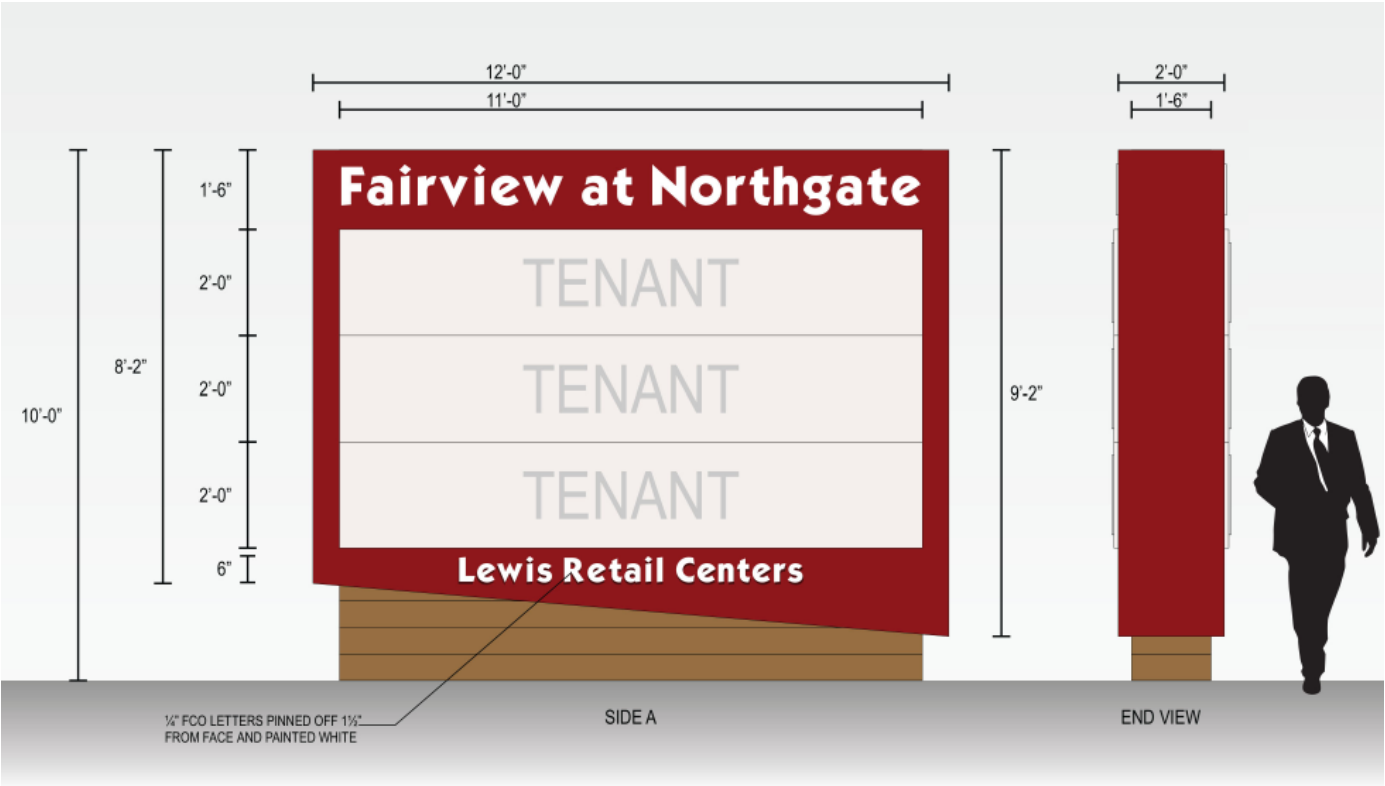
Examples are provided for illustrative purposes only.



FAIRVIEW AT NORTHGATE

7.7.2 Multi Tenant Panel Monument Signs

Examples are provided for illustrative purposes only.



FAIRVIEW AT NORTHGATE

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.



FAIRVIEW AT NORTHGATE

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'



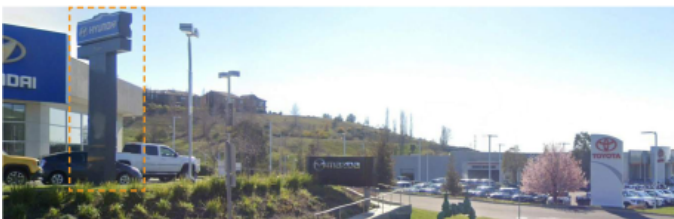
- ② **LOWES**
Location: Lowes Entrance
Height: 12'
Length: 8'



- ③ **LOWES**
Location: N. Ascot Parkway & Columbus Parkway
Height: 25'
Length: 15'



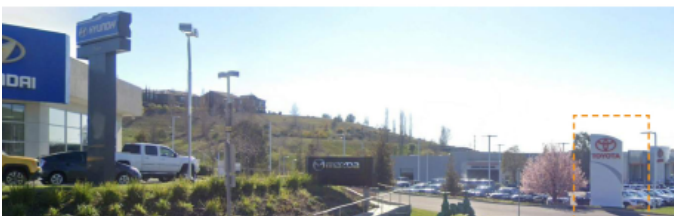
- ④ **CHEVROLET**
Location: Northwest of N. Ascot Parkway & Columbus Parkway
Height: 30'
Length: 12'



- 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'

FAIRVIEW AT NORTHGATE

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 I

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'

FAIRVIEW AT NORTHGATE

7.9 PROPOSED SIGN LOCATIONS

7.9.1 Map of Proposed Locations



FAIRVIEW AT NORTHGATE

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, should be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.
- Residential design should 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 shall be articulated as a focal point of the front elevation through the use of elements that reflect 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 should 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 should 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 shall 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 such as shutters, eave brackets, corbels, exposed rafter ends or cross beams should be used to provide visual interest and richness to elevations.
- Exposed gutters and downspouts should be colored to match or complement the surface to which they are attached.

8.2.2 SINGLE FAMILY HOME TYPICAL EXAMPLE

Front Elevation 1C

8.2.3 CLUSTER HOME TYPICAL EXAMPLE

Front Elevation 1B

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

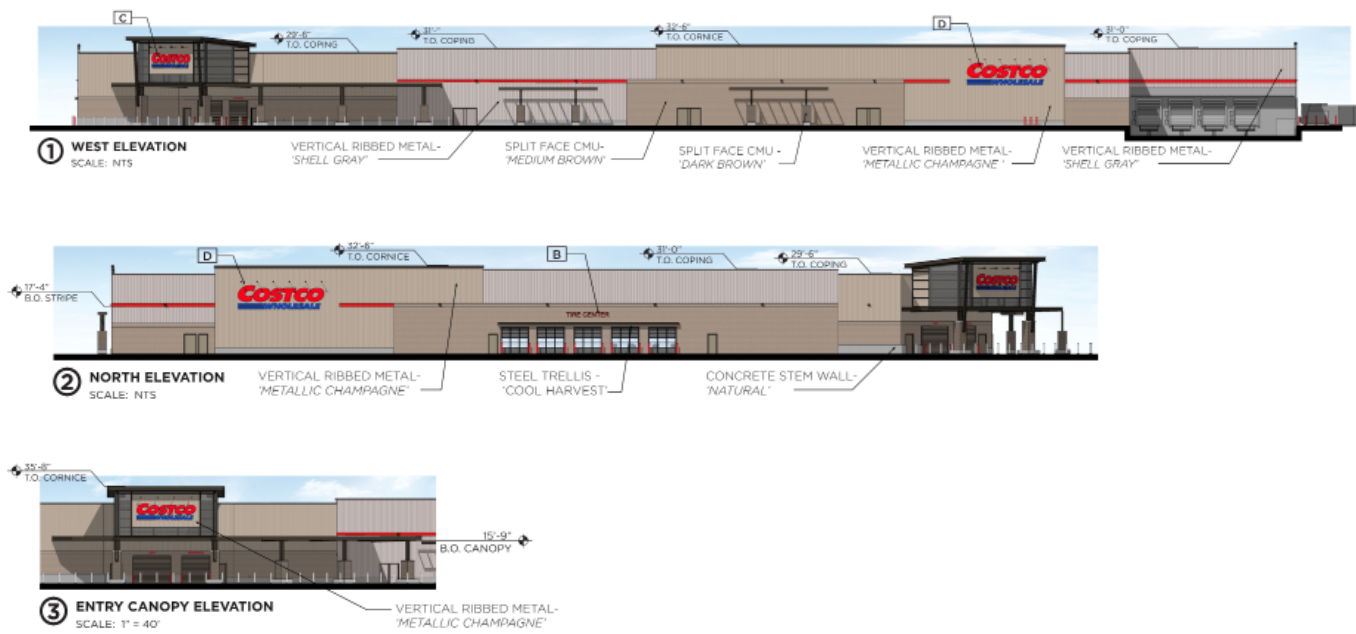
Articulation such as cornice detail, insets, windows, reveals, furring, score lines, and/or trim should be used to break up the visual massing of building facades. Elements should be chosen that are appropriate to the overall stylistic treatment.

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.

FAIRVIEW AT NORTHGATE

8.3.2 MAIN TENANT TYPICAL EXAMPLES



8.3.3 SMALL RETAIL TYPICAL EXAMPLES



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.

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

FAIRVIEW AT NORTHGATE

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

REQUIRED FINDINGS
FAIRVIEW AT NORTHGATE PROJECT

Zoning Map Amendment – VMC 16.86.050:

Within ninety days after the planning commission public hearing, it shall file a report with the city council which shall include: 1. A statement of findings that the petition or resolution of intention is, or is not consistent with the general plan of the city; and 2. A recommendation including the reasons for the recommendation as they relate to the above statement of findings.

Master Plan – VMC 16.116.060:

The city council shall make the following findings in order to approve a master plan;

- A. The master plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan,
- B. The master plan furthers the stated purpose of the planned development district;
- C. The master plan is in conformity with public convenience, the general welfare and good land use practice;
- D. The master plan will not be detrimental to health, safety and general welfare; and
- E. The master plan will not adversely affect the orderly development or the preservation of property values.

Unit Plan – VMC 16.116.100:

The planning manager, planning commission and/or city council shall make the following findings in order to approve a unit plan:

- A. The unit plan is consistent with the intent, purpose and development standards of the master plan;
- B. The unit plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan;
- C. The unit plan serves to achieve groupings of structures which will be 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;
- D. The unit plan is of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

Vesting Tentative Map – VMC 15.10.050:

The planning commission shall make the same findings as set forth in [Section 15.08.050](#) to approve a vesting tentative map.

Tentative Map – VMC 15.08.050:

To approve or conditionally approve a tentative map the planning commission shall find that the proposed subdivision, together with the provisions for its design and improvements:

- A. Is consistent with the goals and policies of the Vallejo general plan and any applicable specific plans; and
- B. Conforms with this title and the zoning ordinance; and
- C. Conforms with the Subdivision Map Act.

Conditional Use Permit – VMC 16.82.050:

The planning commission or the development services director, as is appropriate, shall grant a conditional use permit only if from the facts presented with the application or at the public hearing, or as determined by investigation, the following conditions are found:

- A. That the location, size, design and operating characteristics of the proposed conditional use will be compatible with adjacent uses, building or structures, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities, to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity and physical character of surrounding streets; and to any other relevant impact of the proposed use;
- B. That the impacts, as described in subsection A of this section, and the location of the proposed conditional use are consistent with the city general plan.

“Superstore” – VMC 16.75.030.D:

The application for a major conditional use permit shall be reviewed in accordance with the provisions of this chapter and [Chapter 16.82](#). In addition to the findings required under [Section 16.82.050](#) for the granting of a conditional use permit, a major conditional use permit for a superstore shall only be granted if a finding is made, upon consideration of all of the economic impacts presented in the economic impact analysis required under [Section 16.70.040](#), that the positive economic impacts created by the proposed superstore would outweigh the negative economic impacts or, that despite any negative impacts, other considerations warrant the granting of major conditional use permit for the superstore.

Credit for private open space – VMC 3.18.090:

- A. Where private open space for park and/or recreational purposes is provided in a proposed subdivision is to be privately owned and maintained by the future residents of the subdivision or development, partial credit may be given by the city, not to exceed fifty percent against the requirement of [VMC 3.18.060 for] land dedication and/or payment of fees in lieu thereof, if the planning commission of the city, after receiving recommendations from the administrator of the greater Vallejo recreation district, or his designated representative, and the development services director of the city, finds that it is in the public interest to do so and that all the following conditions and standards are met:
 - 1. Yard, court areas, setbacks, and other open areas required to be provided or maintained by the zoning, building and other ordinances of the city, and the rules and regulations

promulgated thereunder, shall not be included in the compilations of such private open space areas;

2. Private ownership and maintenance of the open space area is adequately provided for by virtue of recorded written agreement, conveyance or restrictions, as approved by the city attorney;
3. Use of the private, open space area is restricted for park and recreational purposes by a recorded conveyance, which runs with the land in favor of the future owners of the property, and which cannot be amended or eliminated without the consent of the city council, all as approved by the city attorney;
4. Proposed private, open space area is reasonably adaptable for use for park and/or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location;
5. Facilities proposed for such open space area are in substantial accord with the provisions of the general plan and the master park and recreation plan; and
6. Area for which credit is granted shall be of sufficient size to satisfy the requirements of the general plan and provide a minimum of five of the following local park and basic recreational elements listed below, or a combination of such, and other recreational improvements which will meet the specific park or recreational needs of the future occupants or residents of the subdivision or development:

Criteria List	Acres
a. Children's play apparatus area	.50 to .75
b. Landscape park-like and quiet areas	.50 to 1.00
c. Family picnic areas	.25 to .75
d. Game court area	.25 to .50
e. Turf play field	1 to 3
f. Swim pool (42 ft. × 75 ft. w/adjacent deck and lawn)	.25 to .50
g. Recreation center building	.15 to .25
h. Tennis courts	Minimum of 2 courts
i. Other	As determined by planning director

- B. Before credit shall be given, the planning commission of the city shall make written findings that the standards set forth in subsection A of this section are in the judgment of the commission met.