



AGENDA

VALLEJO PLANNING COMMISSION SPECIAL MEETING 6:00 P.M. VIA TELECONFERENCE

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

VIA TELECONFERENCE

www.cityofvallejo.net

May 18, 2020

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.

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 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.



The Council Chambers in City Hall 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: Due to the Coronavirus emergency, all Planning Commission meetings will be held via teleconference. Members of the public will be able to submit public comment. Members of the public interested in participating or observing the Planning Commission meeting may either click the links below or type the link into an internet browser. You will be taken to the internet platform where the meeting is being held.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

A. May 4, 2020

5. **WRITTEN COMMUNICATIONS**

6. **REPORT OF THE SECRETARY**

A. Upcoming Meetings:

June 1, 2020

No agenda items tentatively scheduled; Meeting may be canceled.

June 15, 2020

850 Redwood Street - Use Permit for Sunny Acupressure Spa
(Tentative)

Zoning Code Draft Zoning Map (Tentative)

July 6, 2020

No agenda items tentatively scheduled; Meeting may be canceled.

7. **CITY ATTORNEY REPORT**

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

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

B. Council Liaison to Planning Commission

9. **COMMUNITY FORUM**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Community Forum must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

<https://www.opentownhall.com/8727>

10. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N29 30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of Public Comment Regarding Consent Calendar Items must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

<https://www.opentownhall.com/8728>

11. **PUBLIC HEARING**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of Public Comment Regarding Public Hearing Items must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

<https://www.opentownhall.com/8729>

A. Project Title:	384 Fairgrounds Drive
Applicant:	Ryan Nickelson LRG Investors, LLC
Location:	384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310)
Project Description:	Development of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet and associated site improvements. The building breakdown is as follows: Storage Building A (78,850 square feet), Storage Building B (25,150 square feet), and Manager's Building (2,360 square feet).
Proposed Environmental Determination:	The Initial Study prepared for the project identified potential significant impacts relative to air quality, biological resources, cultural resources, geology and soils, and noise. The proposed Mitigated Negative Declaration finds that the project will not have a significant effect on the environment with mitigation measures.
Staff Recommendation:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE Site Development Permit (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0002, and Sign Permit (SP) #19-0022, and ADOPT Environmental Document (ED) #19-0001 based on the findings in Resolution No. PC 20-05
Project Manager:	Jonathan Atkinson, Senior Planner; (707) 648-4346 Jonathan.atkinson@cityofvallejo.net

B. Project Title:	0 Hichborn Street – Site Development Permit
Applicant:	Robert Larsen
Location:	0 Hichborn Street (vacant lot between 523 and 541 Hichborn; APN: 0055-031-650)
Project Description:	A request to construct a 2,538 sq. ft. two-story home with 3 bedrooms, 2 bathrooms, a living room, kitchen, carport and 4 decks, and a roof deck within the View District.
Proposed Environmental Determination:	The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: “New Construction or Conversion of Small Structures”). Therefore, no further environmental review is required.
Staff Recommendation:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE SD#18-0011 based on the findings in Resolution No. PC 20-02.
Project Manager:	Cesar Orozco, Associate Planner; (707) 648-5436 cesar.orozco@cityofvallejo.net

12. OTHER

<https://www.opentownhall.com/8730>

A. Zoning Code: District B Report – Non-residential Districts
This is an informational item only; no Planning Commission action taken

B. Discussion of Future Agenda Items

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. Tuesday, May 8, 2020.

Dated May 8, 2020



Narcissa Wilson, Planning Executive Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
May 4, 2020**

1. CALL TO ORDER

Chairman Schussel called the meeting to order at 7:04 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Schussel, Vice-Chair Cohen-Thompson (late), Commissioners Matulac, Larson, Judt

Absent: Commissioner Diohep

Staff Present: Planning and Development Services Director Hayes, Assistant City Attorney Eckmeyer, Planning Manager Hamid, Public Works Director Davis and Water Director

4. APPROVAL OF MINUTES

A. April 20, 2020

On a motion of Commissioner Matulac, second by Commissioner Judt, the commission approve the minutes with the following vote:

VOTE:

AYES: Chairman Schussel, Commissioner Larson, Matulac, Judt

NOES: None

ABSENT: Vice-Chair Cohen-Thompson, Commissioner Diohep

ABSTAIN: None

5. WRITTEN COMMUNICATIONS - NONE

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

March 18, 2020

0 Hichbron – Site Development / APN: 0055-031-650 (Tentative)

384 Fairgrounds Drive – Site Development, Landscape Review, Use Permit, Variance,

Sign Permit and Environmental
Determination (Tentative)

Zoning Code Study Session – Non-
Residential Districts (Tentative)

***This meeting will possibly start at 6:00 p.m.**

June 1, 2020

602 Georgia Street - Variance and Minor
Exception (Tentative)

850 Redwood Street – Use Permit for Sunny
Acupressure Spa (Tentative)

Vista La Terraza – Tentative Map and Priority
Development Agreement (Tentative)

Planning Manager Hamid reported on items A.

7. CITY ATTORNEY'S REPORT

Assistant City Attorney Eckmeyer recognized both the Chair and Vice-Chair on running the meetings while navigating COVID.

8. REPORT OF THE PRESIDING OFFICER 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 pre-meeting with staff; in regards to running the meeting and discussed about the content on the agenda. Chairman Schussel reminding everyone on how the meeting is ran via zoom.

B. Council Liaison to Planning Commission - NONE

9. COMMUNITY FORUM – NONE

10. CONSENT CALAENDAR AND APPROVAL OF THE AGENDA

On a motion of Commissioner Matulac, second by Commissioner Judt, the motion carries unanimously to approve the consent calendar and agenda.

11. PUBLIC HEARING

A. General Plan Conformance Review for Fiscal Year 2020 - 2021

Chairman Schussel introduced the item.

Public Works Director Davis and Water Director Malone presented the item.

Staff responded to questions from the Commissioner.

Chairman Schussel opened for public comment.

Speakers: None

Chairman Schussel closed public comment.

Commissioners commented on the project.

Action: Vice-Chair Cohen-Thompson made the motion to approve resolution 20-30 findings for the proposed Fiscal year 2020-2021 Capital Improvement the confirm with General Plan 2040.

Vote:

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

B. Compliance Review with Senate Bill 743 General Plan Amendment for Vehicle Miles Traveled

Ex Parte Communications:

Chairman Schussel discussed with staff about the general content and had a discussion with Commissioner Matulac.

Chairman Schussel introduced the item.

Planning Manager Hamid and consultant Ellen Polling from Fehr &

Peers presented the item.

Staff and consultant responded to questions from Commissioners.

Chairman Schussel opened for public comment.

Speakers: None

Chairman Schussel closed public comment.

Commissioners commented on the project.

Action: Vice-Chair Cohen-Thompson, second by Commissioner Matulac, made the motion to adopt resolution 20-04 findings that General Plan Amendment interim approach for Vehicle Miles Traveled (VMT) is in conformance with the City of Vallejo's General Plan 2040, Senate Bill 743. Review item in 18 months after July 1st.

Vote:

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

12. OTHER

A. Discussion of Future Agenda Items.

Chairman Judt requested to add an item to discuss the City Council's goal setting session for the June 1st, 2020 meeting.

13. ADJOURNMENT

Chairman Schussel adjourned the meeting at 8:45 P.M.

ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

CESAR OROZCO
ASSOCIATE PLANNER



**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

PROJECT INFORMATION

DATE OF MEETING: May 18, 2020 Item No. 11-A

PREPARED BY: Jonathan Atkinson, Senior Planner

PROJECT LOCATION: 384 Fairgrounds Drive
(APNs: 0052-320-280 and 0052-320-310)

PROJECT NUMBERS: Environmental Document (ED) #19-0001
Site Development Permit (SD) #19-0008
Major Use Permit (UP) #19-0004
Variance (VAR) #19-0001
Landscape Review (LR) #19-0002
Sign Permit (SP) #19-0022

REQUIRED APPROVALS: Mitigated Negative Declaration
Site Development Permit
Major Use Permit
Variance
Landscape Review
Sign Permit

PROJECT SUMMARY: Development of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet and associated site improvements. The building breakdown is as follows: Storage Building A (78,850 square feet), Storage Building B (25,150 square feet), and Manager's Building (2,360 square feet).

ENVIRONMENTAL DETERMINATION: The Initial Study prepared for the project identified potential significant impacts relative to air quality, biological resources, cultural resources, geology and soils, and noise. The proposed Mitigated Negative Declaration finds that the project will not have a significant effect on the environment with mitigation measures.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution to **APPROVE** Site Development Permit (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0002, and Sign Permit (SP) #19-0022, and **ADOPT**

Environmental Document (ED) #19-0001 based on the findings in Resolution No. PC 20-05.

PROJECT DATA SUMMARY:

Applicant:	Ryan Nickelson LRG Investors, LLC 2099 Mt. Diablo Boulevard: Suite 206 Walnut Creek, CA 94596
Property Owner:	Victor M. Smith Jr. 4000 Newell Drive American Canyon, CA 94503
General Plan Designation:	Business/Limited Residential (B/LR)
Specific Plan:	None
Zoning District:	Linear Commercial (CL) District
Existing Use:	Vacant
Surrounding Land Uses:	North: Motel South: Restaurant East: Interstate 80 West: Medical Offices/Multifamily
Lot Area:	1.43 acres
Total Floor Area:	106,360 square feet
Parking Required/Provided:	55 spaces required / 14 spaces provided

I. PROJECT DESCRIPTION

A. Background

Ryan Nickelson of LRG Investors, LLC submitted Site Development, Major Use Permit, Landscape Review, Variance, and Sign Permit, and Environmental Document applications for the development of a self-storage facility with an approximate building area of 106,360 square feet at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310). The project timeline is as follows:

- April 24, 2019: The applicant filed applications for the project.
- May 24, 2019: An incomplete letter was sent to the applicant requesting additional information.
- June 21, 2019: The applicant responded with revised plans and additional information.

- June 26, 2019: The applicant hosted a neighborhood meeting at Dan Foley Cultural Center to provide information about the project to the public and receive any questions and comments. The applicant, both the project architect and contractor, and Planning Division staff were in attendance. No members of the public attended the neighborhood meeting.
- July 20, 2019: The applications were deemed complete for processing.
- August 7, 2019: The applicant submitted revised plans with proposed changes to total building height for the two self-storage buildings.
- October 2019: The Planning Division originally scheduled the project for the Planning Commission hearing of October 21, 2019, and provided notice in accordance with Site Development Permit, Major Use Permit, and Variance requirements. An existing drainage feature was determined to be a wetland by the project biologist, causing the project to be removed from the agenda pending further environmental review.
- November 2019 - March 2020: Planning Division staff and project consultants conducted environmental analysis of the project as part of the preparation of a proposed Mitigated Negative Declaration (with a Mitigation Monitoring and Reporting Program and Initial Study).
- March 2020: The Planning Division provided a public hearing notice and Notice of Intent to Adopt a Mitigated Negative Declaration for the project in accordance with Vallejo Municipal Code and CEQA Guidelines requirements for the Planning Commission hearing of April 6, 2020. The project hearing did not commence and was continued due to COVID-19.
- April 2020: The 30-day public review period for the Mitigated Negative Declaration ended with the Planning Division receiving comments from Caltrans, California Department of Fish and Wildlife, and California Department of Toxic Substances Control, as of April 6, 2020.
- May 18, 2020: The project went before the Planning Commission for formal entitlements and the environmental determination.

The project requires the following approvals under the Vallejo Municipal Code (VMC):

Table 1 – Required Permits			
Permit Type	Description	VMC Code Section	Review Authority
Site Development	Building and site improvements with a Major Use Permit.	16.90.010.D	Planning Commission
Major Use Permit	Wholesaling, storage and distribution: light use in CL District	16.22.040.B.16	Planning Commission
Variance	Parking Reduction: 14 of 55 required spaces provided.	16.84.020	Planning Commission
Landscape Review	New landscaping in excess of 500 square feet.	16.71.020.A.1	Planning Commission
Sign Permit	Wall signs and a monument sign.	16.64.130	Planning Commission

B. Location and Land Use Context

Figure 1 – Vicinity Map



Two vacant parcels of land comprise the project site on the eastern side of Fairgrounds Drive located at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310) for a total of 1.43 acres. The project site is an infill site surrounded by the following existing developments and land uses: Red Roof Inn (formerly Motel 6) is located to the north; Interstate 80 is located to the east; Annie's Panda Garden (restaurant) is located to the south; and Fairgrounds Drive is located to the west with apartments and a medical office building on the other side of the street. The project site is bisected by a 24-inch water main that extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80. Asphalt, minimal vegetation, perimeter fencing, and a drainage basin from Fairgrounds Drive to Interstate 80 currently characterize the project site.

C. Project Description

Building Design: The project involves the development of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. Three buildings will comprise the project site:

- Building A will contain self-storage units with a gross building area of 78,850 square feet and an approximate building height of 41 feet at 3 stories with a basement floor.

Building A reads as a four-story building from the elevations where the basement floor is visible.

- Building B will contain self-storage units with a gross building area of 25,150 square feet and an approximate building height of 31 feet at 3 stories.
- The Manager's Building will contain a ground floor office and garage space for one vehicle and an upper floor residential unit with a gross building area of 2,360 square feet and approximate building height of 29 feet at 2 stories.

All of the self-storage units will be climate-controlled and directly accessible only from the interior of the buildings. Various architectural features, materials, and colors are employed to provide visual relief and break up building massing. Building materials include wood siding, stone veneer, various metals, stucco, lattice, and storefront windows. Architectural features include tower elements, steel awnings with tiebacks, metal canopies, recessed windows, cap eaves, and light fixtures.

Site Plan: The project site is a triangular parcel of land that is bisected by a water main that extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80. There is a 30-foot non-buildable easement that extends over the boundary of the water main. Building A is located to the northeast of the easement whereas Building B and the Manager's Building are located to the southwest. The project site will be secured by a combination of wrought iron fencing, wood fencing, and a solid wall. 14 total parking spaces are provided as part of the project: 3 spaces are located at the front of the project site while the other 10 spaces are located behind the wrought iron fence with one located inside the Manager's Building.

Landscape Plan: Street trees, accent trees, shrubs, and ground covers are proposed as part of a preliminary landscape plan. 3 Scarlet Oaks and 2 Hopseed Bush trees will be planted as street trees along Fairgrounds Drive along with a combination of plantings within the landscape street frontage. The project site will contain a variety of accent trees and plantings within its interior and along the perimeter. The northeast corner of the project site will contain a bio-retention basin with a cluster of Red Maple trees, shrubs, and ground covers. Clinging vines are also proposed as part of the lattice architectural features along Building A and Building B. Real images of the proposed landscape materials are included with the preliminary landscape plans.

Signs: The project involves the installation of the following signs:

- Two wall signs on Building A with internal illumination measuring 5 feet and 8 inches in height and 25 feet in length that read "Fairgrounds Self Storage" with a padlock logo. One wall sign will be installed on the west elevation facing Fairgrounds Drive and one wall sign will be installed on the east elevation facing Interstate 80.
- One wall sign on the Manager's Building with internal illumination measuring 2 feet and 9 inches in height and 12 feet and 4 inches in length that reads "Fairgrounds Self Storage" with a padlock logo. The wall sign will be installed on the west elevation facing Fairgrounds Drive.

- One monument sign in front of Building B with halo lighting measuring 6 feet and 6 inches in height and 10 feet in width that reads “Fairgrounds Self Storage” with a padlock logo. The monument sign will have a concrete base with stone veneer at 3 feet and 6 inches in height and will be visible to persons traveling north and south on Fairgrounds Drive.
- Secondary signs include the following: One entry/exit sign on the entry gate off Fairgrounds Drive; an awning sign that reads “Office”; and an address sign (both on the Manager’s Building).

The project signage is consistent with the applicable standards set forth in VMC Chapter 16.64: Signs.

Project compliance with key development standards is detailed in the following table:

Table 2 – Development Standards			
Required/Allowed			Proposed
-	Building Setbacks	None Required	North: 10 feet Interstate 80: 10 feet South: 10 feet Fairgrounds Drive: 20 feet+
16.22.060.A	Building Height	75 feet	Building A: 41 feet Building B: 31 feet Manager's Unit: 29 feet
16.70.070.B	Landscape Setbacks Fairgrounds Drive Interstate 80 North West	2 feet 2 feet 0 feet 0 feet	Fairgrounds Drive: 20 feet+ Interstate 80: 10 feet+
16.70.070.B	Street Trees	One tree per 50 feet of frontage.	Provided and Conditioned
16.62.100 16.62.150.M	Parking Total Spaces Bicycle Parking	55 spaces Required	14 spaces Conditioned

II. STAFF ANALYSIS

A. General Plan Consistency

The General Plan 2040 land use designation for the project site is Business/Limited Residential (B/LR). The General Plan characterizes this designation as follows (text applicable to the project is in **bold** text):

*The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and **light industrial**, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of*

*businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. **The maximum permitted FAR in the B/LR designation is 2.0**, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.*

The project is consistent with this designation in that self-storage facilities are characteristic of light industrial areas. The project also has a Floor Area Ratio (FAR) of 1.79 which is within the maximum allowed FAR of 2.0.

The project is also consistent with all applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown below in **bold**, followed by Staff's analysis in *italics*:

- **Policy NBE-1.8 Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.**

The project involves the planting of at least 20 new trees, along with shrubs and groundcovers contributing to the beautification of Vallejo and the cultivation of an urban forest with a variety of trees. Bicycling and walking are not a typical operational feature of self-storage facilities. Nonetheless, required bicycle parking and close proximity to residential uses could encourage future employees to bike and/or walk to the project site.

- **Policy NBE-2.3 Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.**

The project architecture is of a high quality that unifies the buildings of the proposed development with a variety of materials and architectural features that break up the expanse of large wall planes. Building height and mass is not out of scale with existing buildings located in close proximity along Interstate 80.

- **Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.**

The proposed self-storage facility would result in the development of a vacant and underutilized infill site with a use that fulfills a need in the community and is benign in its operation and impact to surrounding uses.

B. Vallejo Municipal Code Compliance

The B/LR designation is implemented by the project site's interim zoning designation of CL District. "Wholesaling, storage and distribution: light" uses are permitted in the CL District with the approval of a Major Use Permit under VMC Section 16.22.040. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned. Parking is the exception for which a Variance request has been filed for approval.

Parking: Self-storage facilities do not have an individual land use classification under Title 16 of the Vallejo Municipal Code. Instead, self-storage facilities are classified as "Wholesaling, storage and distribution: light" uses. This results in self-storage facilities being subject to parking standards that are appropriate for more active industrial uses with greater numbers of employees. Under a more use-appropriate parking standard, the project may not necessitate a Variance. The following is an analysis of the project based on the City's parking requirements compared to other cities in the greater San Francisco Bay Area:

Table 3 – Parking Standards Comparison		
City	Parking Standard	Project
Vallejo	<u>VMC Section 16.62.100</u> : Four spaces for first 5,000 square feet of floor area and one space for each additional 2,000 square feet of floor area, or one space for each one and one-half employees, whichever is greater.	55 spaces
Benicia	<u>BMC Section 17.74.030</u> : 2 per office; plus 2 per caretaker's residence; plus 1 per 10,000 sq. ft. of storage.	14 spaces
Fairfield	<u>FMC Section 25.34.4</u> : 2 spaces, plus 1 space per 10,000 s.f. floor area.	13 spaces
Vacaville	<u>VMC Section 14.09.128.080.B.45</u> : Two spaces for a caretaker unit; plus 4 spaces which are provided outside the facility gates and which are not to be used for rental storage.	6 spaces
Napa	<u>NMC Section 17.54.040</u> : 2 spaces for manager or caretaker unit, 1 of which must be covered, and a minimum of 5 customer parking spaces located adjacent or in close proximity to the manager's unit.	7 spaces
Santa Rosa	<u>SRCC Section 20-36.040</u> : 2 spaces for manager or caretaker unit, 1 of which must be covered, and a minimum of 5 customer parking spaces located adjacent or in close proximity to the manager's unit.	7 spaces
Concord	<u>CMC Section 18.160.040</u> : 1 space/250 sf office area; 1 space/1000 sf gross floor area (excluding office).	113 spaces
Walnut Creek	<u>WCMC Section 10-2.3.206</u> : 3 (customer parking at office)	3 spaces

Based on the comparison analysis detailed in Table 3, the project would not even require a Variance for parking, if it were subject to any of the standards applied to self-storage facilities in the other cities (with the exception of Concord). Table 3 also demonstrates that a number of other cities in the region view self-storage facilities as a use that does not have a high parking demand.

C. Site Development Permit

The project is consistent with the applicable standards for development under the Vallejo Municipal Code, as proposed and conditioned, with parking being the exception. Architecturally, the project is of a high-quality design. The three buildings that comprise the project site are well-related to one another through the use of architectural features, materials, and colors that provide visual relief and break up building massing. Building materials include wood siding, stone veneer, various metals, stucco, lattice, and storefront

windows. Architectural features include tower elements, steel awnings with tiebacks, metal canopies, recessed windows, cap eaves, and light fixtures. The size and scale of the buildings is appropriate for the project location in that buildings situated along freeways are typically taller and larger. Landscape improvements enhance the aesthetics of the development and complement hardscapes.

The project will result in the development of an underutilized parcel of land that is highly visible from both Interstate 80 and Fairgrounds Drive with a self-storage facility of a high-quality design. Development of the subject parcel can benefit both private and public investments in the area through high-quality building architecture and landscape frontage improvements that help beautify the immediate vicinity. The size and scale of the project buildings are harmonious with the surrounding context as there are existing freestanding buildings of a comparable size adjacent to the freeway. Site Development Permits are subject to the required findings under VMC Section 16.90.050.F. The findings to approve this Site Development Permit are presented in Section III of the attached Resolution.

D. Major Use Permit

The project requires Planning Commission approval of a Major Use Permit in that it involves the establishment of a “Wholesaling, storage and distribution: light” use in the CL District. Use Permits are intended to allow for activities and uses that may not be appropriate for all locations and whose effect on the surrounding environment cannot be determined prior to being proposed for a particular location. Uses requiring a Use Permit may not be appropriate without specific conditions being applied that eliminate or minimize any negative impacts caused by the use. The self-storage facility will be established in an area near Interstate 80 with an existing collection of commercial, transient lodging, service, and residential uses. There are no other self-storage facilities or similar uses in the immediate vicinity of the project site so the project would contribute to an established diversity of uses in the area.

The project is compatible with the existing and desired character of the immediate area in that larger buildings of a high-quality design are anticipated for areas near Interstate 80. Self-storage facilities are a type of use that does not yield significant traffic impacts so the project would not overburden the existing street system. Project buildings and improvements are sited and conditioned in a manner to avoid detrimental impacts on utilities. The self-storage facility is not expected to be a substantial employment-generating use but can draw customers into the area to the potential benefit of existing and future commercial establishments nearby. Major Use Permits are subject to the required findings under VMC Section 16.82.050. The findings to approve this Major Use Permit are presented in Section IV of the attached Resolution.

E. Variance

The project requires a Variance for parking, as has been noted in this staff report. The purpose of a Variance is to provide relief from the literal enforcement of zoning ordinance development standards when appropriate. Variances are appropriate, when due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance denies a property owner privileges enjoyed by other property owners within vicinity or under the same zoning districts. The project site is triangular in shape. A 15-foot water main extends from Valle

Vista Avenue and Fairgrounds Drive to Interstate 80 across the project site with a 30-foot non-buildable easement over the boundary of the water main. The triangular shape of the project site in addition to the non-buildable easement creates a hardship peculiar to this property and not caused by the property owner.

Properties in the same zoning district are required to provide off-street parking based on land use under the Vallejo Municipal Code. Self-storage facilities are currently classified as a "Wholesaling, storage and distribution: light" use in Title 16 of the Vallejo Municipal Code. This results in the proposed self-storage facility being subject to a parking requirement intended for more active industrial uses with greater numbers of employees. The project provides an adequate amount of parking based on the low-impact nature of the use. Operationally, this reduction in parking will not impact adjacent properties in that it is impractical for self-storage customers to park off-site and carry items to the self-storage units. Variances are subject to the required findings under VMC Section 16.84.030. The findings to approve this Variance are presented in Section V of the attached Resolution.

F. Environmental Review

Based on the findings of the attached Initial Study, staff identified potential significant impacts relative to air quality, biological resources, cultural resources, geology and soils, and noise. The identified impacts can be reduced to less than significant levels with the implementation of mitigation measures recommended in the attached Mitigated Negative Declaration to satisfy the requirements of the California Environmental Quality Act (CEQA).

III. NOTICING AND PUBLIC COMMENTS

The Planning Division provided the following notifications in accordance with Vallejo Municipal Code Section(s) 16.82.030.B, 16.84.020.C, and 16.90.050.B: Mailed notices to every property owner within 500 feet of the project site and the applicant on March 6, 2020; published a notice in the Times Herald newspaper on March 13, 2020; and posted the notice at three visible locations around the boundary of the project site on March 16, 2020. There were no identified neighborhood groups within 1,000 feet of the project site for noticing purposes.

The Planning Division also provided the following notifications in accordance with the CEQA Guidelines: Mailed notices to all property owners and occupants of property contiguous to the project site and provided a notice to Solano County for posting all on March 6, 2020. Finally, the Planning Division submitted the draft Mitigated Negative Declaration to the State Clearinghouse for review. Staff received written comments from Caltrans, California Department of Fish and Wildlife, and California Department of Toxic Substances Control on the draft Mitigated Negative Declaration (attached). Staff responses to each State agency are included as part of this packet.

IV. CONCLUSION / STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** a Resolution to **APPROVE** Site Development Permit (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0002, and Sign Permit (SP) #19-0022, and **ADOPT** Environmental Document (ED) #19-0001 based on the analysis contain in this staff report, the

findings provided in the attached Resolution No. PC20-05 and subject to the Mitigated Negative Declaration and Conditions of Approval attached as exhibits.

V. EXPIRATION

- Major Use Permit: Pursuant to VMC Section 16.82.090.A, approval of this Major Use Permit shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (May 18, 2022) (if approved at this meeting).
- Variance: Pursuant to VMC Section 16.84.040.A, approval of this Variance shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (May 18, 2022) (if approved at this meeting).
- Site Development Permit: Pursuant to VMC Section 16.90.050.I, approval of this Site Development shall automatically expire 18 months after its approval unless authorized construction has commenced prior to the expiration date (November 18, 2021) (if approved at this meeting).

VI. APPEAL PROCEDURE

The applicant or any party aggrieved by a determination of the Planning Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk along with a fee payment of \$1,243 within ten (10) calendar days after the action by the Planning Commission. Such appeal shall not be timely filed unless it is received in the Office of the City Clerk no later than the close of business on the tenth day. The City Council may affirm, reverse or modify any decision of the Planning Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

VII. ATTACHMENTS

1. Resolution No. PC 20-05
 - Exhibit A – Mitigated Negative Declaration
 - Exhibit B – Conditions of Approval
2. Mitigated Negative Declaration Comments
3. Project Plans
4. Land Use Letters

ATTACHMENT 1

RESOLUTION NO. PC 20-05

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 20-05

**A RESOLUTION APPROVING
SITE DEVELOPMENT PERMIT (SD) #19-0008
MAJOR USE PERMIT (UP) #19-0004
VARIANCE (VAR) #19-0001
LANDSCAPE REVIEW (LR) #19-0002
SIGN PERMIT (SP) #19-0022
TO DEVELOP A SELF-STORAGE FACILITY WITH A TOTAL BUILDING AREA OF
106,360 SQUARE FEET AND 14 TOTAL PARKING SPACES

384 FAIRGROUNDS DRIVE
APNs #0052-320-280 and 0052-320-310**

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property has a General Plan 2040 land use designation of Business/Limited Residential and has an interim zoning designation of Linear Commercial (CL); and

WHEREAS, on April 24, 2019, Ryan Nickelson of LRG Investors, LLC, filed applications seeking approval to develop a self-storage facility on a 1.43-acre property ("Project") located at 384 Fairgrounds Drive; and

WHEREAS, on July 20, 2019, the Project was deemed complete for processing; and

WHEREAS, on May 18, 2020, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Based on the findings of the attached Initial Study, staff identified potential significant impacts relative to air quality, biological resources, cultural resources, geology and soils, and noise. The identified impacts can be reduced to less than significant levels with the implementation of mitigation measures recommended in the attached Mitigated Negative

Declaration to satisfy the requirements of the California Environmental Quality Act (CEQA).

III. FINDINGS RELEVANT TO THE APPROVAL OF THE SITE DEVELOPMENT PERMIT (VMC Section 16.90.050.F)

1. That the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of this title.

The project involves the development of self-storage facility for a property with an interim zoning designation of Linear Commercial (CL) District. The Project is consistent with the CL District in terms of land use in that "Wholesaling, storage and distribution: light" uses are permitted with a Major Use Permit. The Project is consistent with the applicable standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned, with the exception of parking, for which a Variance has been requested.

2. That the proposed development is consistent with the Vallejo general plan.

The project site is designated as Business/Limited Residential on the General Plan 2040 land use map. General Plan 2040 envisions a range of uses, including light industrial, for properties with the B/LR designation. The Project is consistent with this designation in that self-storage facilities are characteristic of light industrial areas. The Project is also consistent with all applicable General Plan 2040 policies.

3. That the proposed development shall serve 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; only elements of design which have some significant relationship to outside appearance shall be considered.

The three buildings that comprise the Project site are well-related to one another through the use of architectural features, materials, and colors that provide visual relief and break up building massing. Building materials include wood siding, stone veneer, various metals, stucco, lattice, and storefront windows. Architectural features include tower elements, steel awnings with tiebacks, metal canopies, recessed windows, cap eaves, and light fixtures. The size and scale of the buildings is appropriate for the project location in that buildings situated along freeways are typically taller and larger. Landscape improvements enhance the aesthetics of the development and complement hardscapes.

4. That the proposed development shall be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

The Project will result in the development of an underutilized property that is highly visible from both Interstate 80 and Fairgrounds Drive with a self-storage facility of a high-quality design. Development of the subject parcel can benefit

both private and public investments in the area through high-quality building architecture and landscape frontage improvements that help beautify the immediate vicinity. The size and scale of the project buildings are harmonious with the surrounding context as there are existing freestanding buildings of a comparable size adjacent to the freeway.

5. That the design of the development conforms in all significant respects with the proposals of any applicable district plan or development and control map which has been adopted by the city council.

The Project site is not located within the boundaries of any district plan or on a development plan and control map adopted by the City Council.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.82.050)

- 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.

The self-storage facility will be established in an area near Interstate 80 with an existing collection of commercial, transient lodging, service, and residential uses. There are no other self-storage facilities or similar uses in the immediate vicinity of the project site so the project would contribute to an established diversity of uses in the area. The project is compatible with the existing and desired character of the immediate area in that larger buildings of a high-quality design are anticipated for areas near Interstate 80. Self-storage facilities are a type of use that does not yield significant traffic impacts so the project would not overburden the existing street system. Project buildings and improvements are sited and conditioned in a manner to avoid detrimental impacts on utilities. The self-storage facility is not expected to be a substantial employment-generating use but can draw customers into the area to the potential benefit of existing and future commercial establishments nearby.

- 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.

The project site is designated as Business/Limited Residential on the General Plan 2040 land use map. General Plan 2040 envisions a range of uses, including light industrial, for properties with the B/LR designation. The Project is consistent with this designation in that self-storage facilities are characteristic of light industrial areas. The Project is also consistent with all applicable General Plan 2040 policies.

V. FINDINGS RELEVANT TO THE APPROVAL OF A VARIANCE (VMC Section 16.84.030):

- A. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits.

The project site is triangular in shape. A 15-foot water main extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80 across the project site with a 30-foot non-buildable easement over the boundary of the water main. The triangular shape of the project site in addition to the non-buildable easement creates a hardship peculiar to this property and not caused by the property owner.

- B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.

Properties in the same zoning district are required to provide off-street parking based on land use under the Vallejo Municipal Code. Self-storage facilities are currently classified as a "Wholesaling, storage and distribution: light" use in Title 16 of the Vallejo Municipal Code. This results in the proposed self-storage facility being subject to a parking requirement intended for more active industrial uses with greater numbers of employees. Approval of the Variance for parking is needed to preserve the development rights of the subject property because other properties in the vicinity and in the same zoning district have been able to develop to full potential based on an appropriate parking demand. The project provides an appropriate amount of parking based on the demand of its use and does not constitute a special privilege, as such.

- C. That the granting of the variance will not be materially detrimental to the public health, safety or welfare or will not impair an adequate supply of light and air to adjacent property.

Approval of the Variance request will not have a detrimental impact on adjacent properties in terms of public health, safety, welfare, light, or air. The Variance is for a reduction in the total number of required parking but the project provides an adequate amount of parking based on the low-impact nature of the use. Operationally, this reduction in parking will not impact adjacent properties in that it is impractical for self-storage customers to park off-site and carry items to the self-storage units.

- D. That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.

The triangular shape of the property and 30-foot non-buildable easement in conjunction with the lack of an appropriate parking requirement for self-storage facilities creates a need for a Variance, as the parking requirement for more

active industrial uses has been applied. The conditions upon which the Variance would be based are specific to the appropriate amount of parking for self-storage uses along with Project site peculiarities, and would not be applicable to other properties within the same zoning designation.

- E. That either the variance is so insignificant that granting it will not be incompatible with the Vallejo general plan; or the potentially adverse effects of the variance on said plan, which would be avoided by denying the variance, are exceeded by the individual hardship which would be relieved by granting the variance.

Approval of the Variance request is insignificant in terms of compatibility with General Plan 2040, as it only involves a reduction in required parking, and the project is consistent with General Plan 2040, as detailed in this Resolution.

VI. RESOLUTION APPROVING THE PROJECT AT 384 FAIRGROUNDS DRIVE

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby APPROVES Site Development (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0002, and Sign Permit (SP) #19-0022, and adopts Environmental Document (ED) #19-0001 to develop a self-storage facility based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Mitigated Negative Declaration and Conditions of Approval attached to this Resolution.

VII. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 18th day of May 2020 by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ROBERT SCHUSSEL, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

AFSHAN HAMID, SECRETARY
City of Vallejo Planning Commission

**ATTACHMENT 1
EXHIBIT A**

**MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING
INITIAL STUDY**

CITY OF VALLEJO

MITIGATED NEGATIVE DECLARATION

LEAD AGENCY: City of Vallejo

NAME OF PROJECT: Fairgrounds Self Storage

FILE NUMBER: ED19-0001

PROJECT SPONSOR: Ryan Nickelson, LRG Investors, LLC

PROJECT LOCATION: 384 Fairgrounds Drive (APNs: 0052-320-280 & 0052-320-310)

PROJECT DESCRIPTION: The project involves the development of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. The building breakdown is as follows: Storage Building A (78,850 square feet and an approximate building height of 41 feet at 3 stories with a basement), Storage Building B (25,150 square feet and an approximate building height of 31 feet at 3 stories), and Manager's Building (2,360 square feet and approximate building height of 29 feet at 2 stories). The project site will be secured by a combination of wrought iron fencing, wood fencing, and a solid wall. 14 total parking spaces will be provided as part of the project along with landscape improvements and a bio-retention basin at the northeast corner of the project site.

SURROUNDING LAND USES AND SETTING: Two vacant parcels of land comprise the project site on the eastern side of Fairgrounds Drive located at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310) for a total of 1.43 acres. The project site is an infill site surrounded by the following existing developments and land uses: Red Roof Inn (formerly Motel 6) is located to the north; Interstate 80 is located to the east; Annie's Panda Garden (restaurant) is located to the south; and Fairgrounds Drive is located to the west with apartments and a medical office building on the other side of the street. The project site is bisected by a 24-inch water main that extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80. Asphalt, minimal vegetation, perimeter fencing, and a drainage basin from Fairgrounds Drive to Interstate 80 currently characterize the project site.

ENVIRONMENTAL EFFECTS: Based upon an initial study prepared for the project, it has been determined that the project may have the following significant environmental impacts, but with the mitigation measures, the potential impacts will be avoided or reduced to insignificant levels.

Air Quality AQ

Impact AQ-1: Construction

Construction activities would generate exhaust emissions from vehicles/equipment and fugitive particulate matter emissions that would affect local air quality. Construction dust could be generated at levels that would create an annoyance to nearby properties. Generation of dust during grading and construction activities is a potential significant impact of the project.

Mitigation Measure AQ-1: Construction

To mitigate these potential impacts to less-than significant levels, the City will require mitigation measures be included in the grading plan of the project under the descriptive heading “Dust and Equipment Exhaust Control” and implemented during construction activities:

- All material excavated, stockpiled, or graded would be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas with vehicle traffic would be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All onsite and construction traffic would be limited to a speed of 15 miles per hour within the project site and surrounding neighborhood.
- All land clearing, grading, earth moving, or excavation activities in the project area would be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
- All inactive portions of the construction site would be covered, revegetated, or watered until a suitable cover is established. Alternatively, the Project Contractor may apply County-approved non-toxic soil stabilizers (according to manufacturer’s specifications) to all inactive construction areas (previously graded areas that remain inactive for 96 hours) in accordance with the local grading ordinance.
- All material transported off-site would be securely covered to prevent public nuisance or there must be a minimum of two feet of freeboard in the bed of the transport vehicle.
- Paved roads adjacent to the project would be swept at the end of each day, or more frequently if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud that may have resulted from activities at the project site.

- The Project Contractor would re-establish ground cover on the site through revegetation and watering in accordance with the local grading and landscape ordinances.
- All unnecessary vehicle idling would be restricted adjacent to the project site for a period of five minutes.

Biological Resources BIO

Impact BIO-1: Jurisdictional Waters

Jurisdictional waters of the United States exist on the project site in the form of a drainage feature. Project construction can have a significant impact on existing jurisdictional waters of the United States unless properly mitigated.

Mitigation Measure BIO-1: Jurisdictional Waters

1. Jurisdictional Delineation: Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.
2. Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction: If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:
 - The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the Regional Water Quality Control Board (RWQCB). These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
 - The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.
 - Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.

- The project applicant shall provide a Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.
3. Obtain Streambed Alteration Agreement Prior to Construction: In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the drainage feature, which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.

Impact BIO-2: Migratory Bird Treaty Act

Existing eucalyptus trees adjacent to the project site at 458 Fairgrounds Drive provide potential habitat for special-status bird species as well as non-special status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). Project construction may have significant impacts unless mitigation measures are applied.

Mitigation Measure BIO-2: Migratory Bird Treaty Act

Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31). The survey shall be performed by a qualified biologist and its findings submitted in writing to the Planning Division staff, prior to issuance of a building permit.

Cultural Resources CUL

Impact CUL-1: Accidental Discovery of Cultural Resources

There is a possibility that ground-disturbing activities may uncover previously unknown, buried cultural resources at the project site during the construction phase.

Mitigation Measure CUL-1: Accidental Discovery of Cultural Resources

Following the removal of asphalt at the project site and prior to any trenching or grading, a qualified archeologist, who meets the Secretary of Interior's Professional Qualification Standards for Archeology, shall conduct a "spot-check" site visit for the inadvertent exposure of cultural materials. Should soils beneath the asphalt indicate cultural materials may be present, this site visit shall be followed by regular or periodic archeological monitoring, as determined by the archeologist.

In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist (as defined above) shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures

that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeological and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution recommended by the archeologist and approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.

Impact CUL-2: Accidental Discovery of Human Remains

There is a possibility that that ground-disturbing activities may uncover previously unknown, buried human remains at the project site during the construction phase.

Mitigation Measure CUL-2: Accidental Discovery of Human Remains

Should human remains be discovered during the construction of the project, Section 7050.5 of the California Health and Safety Code applies. In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, one of the following steps shall be taken as applicable:

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where an of the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project site in a location not subject to further subsurface disturbance:
- The NAHC is unable to identify a most likely descendent or the most likely descendent does not make a recommendation within 48 hours after being notified by the NAHC;
 - The descendent identified fails to make a recommendation; or
 - The landowner or his or her authorized representative rejects the recommendation of the descendent and mediation by the NAHC fails to provide measures acceptable to the landowner.

Geology and Soils GEO

Impact GEO-1: Paleontological Resources

Paleontological resources (e.g. dinosaur bones or fossils) could be discovered during grading and potentially significant impacts could result to as-yet-unidentified paleontological resources at the construction stage.

Mitigation Measure GEO-1: Paleontological Resources

In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plant or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.

Noise NOI

Impact NOI-1: Construction Noise

Project construction may create a temporary increase in noise levels above which is acceptable for sensitive noise receptors, such as the nearby residences and motels, unless properly mitigated.

Mitigation Measure NOI-1: Construction Noise

The following mitigation measures shall be implemented to potential noise impacts during the construction phase:

- All construction equipment shall include mufflers.
- Any construction equipment shall be turned-off when not in use.
- Locate noise generating equipment away from line-of-site contact with sensitive noise receptors to the extent feasible.
- Noise-sensitive land uses adjacent to the site shall be notified in writing of the construction schedule. Designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

DETERMINATION: On APRIL 6, 2020, the Planning Commission of the City of Vallejo determined that the proposed project, as submitted, will not have a significant effect on the environment, including any adverse effect, either individually or cumulatively on wildlife resources.

The Initial Study was prepared by the Planning and Development Services Department, City of Vallejo. A copy of the Initial Study is attached. Additional information may be obtained at the Planning and Development Services Department, Vallejo City Hall, 555 Santa Clara Street, Second Floor, Vallejo, California 94590.

ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

AFSHAN HAMID, SECRETARY

NAME OF PROJECT: FAIRGROUNDS SELF STORAGE

MITIGATION MONITORING PROGRAM AND COMPLIANCE RECORD

FILE NO.: ENVIRONMENTAL DOCUMENT (ED) #19-0001 INITIAL STUDY PREPARED BY: JONATHAN ATKINSON

DATE: APRIL 6, 2020

APPLICANT: RYAN NICKELSON, LRG INVESTORS, LLC

MITIGATION PLAN			COMPLIANCE RECORD			
MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
AQ-1: Construction	Planning and Development Services Public Works	To mitigate these potential impacts to less-than significant levels, the City will require mitigation measures be included in the grading plan of the project under the descriptive heading "Dust and Equipment Exhaust Control" and implemented during construction activities: • All material excavated, stockpiled, or graded would be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage. • All areas with vehicle traffic would be watered or have dust palliative applied as necessary for regular stabilization of dust emissions. • All onsite and construction traffic would be limited to a speed of 15 miles per hour within the project site and surrounding neighborhood. • All land clearing, grading, earth moving, or excavation activities in the project area would be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour. • All inactive portions of the construction site would be covered, revegetated, or watered until a suitable cover is established. Alternatively, the Project Contractor may apply County-approved non-toxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas that remain inactive for 96 hours) in accordance with the local grading ordinance. • All material transported off-site would be securely covered to prevent public nuisance or there must be a minimum of two feet of freeboard in the bed of the transport vehicle.	During Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
		- Paved roads adjacent to the project would be swept at the end of each day, or more frequently if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud that may have resulted from activities at the project site. - The Project Contractor would re-establish ground cover on the site through revegetation and watering in accordance with the local grading and landscape ordinances. - All unnecessary vehicle idling would be restricted adjacent to the project site for a period of five minutes.				
BIO-1: Jurisdictional Waters	Planning and Development Services	Jurisdictional Delineation: Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.	Pre-Construction			
BIO-1: Jurisdictional Waters	Planning and Development Services	Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction: If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits: - The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the Regional Water Quality Control Board (RWQCB). These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project. - The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA. - Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.	Pre-Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
		The project applicant shall provide a Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.				
BIO-1: Jurisdictional Waters	Planning and Development Services	Obtain Streambed Alteration Agreement Prior to Construction: In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the drainage feature, which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.	Pre-Construction			
BIO-2: Migratory Bird Treaty Act	Planning and Development Services	Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31). The survey shall be performed by a qualified biologist and its findings submitted in writing to the Planning Division staff, prior to issuance of a building permit.	Pre-Construction			
CUL-1: Accidental Discovery of Cultural Resources	Planning and Development Services	Following the removal of asphalt at the project site and prior to any trenching or grading, a qualified archeologist, who meets the Secretary of Interior's Professional Qualification Standards for Archeology, shall conduct a "spot-check" site visit for the inadvertent exposure of cultural materials. Should soils beneath the asphalt indicate cultural materials may be present, this site visit shall be followed by regular or periodic archeological monitoring, as determined by the archeologist. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist (as defined above) shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeological and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.	During Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
		No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution recommended by the archeologist and approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.				
CUL-2: Accidental Discovery of Human Remains	Planning and Development Services	Should human remains be discovered during the construction of the project, Section 7050.5 of the California Health and Safety Code applies. In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, one of the following steps shall be taken as applicable: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or 2. Where an of the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent does not make a recommendation within 48 hours after being notified by the NAHC; • The descendent identified fails to make a recommendation; or • The landowner or his or her authorized representative rejects the recommendation of the descendent and mediation by the NAHC fails to provide measures acceptable to the landowner.	During Construction			

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE
GEO-1: Paleontological Resources	Planning and Development Services	In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plan or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.	During Construction			
NOI-1: Construction Noise	Planning and Development Services	The following mitigation measures shall be implemented to potential noise impacts during the construction phase: • All construction equipment shall include mufflers. • Any construction equipment shall be turned-off when not in use. • Locate noise generating equipment away from line-of-site contact with sensitive noise receptors to the extent feasible. • Noise-sensitive land uses adjacent to the site shall be notified in writing of the construction schedule. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.	During Construction			

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

AB 3180 (Public Resources Code section 21081.6) requires public agencies to adopt a reporting or monitoring program whenever: a) a Negative Declaration which incorporates mitigation measures is adopted for a project; and b) after certifying an EIR, CEQA findings are adopted which concludes that otherwise significant impacts will be substantially lessened or avoided through the adoption of mitigation measures.

The following procedures shall be followed to ensure compliance with AB 3180. Please note that these procedures are intended to cover all project categories (private or public) and all stages of a project when monitoring or reporting may be required. A typical mitigation or monitoring program will consist of the checklist (Appendix "A"), the General Provisions, and appropriate portions of the section titled "Types of project and mitigation and their monitoring/reporting procedures." The monitoring or reporting program may be attached to the Mitigated Negative Declaration or EIR findings and made a part of that document.

The CEQA Guidelines require mitigation of "significant impacts", except where findings of overriding significance are made. Unless this threshold of "significant impact" is reached, it is advisable to address project issues as conditions of project approval outside the CEQA process.

Mitigation measures must be written in very clear language, and must specify what, who, when, where, and if possible the why.

GENERAL PROVISIONS

- A. Checklist: All mitigation measures for a Negative Declaration or EIR shall be incorporated into the attached checklist for the purpose of monitoring or reporting their implementation.
- B. Disagreement over the interpretation of a mitigation condition: Where staff and the applicant cannot agree on the exact meaning of a mitigation condition, the matter shall be referred to the Planning and Development Services Director. The applicant shall have the right to appeal the Director's interpretation to the Planning Commission.
- C. Reporting: All reports submitted by the developer and consultant shall be under the penalty of perjury.
- D. Records: All records pertaining to a Mitigated Negative Declaration shall be kept in the project file at the offices of the Planning and Development Services Department.
- E. Fees: For private projects, the applicant shall bear the cost of monitoring and/or reporting. Fees charged for staff time shall be established by City Council Resolution.

Where necessary, the applicant will be required to deposit a lump sum with the Planning and Development Services Department. Monitoring costs will be debited against said deposit. For public projects where fees are not charged, the cost of monitoring shall be borne by the Department responsible for the project.

- F. Penalties: If an applicant fails to properly implement mitigation measures, the Planning and Development Services Director the appropriate City Department may issue a stop-work order, or deny subsequent approvals necessary to complete and occupy the project. In some cases, the City may require performance bonds or letters of credit to ensure that mitigation conditions are properly implemented. The amount of such bonds or letters of credit shall be determined by the Planning and Development Services Director. Failure to implement mitigation measures or to furnish required mitigation reports may be cause for suspension or revocation of a permit or the basis for legal action by the City to enforce compliance with the mitigation measure or reporting requirement.

TYPES OF PROJECTS AND MITIGATION AND THEIR MONITORING/REPORTING PROCEDURES:

Private Projects

- A. Conditions affecting permanent construction. These conditions affect the permanent design and location of a structure. Examples include limiting building height, requiring a setback, or providing a landscape buffer.
- The department applying the condition signs off on the mitigation condition(s) before the building permit is issued, verifying that the plans conform with the condition(s).
 - The building inspector ensures that construction conforms with approved plans.
 - Affected department signs off on the mitigation condition(s) before final inspection/occupancy, verifying that the project conforms to the mitigation condition(s).
- B. Conditions during construction. These conditions affect the way construction is carried out. Examples will be hours of operation, erosion control plans, preservation of archaeological sites, and preservation and protection of marshes.
- Responsibility for monitoring and reporting shall be placed on the applicant. The City department which imposed the condition will investigate complaints and review reports that are submitted. City inspectors should be informed about mitigation conditions so they can report obvious violations.
 - Reporting by applicant shall be under penalty of perjury.

C. Operational Conditions. These require permanent monitoring/reporting on a regular basis. Examples will include: hours of operation, maximum occupancy, toxic handling and disposal, and limits on nuisances like noise and odors.

- The burden would be placed on the applicant to provide reports to the City as required. The content and frequency of the reports would be specified as part of the conditions. Specialized inspectors may be required.
- Failure to implement an operational mitigation measure or to furnish required mitigation reports may be cause for suspension or revocation of a permit or the basis for legal action by the City to enforce compliance with the mitigation measure or reporting requirement.
- Reporting shall be under penalty of perjury.
- The City may enter into agreement with another agency to monitor compliance (e.g. Fish and Game for creek conditions; County Health for toxins).
- Planning Division staff and other appropriate City staff will investigate complaints, and also ensure that reports are submitted as required to the Planning and Development Services Department.

CITY OF VALLEJO

Initial Study Questionnaire

PROJECT DESCRIPTION AND BACKGROUND

Project title: Fairgrounds Self Storage
Contact Person: Jonathan Atkinson, Senior Planner
jonathan.atkinson@cityofvallejo.net | (707) 648-4346

Project Sponsor's Name and Address: Ryan Nickelson, LRG Investors, LLC
2099 Mount Diablo Boulevard: Suite 206
Walnut Creek, CA 94596

General Plan Designation: Business/Limited Residential (B/LR)
Zoning: Linear Commercial (CL)



Project Location: 384 Fairgrounds Drive, Vallejo, CA 94589

Longitude/Latitude: 38.126160 "N" -122.228910 "W"
Assessor's Parcel Number: 0052-320-280 and 0052-320-310

AVAILABILITY OF DOCUMENT: This document is available for review at:
555 Santa Clara St, 2nd fl., Vallejo, CA; 8:30am-4:30pm; Monday-Thursday, 8:30am-12:00pm on Friday.

PROJECT DESCRIPTION: The project involves the development of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. The building breakdown is as follows: Storage Building A (78,850 square feet and an approximate building height of 41 feet at 3 stories with a basement), Storage Building B (25,150 square feet and an approximate building height of 31 feet at 3 stories), and Manager's Building (2,360 square feet and approximate building height of 29 feet at 2 stories). The project site will be secured by a combination of wrought iron fencing, wood fencing, and a solid wall. 14 total parking spaces will be provided as part of the project along with landscape improvements and a bio-retention basin at the northeast corner of the project site.

SURROUNDING LAND USES AND SETTING: Two vacant parcels of land comprise the project site on the eastern side of Fairgrounds Drive located at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310) for a total of 1.43 acres. The project site is an infill site surrounded by the following existing developments and land uses: Red Roof Inn (formerly Motel 6) is located to the north; Interstate 80 is located to the east; Annie's Panda Garden (restaurant) is located to the south; and Fairgrounds Drive is located to the west with apartments and a medical office building on the other side of the street. The project site is bisected by a 24-inch water main that extends from Valle Vista Avenue and Fairgrounds Drive to Interstate 80. Asphalt, minimal vegetation, perimeter fencing, and a drainage basin from Fairgrounds Drive to Interstate 80 currently characterize the project site.

OTHER PUBLIC AGENCY APPROVALS: U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and California Fish and Game

TRIBAL NOTIFICATION: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

☒ Yes ☐ No

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below could be potentially affected by this project, involving at least one impact that is a “Less than Significant with Mitigation” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☒ Geology / Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jonathan Atkinson, Senior Planner

03/06/2020
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) A “Mitigated Negative Declaration” (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CCR, Guidelines for the Implementation of CEQA § 15063(c)(3)(D)]. References to an earlier analysis should:
 - a) Identify the earlier analysis and state where it is available for review.
 - b) Identify which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
 - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES

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

Discussion: General Plan 2040 addresses scenic vistas through the following policy: Policy NBE-1.5: *Scenic Vistas. Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.* The public right-of-way along Fairgrounds Drive at the project site provides views of Sulphur Springs Mountain to the northeast. However, these views are not part of a scenic vista, as designated by the City of Vallejo ("City"). The project is located along Interstate 80 in Vallejo, which is not a State-designated scenic highway. The City currently governs scenic quality through Chapter 16.36: Residential View District of the Vallejo Municipal Code, which does not apply to the project site. The project will be subject to a standard development condition that

minimizes exterior lighting and requires shielding to avoid unreasonable impacts on surrounding properties.

SOURCE: 6, 7, 9, 10, 24

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

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

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

X

Discussion: The project site is listed as Urban and Built-Up Land on the Solano County Important Farmland 2016 map. The project site and adjacent properties are not designated as farmland in any statewide study nor do they involve a Williamson Act contract. The project will not result in the conversion or loss of farmland or forestland.

SOURCE: 19, 20

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

- a) Conflict with or obstruct implementation of the applicable air quality plan?

X

III. **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

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

Discussion: The project involves the construction and operation of a self-storage facility with an approximate building area of 106,360 square feet and 1,117 storage units. Operationally, the self-storage facility can be considered an innocuous use in terms of air quality in that it does not involve any industrial processes, would not generate substantial traffic, nor would it create any offensive odors. The project will not exceed thresholds of significance for criteria pollutants set forth in the Bay Area Air Quality Management District's (BAAQMD) California Environmental Quality Act Air Quality Guidelines during its construction and/or operation, as calculated by the California Emissions Estimator Model (CalEEMod). Criteria pollutants include the following: Carbon monoxide (CO), Reactive Organic Gasses (ROG), Nitrogen Oxide (NOX), Sulfur Dioxide (SO₂), Coarse Inhalable Particulate Matter (PM₁₀), and Fine Inhalable Particulate Matter (PM_{2.5}). The emissions calculations for the project are attached.

The project meets the screening criteria thresholds set forth by the BAAQMD but may have construction-related impacts on air quality, such as dust and emissions, which may be undesirable for sensitive receptors in close proximity. The BAAQMD recommends the implementation of the following Basic Construction Mitigation Measures, whether or not construction-related emissions exceed applicable thresholds of significance.

Impact AQ-1: Construction

Construction activities would generate exhaust emissions from vehicles/equipment and fugitive particulate matter emissions that would affect local air quality. Construction dust could be generated at levels that would create an annoyance to nearby properties.

Generation of dust during grading and construction activities is a potential significant impact of the project.

Mitigation Measure AQ-1: Construction

To mitigate these potential impacts to less-than significant levels, the City will require mitigation measures be included in the grading plan of the project under the descriptive heading “Dust and Equipment Exhaust Control” and implemented during construction activities:

- All material excavated, stockpiled, or graded would be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
- All areas with vehicle traffic would be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
- All onsite and construction traffic would be limited to a speed of 15 miles per hour within the project site and surrounding neighborhood.
- All land clearing, grading, earth moving, or excavation activities in the project area would be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
- All inactive portions of the construction site would be covered, revegetated, or watered until a suitable cover is established. Alternatively, the Project Contractor may apply County-approved non-toxic soil stabilizers (according to manufacturer’s specifications) to all inactive construction areas (previously graded areas that remain inactive for 96 hours) in accordance with the local grading ordinance.
- All material transported off-site would be securely covered to prevent public nuisance or there must be a minimum of two feet of freeboard in the bed of the transport vehicle.
- Paved roads adjacent to the project would be swept at the end of each day, or more frequently if necessary, to remove excessive or visibly raised accumulations of dirt and/or mud that may have resulted from activities at the project site.
- The Project Contractor would re-establish ground cover on the site through revegetation and watering in accordance with the local grading and landscape ordinances.
- All unnecessary vehicle idling would be restricted adjacent to the project site for a period of five minutes.

SOURCE: 1, 2, 3, 7

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

Discussion: The project site has been disturbed with asphalt covering the majority of the property. There is currently a drainage feature extending from the western portion of the project site along Fairgrounds Drive southward towards Interstate 80. The project applicant retained First Carbon Solutions (FCS) to conduct a field survey on October 15, 2019 to determine whether or not the drainage feature constitutes jurisdictional waters of the United States or State of California. Robert Carroll, Biologist with FCS, summarizes the findings of the field survey in the attached jurisdictional assessment memorandum.

The drainage feature, which is 6-8 feet wide and 210 feet long, is connected to a culvert under Fairgrounds Drive allowing water to move through the project site towards Interstate 80. The water empties into Blue Rock Springs Creek and then discharges into Rindler Creek once it leaves the project site. Waters from the project site ultimately navigate to the San Pablo Bay and Carquinez Strait through a series discharges: Rindler Creek to Lake Chabot to Chabot Creek to Napa River to Mare Island Strait.

The confluences of the Mare Island Strait, San Pablo Bay, and Carquinez Strait are Traditional Navigable Waters (TNWs). TNWs in addition to an observed Ordinary High Water Mark (OHWM) within the drainage feature caused FCS biologists to determine that the project likely contains jurisdictional waters of the United States. The drainage feature also contains standing water and a variety of hydrophytic habitat plant species, such as narrow leaf cattail, rabbits foot grass, duckweed, curly dock, nutsedge, and mallow.

The drainage feature would be removed as part of the project with the culvert along Fairgrounds Drive subsequently connecting to the proposed bio-retention basin at the northeast corner of the project site. Water would be treated at the bio-retention basin before leaving the project site.

FCS was also retained to screen the project site for potential habitat for sensitive species, as designated by the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), or California Native Plant Society (CNPS). FCS conducted a field survey on December 9, 2019. FCS also conducted a search of the California Native Plant Society database and the California Natural Diversity Database for special-status species that are known to occur in the vicinity. Robert Carroll summarizes the findings in the attached habitat assessment memorandum. FCS concluded that the project site lacks the characteristics to qualify as a habitat for sensitive species. However, FCS acknowledged that the existing eucalyptus trees just beyond the property boundaries to the north at the Red Roof Inn may provide a habitat for special-status bird species. FCS recommends a standard mitigation measure to ensure that construction activities do not have an adverse effect on any nesting birds and raptors.

The City is within the jurisdiction of the Solano Multispecies Conservation Plan (HCP), which has not yet been adopted. The HCP is a multi-jurisdictional effort to identify and protect federally-listed endangered species. The Solano County Water Agency (SCWA) is responsible for coordination, reporting, and oversight of the HCP. Sections of Solano County, which have the potential for providing habitat for endangered species (Areas of Special Status Species Concern) have been mapped. Projects proposed in the areas of concern must be submitted to the USFWS for consultation and review. The project site is designated as Zone 1 – Urban Zone, according to HCP Figure 1-4: Covered Activity Zones, which allows for the construction and maintenance of private infrastructure and facilities.

Impact BIO-1: Jurisdictional Waters

Jurisdictional waters of the United States exist on the project site in the form of a drainage feature. Project construction can have a significant impact on existing jurisdictional waters of the United States unless properly mitigated.

Mitigation Measure BIO-1: Jurisdictional Waters

1. Jurisdictional Delineation: Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.
2. Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction: If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:
 - The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the Regional Water Quality Control Board (RWQCB). These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
 - The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.
 - Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.
 - The project applicant shall provide a Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.
3. Obtain Streambed Alteration Agreement Prior to Construction: In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the drainage feature, which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion

and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.

Impact BIO-2: Migratory Bird Treaty Act

Existing eucalyptus trees adjacent to the project site at 458 Fairgrounds Drive provide potential habitat for special-status bird species as well as non-special status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). Project construction may have significant impacts unless mitigation measures are applied.

Mitigation Measure BIO-2: Migratory Bird Treaty Act

Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31). The survey shall be performed by a qualified biologist and its findings submitted in writing to the Planning Division staff, prior to issuance of a building permit.

SOURCE: 7, 9, 12, 13, 16, 18

V. <u>CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5 of the State CEQA Guidelines?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of the State CEQA Guidelines?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: The City contacted the Northwest Information Center (NWIC) of the California Historical Resources Information System to conduct a records search of the project site for potential cultural resources. The NWIC, which is affiliated with the State of California Office of Historic Preservation, manages historical records, supplies historical resources information with applicable restrictions, and provides educational support and information about historical resources in California. The Non-Confidential Extended Records Search conducted by the NWIC determined a moderate to high potential for identifying archeological resources in the project area and recommended further study by a qualified archeologist.

Dr. Dana Douglas DePietro, RPA, of First Carbon Solutions (FCS) was retained by the project applicant to conduct a cultural resources assessment of the project site. This assessment included records searches of the NWIC, the Native American Heritage Commission (NAHC) Sacred Lands File, all previous recorded cultural resources and technical studies in the vicinity of the project site, and a field survey on January 3, 2020. Dr. DePietro summarizes the findings in the attached cultural resources assessment. A detailed records search of the NWIC performed by FCS did not identify any known cultural resources within or in proximity to the project site.

Areas of exposed soils were inspected during the field survey and did not yield any positive results in terms of historic or prehistoric cultural resources or raw materials used in the manufacturing of tools. The cultural resources assessment does not anticipate the discovery of cultural resources but does recommend a qualified archeologist conduct a “spot-check” once the asphalt surface has been removed and prior to grading and trenching activities.

Impact CUL-1: Accidental Discovery of Cultural Resources

There is a possibility that ground-disturbing activities may uncover previously unknown, buried cultural resources at the project site during the construction phase.

Mitigation Measure CUL-1: Accidental Discovery of Cultural Resources

Following the removal of asphalt at the project site and prior to any trenching or grading, a qualified archeologist, who meets the Secretary of Interior’s Professional Qualification Standards for Archeology, shall conduct a “spot-check” site visit for the inadvertent exposure of cultural materials. Should soils beneath the asphalt indicate cultural materials may be present, this site visit shall be followed by regular or periodic archeological monitoring, as determined by the archeologist.

In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist (as defined above) shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeological and recommended to the Lead Agency. Appropriate mitigation measures

for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution recommended by the archeologist and approved by the Lead Agency, where they would be afforded long-term preservation to allow future scientific study.

Impact CUL-2: Accidental Discovery of Human Remains

There is a possibility that that ground-disturbing activities may uncover previously unknown, buried human remains at the project site during the construction phase.

Mitigation Measure CUL-2: Accidental Discovery of Human Remains

Should human remains be discovered during the construction of the project, Section 7050.5 of the California Health and Safety Code applies. In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, one of the following steps shall be taken as applicable:

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
2. Where an of the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project site in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent does not make a recommendation within 48 hours after being notified by the NAHC;
 - The descendent identified fails to make a recommendation; or

- The landowner or his or her authorized representative rejects the recommendation of the descendent and mediation by the NAHC fails to provide measures acceptable to the landowner.

SOURCE: 7, 14, 18

VI. <u>ENERGY</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: There will be a temporary consumption of energy resources required for the movement of equipment and materials during the construction phase of the project. Compliance with local, State, and federal regulations would reduce short-term energy demand during the project's construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. Energy use during project construction would be primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary power may also be provided to construction trailers or electric construction equipment.

The project would not conflict with or obstruct any State plan for renewable energy and would use a minimum of electricity. State and local agencies regulate the use and consumption of energy through various methods and programs. The following State regulations are intended to reduce energy use: California Code of Regulations (CCR) Title 24, Part 6–Energy Efficiency Standards and CCR Title 24, Part 11– California Green Building Standards. Locally, the City's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Furthermore, Senate Bill 100 (SB 100) requires the supply of 100 percent carbon-free clean energy by 2045 from energy providers. The project would be powered by the existing electrical grid and eventually be powered by renewable energy mandated by SB 100. The proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency and impacts would be less than significant.

SOURCE: 1, 7

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

Discussion: The project site is located in a seismically-active area, as is all of Northern California. Vallejo is not affected by an Alquist-Priolo Earthquake Fault Zone. There are no active faults that are mapped or recognized by the State of California cross the project site. The closest active faults are as follows: The West Napa Fault, the Green Valley

Fault, and the Hayward/Rodgers Creek Fault. There is a 63 percent probability that a magnitude 6.7 or greater earthquake will occur in the San Francisco Bay Area before 2036 according to the USGS.

The project site may be at risk of experiencing ground shaking and surface ruptures, which can adversely impact both people and structures, unless properly mitigated. Seismic hazards cannot be completely eliminated even with project site-specific geotechnical analysis and advanced building practices. However, the project will be designed according to the current California Building Code, applicable Vallejo Municipal Code requirements for construction, and in accordance with building standards for geotechnical and seismic design.

The project site is generally flat with no unique geologic features or structures or threat of landslides. It has a Liquefaction Susceptibility of “Low” and “Medium” per General Plan 2040 Map NBE-3: Earthquake and Liquefaction Hazard Zones. The project will be subject to several Public Works Department standard conditions of approval to ensure that there is no potential for soil erosion or loss of topsoil. Construction of the proposed project may result in the identification of historic-era or prehistoric paleontological materials. In the event that such resources are encountered unexpectedly during excavation activities, the City will require that no resources shall be handled or photographed, and project construction shall cease with the following measures implemented to address potential impacts.

Impact GEO-1: Paleontological Resources

Paleontological resources (e.g. dinosaur bones or fossils) could be discovered during grading and potentially significant impacts could result to as-yet-unidentified paleontological resources at the construction stage.

Mitigation Measure GEO-1: Paleontological Resources

In the event that any potentially significant paleontological resources are discovered, the paleontological monitor shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall be submitted to the Planning & Development Services Director for approval. In the event that a paleontological resource (fossilized invertebrate, vertebrate, plant or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Planning & Development Services Director shall be notified immediately, and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology’s 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If determined to be significant, the paleontologist will prepare an excavation plan for mitigating the project’s impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.

SOURCE: 6, 7, 21

VIII. <u>GREENHOUSE GAS EMISSIONS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The City adopted a Climate Action Plan in 2012 to facilitate compliance with State requirements that address the reduction of greenhouse gas emissions (GHG). Assembly Bill 32 (AB 32) seeks the reduction of greenhouse gas emissions relative to 1990 levels by the year 2030. In addition to AB 32, there are a number of State regulations intended to reduce energy use and GHG emissions: California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards, and the BAAQMD CEQA Guidelines. The project does not exceed the screening threshold for operational criteria established by the BAAQMD for greenhouse gas impacts, as noted in the attached emissions calculations.

SOURCE: 1, 2, 3, 7

IX. <u>HAZARDS AND HAZARDOUS MATERIALS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?				X

IX. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion: The project does not involve any hazardous materials or processes. The project site is not a hazardous waste site designated by the Department of Toxic Substances Control according to EnviroStor. The Use Permit would prohibit the storage of hazardous materials as an operational condition. The project site is not within an airport land use plan area nor is it within two miles of a public airport. It is also not within the vicinity of a private airstrip. The City participates in the Solano County Local Multi-Hazard Mitigation Plan (Solano County MHMP), under the County's Office of Emergency Services and Department of Resource Management. The project will not interfere with the implementation of the Solano County MHMP. Finally, the project will not expose people or structures to significant risk of wildland fires, as determined by the Department of Forestry and Fire Protection (Cal Fire) on a map titled Draft Fire Hazard Severity Zones in LRA (dated September 17, 2007).

SOURCE: 6, 7, 9, 16, 22, 23

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

Discussion: The project site is largely characterized by an asphalt surface and a drainage feature. The project site is located within the Napa-Sonoma Valley Groundwater Basin. The project will not result in an increase of impervious surfaces, as detailed in the Stormwater Control Plan for Fairgrounds Self Storage prepared by Robert A. Karn & Associates, Inc. Stormwater will be directed to a bio-retention basin at the northeast corner of the project site and treated before exiting the property. This stormwater

improvement is part of a collection of Public Works Department conditions required to address stormwater runoff during and after construction.

The project will result in the removal of the drainage feature, as detailed in Section IV. Biological Resources of this Initial Study. The culvert at Fairgrounds Drive will be directed to the bio-retention basin as part of the project. The requirements identified as part of Mitigation Measure BIO-1 will mitigate impacts on the jurisdictional waters of the United States to less than significant levels. Flood Insurance Rate Map #06095C0440F identifies the project site as Zone X, which is not a Special Flood Hazard Area, according to the Federal Emergency Management Agency (FEMA). The project site is not located in an area that is susceptible to inundation by seiche, tsunami, or mudflow.

SOURCE: 6, 7, 12, 15

XI. <u>LAND USE AND PLANNING</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion: The project will result in the development of vacant commercial parcels of land as a self-storage facility. The project will not physically divide an established community. The project site has a General Plan 2040 land use designation of Business/Limited Residential (B/LR) and an interim zoning designation of Linear Commercial (CL) District. The project is consistent with the B/LR designation in that self-storage facilities are characteristic of light industrial areas, and it has a Floor Area Ratio (FAR) of 1.79, which is within the maximum allowed FAR of 2.0. The project is also consistent with all applicable General Plan 2040 policies. Self-storage facilities, which are classified as “Wholesaling, storage and distribution: light” uses in the Vallejo Municipal Code, are permitted in the CL District with a Major Use Permit. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned. Parking is the exception for which a Variance request has been filed for approval. The parking standard was not adopted to avoid significant environmental impacts.

SOURCE: 6, 7, 9, 10, 16

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XII. <u>MINERAL RESOURCES</u> – Would the project:				
a) Result in the loss of availability of a known mineral resource of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The project site is not home to any known mineral resources.

SOURCE: 7

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XIII. <u>NOISE</u> – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The operation of a self-storage facility will not result in an increased exposure to noise levels in excess of City standards. Self-storage facilities are typically a passive type of land use. Operational noise will be limited to moving trucks and vehicles entering and exiting the project site on an occasional basis. The project site is not located within the vicinity of a private airstrip, an airport land use plan, or a public airport.

Ambient noise levels will be temporarily elevated in the vicinity of the project site during construction. Construction methods, the types of equipment, time and duration, and distance from sensitive noise receptors are factors in determining whether or not project construction will have a significant impact. The closest sensitive noise receptors are apartments immediately east on the other side of Fairgrounds Drive, and Red Roof Inn and America's Best Value Inn to the north and south of the project site.

Per the City's standard conditions of approval, construction-related activities will be limited to between the hours of 7:00 A.M. and 6:00 P.M., Monday through Saturday, and prohibited on Sunday and federal holidays. This will help alleviate noise impacts on the adjacent residences and motels in that construction will not occur during noise sensitive times of the day, such as early morning, evening, or nighttime hours. However, additional measures will need to be implemented to minimize the impact of construction activity noise on noise sensitive receptors.

Impact NOI-1: Construction Noise

Project construction may create a temporary increase in noise levels above which is acceptable for sensitive noise receptors, such as the nearby residences and motels, unless properly mitigated.

Mitigation Measure NOI-1: Construction Noise

The following mitigation measures shall be implemented to potential noise impacts during the construction phase:

- All construction equipment shall include mufflers.
- Any construction equipment shall be turned-off when not in use.
- Locate noise generating equipment away from line-of-site contact with sensitive noise receptors to the extent feasible.
- Noise-sensitive land uses adjacent to the site shall be notified in writing of the construction schedule. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

SOURCE: 6, 7, 9, 16

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XIV. <u>POPULATION AND HOUSING</u> – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The project will not induce population growth in that it involves a self-storage facility with few employees. The project will not displace housing or people nor will it require a substantial number of new residential units for additional population growth.

SOURCE: 6, 7

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
XV. <u>PUBLIC SERVICES</u>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	

Discussion: The project was reviewed by the City's Technical Project Review Team (TPRC), which included the Fire Department, Public Works Department, Water Department, and Vallejo Flood and Wastewater District. The project will be subject to compliance with standard requirements of each of the aforementioned City departments

and agency as well as payment of impact fees, prior to issuance of building permits. The project will not require an increase in Police Department service based on scale and type of land use. The project is consistent with General Plan 2040 and these impacts were evaluated as part of the Environmental Impact Report (EIR) for General Plan 2040. Lastly, the project will subject to impact fees so that the development pays its share of public services.

SOURCE: 4, 5, 6, 7, 8, 9, 11

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The project will not have an impact on existing recreational facilities nor will it require the construction of new recreational facilities.

SOURCE: 6, 7

XVII. TRANSPORTATION/TRAFFIC – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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XVII. TRANSPORTATION/TRAFFIC – Would the project:

d) Result in inadequate emergency access?

Discussion: The CEQA Guidelines will be required to provide an alternative to Level of Service (LOS) for evaluating transportation impacts under Senate Bill (SB) 743. The alternative criteria must “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses”, particularly within areas served by transit under Public Resources Code Section 21099(b)(1). Measurements of transportation impacts may include the following: Vehicle miles traveled (VMT), vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The City will be required to start using VMT on July 1, 2020. The Guidelines provide for an “opt-in” period during the interim. The City is currently in the process of preparing goals and policies to be compliant with SB 743 by July 1, 2020. A project approved prior to this date is not subject to VMT analysis.

The City’s Traffic Engineer reviewed the project as part of the TPRC review and did not identify any concerns with respect to traffic impacts nor was a traffic study required due to the low number of daily users and vehicle trips associated with this use. Additionally, the project applicant provided traffic data from Anchor Self Storage at 1050 Sonoma Boulevard in Vallejo based on a period of January 2018 through March 2019. The traffic data identified the following averages for the 636-unit Anchor Self Storage: 4 vehicles per hour; 59 vehicles per day; and 1,822 vehicles per month. If unit count is indicative of vehicle trips then the proposed 1,117 units could result in nearly double the amount of vehicle trips generated at Anchor Self Storage. However, this is not an issue in terms of CEQA in that this type of use does not yield a high volume of vehicles on an hourly or daily basis.

SOURCE: 25, 26

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: The City notified the Cortina Indian Rancheria of Wintun Indians, Kesner Flores, and Yocha Dehe Wintun Nation of the project on November 5, 2019 pursuant to Public Resources Code § 21080.3.1. The City has received response from the Tribal Historic Preservation Officer of the Yocha Dehe Wintun Nation in regards to a consultation and the possibility for there being known resources in the project area. City staff provided project information to Yocha Dehe Wintun Nation as part of the consultation process, and was subsequently informed that there are no known tribal cultural resources near the project area. A cultural monitor was not requested by Yocha Dehe Wintun Nation during the consultation. However, the cultural resources study prepared by FCS recommends that a qualified archeologist conduct a “spot check” once the existing asphalt is removed from the project site and prior to grading activities. Furthermore, the collection of Cultural Resources mitigation measures address the accidental discovery of cultural resources and human remains, and would mitigate any potential impacts to tribal cultural resources to less than significant impacts.

SOURCE: 7, 17, 27, 28

XIX. <u>UTILITIES AND SERVICE SYSTEMS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: The City's Water Department, the Vallejo Flood and Wastewater District, and Vallejo Recology reviewed the project as part of the TPRC review process. No major concerns were raised in terms of the City's ability to accommodate the project relative to water service, wastewater capacity, solid waste, and other utilities. The project is required to comply with a collection of requirements and undergo further review prior to issuance of building permits. Any solid waste that is generated on the project site will be redirected to a secondary facility with sufficient capacity. Furthermore, the project is consistent with General Plan 2040 and these impacts were evaluated as part of the EIR for General Plan 2040.

SOURCE: 7, 8, 9, 11

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

Discussion: The project does not involve any hazardous materials or processes. The project site is not located within a very high fire severity zone or high fire severity zone, as determined by the Department of Forestry and Fire Protection (Cal Fire) on a map titled Draft Fire Hazard Severity Zones in LRA (dated September 17, 2007). The City's Fire Department reviewed the project as part of the TPRC review process, as discussed in Section XV. Public Services of this Initial Study. The project will be subject to a collection of fire safety requirements to minimize risks associated with fires.

The project will not result in an increase of impervious surfaces, as discussed in Section X. Hydrology and Water Quality of this Initial Study. Stormwater will be directed to a bio-retention basin at the northeast corner of the project site and treated before exiting the property. This stormwater improvement is part of a collection of Public Works Department conditions required to address any impacts related to stormwater runoff during and after construction.

SOURCE: 4, 5, 6, 7, 8, 11, 22

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: The Initial Study identified potential significant project impacts relative to air quality, biological resources, cultural resources, noise, and geology and soils. All of the identified impacts can be reduced to less than significant levels through the implementation of Mitigation Measures discussed in the Initial Study. Therefore, a Mitigated Negative Declaration has been prepared for the project to satisfy the requirements of the California Environmental Quality Act.

Sources:

1. Bay Area Air Quality Management District. California Environmental Quality Act: Air Quality Guidelines. Updated May 2017.
2. California Air Resources Board. Air Quality and Land Use Handbook: A Community Health Perspective. April 2005.
3. California Emissions Estimator Model. CalEEMod Version 2016.3.2. Prepared December 5, 2019.

4. City of Vallejo. Fire Department. Fire Prevention Section Memorandum. April 29, 2019.
5. City of Vallejo. Fire Department. Fire Prevention Section Email. Vincent Sproete. September 26, 2019.
6. City of Vallejo. Propel Vallejo General Plan 2040. August 29, 2017.
7. City of Vallejo. Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan Draft EIR. July 2016.
8. City of Vallejo. Public Works Department. Engineering Division Memorandum. May 7, 2019.
9. City of Vallejo. Planning Division Staff. 2019-2020.
10. City of Vallejo. Vallejo Municipal Code. Title 16: Zoning. 2019.
11. City of Vallejo. Water Department Memorandum. July 10, 2019.
12. First Carbon Solutions. Robert Carroll, Biologist. Jurisdictional Assessment for 384 Fairgrounds Drive, Vallejo, California. November 25, 2019.
13. First Carbon Solutions. Robert Carroll, Biologist. Habitat Assessment for Sensitive Species for 384 Fairgrounds Drive, Vallejo, California. December 10, 2019.
14. First Carbon Solutions. Dr. Dana Douglas DePietro, RPA, Cultural Resources Due Diligence Assessment for the 384 Fairgrounds Drive Self-Storage Project. January 27, 2020.
15. Federal Emergency Management Administration. Flood Insurance Rate Map. Panel #06095C0440F. Map Revised June 9, 2014.
16. Google Maps. Vallejo, California. 2019
17. Northwest Information Center. Non-Confidential Extended Records Search Results. December 10, 2019.
18. LSA/Solano County Water Agency. Solano Habitat Conservation Plan: Volume I Public Draft. October 2012.
19. State of California. Department of Conservation. Solano County Important Farmland Map. 2016.
20. State of California. Department of Conservation. Solano County Williamson Act Map. FY 2013/2014.

- 21.** State of California. Department of Conservation. State Geologist. Special Studies Zones. Revised Map 2015.
- 22.** State of California. Department of Forestry and Fire Protection. Solano County: Draft Fire Hazard Severity Zones in LRA. October 3, 2007.
- 23.** State of California. Department of Toxic Substances Control. EnviroStor. 2019.
- 24.** State of California. Department of Transportation. Officially Designated Scenic Highways List. 2017.
- 25.** State of California. Governor's Office of Planning and Research. Transportation Impacts (SB 743). April 13, 2018.
- 26.** Vallejo Anchor Self Storage. Traffic Data Relative to Parking Requirements. Vallejo Anchor Self Storage. July 29, 2019.
- 27.** Yocha Dehe Wintun Nation. 384 Fairgrounds Drive Self Storage Project. December 2, 2019 (Dated Received December 9, 2019).
- 28.** Yocha Dehe Wintun Nation. 384 Fairgrounds Drive Self Storage Project. January 7, 2020 (Dated Received January 22, 2020).

Initial Site Assessment Checklist for Special Status Species or Habitat

PROJECT NAME: Fairgrounds Self Storage

SITE LOCATION: 384 Fairgrounds Drive

ASSESSMENT PREPARED BY: Jonathan Atkinson, Senior Planner

SITE CHARACTERISTICS	PRESENT?		COMMENTS
	Yes	No	

I. GENERAL CRITERIA

A. Is the Proposed Project Site located within one of the following Areas of Concern*:

Vernal Pool Species	☐	X	
Giant Garter Snake	☐	X	
Valley Elderberry Longhorn Beetle	☐	X	
California Red-legged Frog	☐	X	
Coastal Marsh Species	☐	X	
Callippe Silverspot Butterfly	☐	X	
(i.e., Sky Valley, Sulphur Springs Mountain, or Blue Rock Springs)			

B. Is the Proposed Project Site located along a watercourse? X ☐ See Jurisdictional Assessment.

*See accompanying Areas of Concern Guidelines for descriptions and map.

If the answer to any of the above Section I criteria is "yes":

1. The site should be evaluated by a qualified biologist/botanist to determine the presence of special status species and/or habitat for such species.
2. The project will require evidence of compliance with the federal Endangered Species Act. The applicant should contact the USFWS regarding compliance with the Endangered Species Act and the Solano Project Biological Opinion. Details are provided in the Areas of Concern Guidelines.

If "no": Complete Section II of this checklist on the following pages.

The USFWS can be reached at: Sacramento Fish and Wildlife Office, Endangered Species Program

2800 Cottage Way, Rm. W-2605
Sacramento, CA 95825.
(916) 414-6600

Initial Site Assessment Checklist for Special Status Species or Habitat

SITE CHARACTERISTICS	PRESENT?		COMMENTS
	Yes	No	
II. SPECIES-SPECIFIC CRITERIA			
<u>Vernal Pool Species</u>			
Vernal pool and/or seasonal wetlands, including alkaline wetlands and stock ponds	_____	X	_____
Level topography with shallow depressions capable of containing standing water during the rainy season (Nov.-May)	X	_____	See Jurisdictional Assessment.
Has a wetland delineation has been completed?	_____	X	_____
Grassland with low-lying areas with stunted vegetation growth	_____	X	_____
Shallow stock ponds which normally dry on an annual basis	_____	X	_____
Presence of the following soil types: Pescadero series, Antioch series, San Ysidro series, Solano series, and associated complex soils (excludes existing developed areas and areas cultivated with perennial crops)	_____	X	_____
<u>Giant Garter Snake</u>			
Freshwater marshes, sloughs, ponds, low flow drainages, irrigation canals, backwater areas, rice fields	X	_____	See Jurisdictional Assessment.
Emergent aquatic vegetation (e.g., cattails, bulrushes)	X	_____	_____
Grassy banks and vegetated uplands adjacent to or within 200ft of habitats listed above	X	_____	_____

Initial Site Assessment Checklist for Special Status Species or Habitat

SITE CHARACTERISTICS	PRESENT?		COMMENTS
	Yes	No	
<u>Valley Elderberry Longhorn Beetle</u>			
Creeks, small drainages, man-made watercourses	X	_____	See Biological Assessment.
Elderberry Shrubs	_____	X	_____
Riparian vegetation	X	_____	See Biological Assessment.
<u>California Red-legged Frog</u>			
Perennial and seasonal creeks and ponds, small drainages, seeps and springs, stock ponds and other artificial water sources	X	_____	See Biological Assessment.
Aquatic or riparian vegetation	X	_____	See Jurisdictional Assessment.
Oak woodlands nearby or other suitable migration corridors between wet areas	_____	X	_____
<u>Coastal Marsh Species</u>			
Brackish or salt marsh, tidal sloughs	_____	X	_____
Dense patches of pickleweed, saltgrass, or other perennial marsh vegetation	_____	X	_____
Adjacent high marsh (non-submerged) areas for refuge	_____	X	_____
Presence of any of above habitat conditions within 1,000 feet of proposed new development	X	_____	_____

Summary:

If the answer to any of the above Section II criteria is “yes”, the site should be evaluated by a qualified biologist or botanist to determine the presence of special status species and/or potential habitat of such species. Also, the applicant should contact the Sacramento Fish and Wildlife Office regarding compliance with the Endangered Species Act and the Solano Project Biological Opinion.

Memo

Date: November 25, 2019

To: Ryan Nickelson, Lockehouse, LLC

From: Robert Carroll, FirstCarbon Solutions

Subject: Jurisdictional Assessment for 384 Fairgrounds Drive, Vallejo, California

FirstCarbon Solutions (FCS) conducted an informal jurisdictional assessment for the project site located at 384 Fairgrounds Drive in the City of Vallejo, California. FCS Biologists conducted a field survey for the proposed project site on October 15, 2019, from 10:00 a.m. to 11:30 a.m. The field survey included a reconnaissance-level assessment of the presence or absence of potential waters of the U.S. or State on the project site, which may be potentially subject to the jurisdiction of U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) and/or California Department of Fish and Wildlife (CDFW).

FCS Biologists noted the western portion of the project site contains an unnamed drainage feature that is fed through a culvert under Fairgrounds Drive that moves water through the site to the south toward Interstate 80. This drainage continues off-site and empties in to Blue Rock Springs Creek where it discharges into Rindler Creek. Both Blue Rock Springs and Rindler Creeks are blue line streams. Rindler Creek discharges into the southeast side of Lake Chabot. A dam is located on the northwest side of the lake, where Chabot Creek discharges from the lake over the dam spillway. Chabot Creek discharges into the Napa River, north of the Mare Island Strait. The Mare Island Strait discharges into the San Pablo Bay at its confluences with the Carquinez Strait, which are Traditional Navigable Waters (TNWs). Additionally, FCS Biologists observed evidence of an ordinary high water mark (OHWM) within the unnamed drainage. Presence of an OHWM and a significant nexus to TNWs are features that meet criteria as waters of the U.S. and would likely be considered jurisdictional.

The unnamed drainage feature is approximately 6-8 feet wide and 210 feet long. The drainage contained standing water, which supports a variety of plants commonly found in hydrophytic habitats. Species observed included narrowleaf cattail (*Typha angustifolia*), rabbitsfoot grass (*Polypogon monspeliensis*), duckweed (*Lemna minor*), curly dock (*Rumex crispis*), nutsedge (*Cyperus eragrostis*), and mallow (*Malva* spp.)

As discussed above, likely jurisdictional waters of the U.S. occur on the project site in the form of the unnamed drainage. As such, the following mitigation measures are recommended to: (1) reduce impacts from project construction to less than significant under California Environmental Quality Act (CEQA), and (2) comply with Sections 404 and 401 of the Clean Water Act and Fish and Game Code Section 1602.

Mitigation Measures

Jurisdictional Delineation

Prior to the issuance of a grading permit, the project applicant shall complete a formal delineation of potential jurisdictional features to document the full extent of jurisdictional waters within the project site.

Obtain Clean Water Act Sections 401 and 404 Permits Prior to Construction

If potential jurisdictional waters cannot be avoided, the following steps shall be adhered to with regard to permits:

- The project applicant shall obtain a Section 404 Clean Water Act (CWA) permit for impacts to waters of the United States. If required by the CWA, the applicant shall also obtain a Section 401 permit from the RWQCB. These permits shall be obtained prior to issuance of grading permits and implementation of the proposed project.
- The project applicant shall design the project to result in no net loss of functions and values of waters of the United States by incorporating impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined in any CWA Section 404/401 permits required by the CWA.
- Compensatory mitigation may consist of (1) obtaining credits from a mitigation bank; (2) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities; and/or (3) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity. This final type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The project/permit applicant retains responsibility for the implementation and success of the mitigation project.
- The project applicant shall provide Cultural Resources Report that is compliant with Section 106 of the National Historic Preservation Act.

Obtain Streambed Alteration Agreement Prior to Construction

In compliance with Section 1602 of the California Fish and Game Code, the project applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the unnamed drainage which will identify conditions for the project applicant to implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the drainage corridor habitat at no less than a 1:1 ratio.

FCS appreciates the opportunity to assist you on this project. If we can be of any further assistance, or if you have any questions concerning this memorandum, please contact me at 714.206.9473 or via email at RCarroll@fcs-intl.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Carroll', is positioned above the printed name.

Robert Carroll, Biologist
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Memo

Date: December 10, 2019

To: Ryan Nickelson, Lockehouse, LLC

From: Robert Carroll, Biologist, FirstCarbon Solutions

Subject: Habitat Assessment for Sensitive Species for 384 Fairgrounds Drive, Vallejo, California

This memo summarizes the findings of a habitat assessment conducted by FirstCarbon Solutions (FCS) on December 9, 2019, from 8:15 a.m. to 9:30 a.m. at 384 Fairground Drive in the City of Vallejo, California. The field survey consisted of a general biological resources literature review, an assessment of GIS and aerial photography data for the site, and a field survey to identify any potentially sensitive plant or wildlife species. The project site is bounded by Fairgrounds Drive to the north, a hotel to the east, a restaurant to the west, and Interstate 80. The project site is located within the *Cordelia, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle map.

Methods

Literature Review

Prior to conducting the site visit, aerial photographs of the project site were reviewed to determine if sensitive habitats potentially occur within the site. The literature review provides a baseline from which to evaluate the biological resources potentially occurring on the project site as well as the surrounding area. Special-status species are commonly characterized as species at potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally), and are identified by a state and/or federal resource agency as such. These include governmental agencies such as California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) or private organizations such as the California Native Plant Society (CNPS). The degree to which a species is at risk of extinction is the limiting factor on a species' status designation. Risk factors to the persistence of a species or population include habitat loss, increased mortality factors (take, electrocution, roadway hazards, etc.), invasive species, and environmental toxins.

In context of environmental review, special-status species are defined by the following codes:

- Species that are listed, proposed, or candidates for listing under the Federal Endangered Species Act (FESA) (50 Code of Federal Regulations [CFR] 17.11—listed; 61 CFR 7591)
- Species that are listed or proposed for listing under the California Endangered Species Act (CESA) (Fish and Game Code [FGC] 1992 § 2050, *et seq.*; 14 California Code of Regulations [CCR] § 670.1, *et seq.*)

- Species that are designated as Species of Special Concern by the CDFW
- Species that are designated as Fully Protected by the CDFW (FGC §§ 3511, 4700, 5050, and 5515)
- Species that meet the definition of rare or endangered under California Environmental Quality Act (CEQA) (14 CCR § 15380)

Special-status species also includes:

- Species designated as sensitive by city, county, or other regional planning documents

The designated sensitive species listed by CNPS have no direct legal protection, but require an analysis of the significance of potential impacts under CEQA Guidelines. Special-status plant and wildlife species were determined from a search of the *Cordelia, California*, USGS 7.5-minute topographic quadrangle map of the California Natural Diversity Database (CNDDDB); and Conservation System list of special-status species that are known to occur in the vicinity of the project; and professional expertise (Appendix A). When the USFWS lists a species as threatened or endangered under FESA, areas of habitat considered essential to its conservation and survival may be designated as critical habitat. These areas may require special consideration and/or protection because of their ecological importance. Potential critical habitat designations within the general vicinity of the parcel were checked using the USFWS Critical Habitat Portal.

Results

Vegetation

The project site is made up of formerly developed land and consists almost entirely of impervious surfaces. The site does not support any native or naturalized vegetation associations. The project site is dominated with various weedy/invasive and ornamental plants that flourish in urban landscapes that have been previously disturbed through human influence. Species observed included firethorn (*Pyracantha* spp.), sweet fennel (*Foeniculum vulgare*), Himalayan blackberry (*Rubus armeniacus*), wild oats (*Avena* spp.), black mustard (*Brassica niga*), bristly oxtongue (*Helminthotheca echioides*), and prickly lettuce (*Lactuca serriola*).

Based on the lack of suitable habitat coupled with the high level of disturbance at the site, no special-status plant species are expected to occur within the project boundaries.

Wildlife

Wildlife activity was low during the site visit, species observed included American crow (*Corvus brachyrhynchos*). Other common wildlife species found in disturbed areas may include mourning dove (*Zenaidura macroura*), rock pigeon (*Columba livia*), yellow-rumped warbler (*Setophaga coronata*), killdeer (*Charadrius vociferus*), and house sparrow (*Passer domesticus*). The project site generally lacks significant vegetation or prey opportunities for special-status wildlife species, which is due to the high level of disturbance through previous grading activities. Given the extensive amount of paved and gravel surfaces and the lack of native, or suitable plant communities, special-status wildlife species are not

expected to occur on the project site. However, the stand of eucalyptus trees (*Eucalyptus* spp.) on the adjacent parcel to the east may provide suitable nesting habitat for nesting birds. As such, FCS provides recommendations for potential impacts to nesting birds below.

Discussion and Recommendations

Trees adjacent to the project site provide potential habitat for special-status bird species as well as non-special-status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). As such, the following Mitigation Measure would likely apply:

Pre-construction clearance survey for nesting birds and raptors protected by the MBTA if construction occurs within the nesting season (February 1–August 31).

We appreciate the opportunity to assist you on this project. If we can be of any further assistance, or if you have any questions concerning this letter report, please contact me at 714.206.9473.

Sincerely,



Robert Carroll, Biologist
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Enc: Attachment A: Database Searches

Appendix A: Database Searches

*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

Plant List

12 matches found. [Click on scientific name for details](#)

Search Criteria

Found in Quad 3812222

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Remove Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Federal Listing Status	Federal Listing Status	Habitats	Lowest Elevation	Highest Elevation	Photo
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2			- Chaparral - Cismontane woodland - Valley and foothill grassland	45 m	1555 m	 1998 Dean Wm. Taylor
Castilleja affinis var. neglecta	Tiburon paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Apr-Jun	1B.2	S1S2	CT	FE	Valley and foothill grassland (serpentine)	60 m	400 m	no photo available
Ceanothus purpureus	holly-leaved ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Jun	1B.2	S2			- Chaparral - Cismontane woodland	120 m	640 m	 2008 Jorg Fleige
Centromadia parryi ssp. parryi	pappose tarplant	Asteraceae	annual herb	May-Nov	1B.2	S2			- Chaparral - Coastal prairie - Meadows and seeps - Marshes and swamps (coastal salt) - Valley and foothill grassland (vernally mesic)	0 m	420 m	 2007 Christopher Bronny
Erigeron biolettii	streamside daisy	Asteraceae	perennial herb	Jun-Oct	3	S3?			- Broadleaved upland forest - Cismontane woodland - North Coast coniferous forest	30 m	1100 m	 2003 Doreen L. Smith
Eriogonum luteolum var.	Tiburon buckwheat	Polygonaceae	annual herb	May-Sep	1B.2	S2			- Chaparral - Cismontane	0 m	700 m	

[caninum](#)

woodland
 • Coastal prairie
 • Valley and foothill grassland



2001 Bart and Susan Eisenberg

[Eryngium jepsonii](#)

Jepson's coyote thistle

Apiaceae

perennial herb

Apr-Aug

1B.2 S2?

• Valley and foothill grassland
 • Vernal pools

3 m

300 m

no photo available

[Helianthella castanea](#)

Diablo helianthella

Asteraceae

perennial herb

Mar-Jun

1B.2 S2

• Broadleafed upland forest
 • Chaparral
 • Cismontane woodland
 • Coastal scrub
 • Riparian woodland
 • Valley and foothill grassland

60 m

1300 m



2007 Erin McDermott

[Iris longipetala](#)

coast iris

Iridaceae

perennial rhizomatous herb

Mar-May

4.2

S3

• Coastal prairie
 • Lower montane coniferous forest
 • Meadows and seeps

0 m

600 m



2014 Aaron Schusteff

[Micropus amphibolus](#)

Mt. Diablo cottonweed

Asteraceae

annual herb

Mar-May

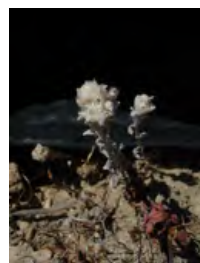
3.2

S3S4

• Broadleafed upland forest
 • Chaparral
 • Cismontane woodland
 • Valley and foothill grassland

45 m

825 m



2008 Aaron Arthur

[Symphyotrichum lentum](#)

Suisun Marsh aster

Asteraceae

perennial rhizomatous herb

(Apr)May-Nov

1B.2

S2

• Marshes and swamps (brackish and freshwater)

0 m

3 m



2015 John Doyen

[Trifolium hydrophilum](#)

saline clover

Fabaceae

annual herb

Apr-Jun

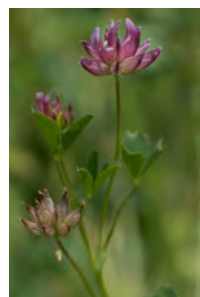
1B.2

S2

• Marshes and swamps
 • Valley and foothill grassland (mesic, alkaline)
 • Vernal pools

0 m

300 m



Suggested Citation

California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 09 December 2019].



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Advanced Search	About the Rare Plant Program	The California Lichen Society	
Glossary	CNPS Home Page	California Natural Diversity Database	
	About CNPS	The Jepson Flora Project	
	Join CNPS	The Consortium of California Herbaria	
		CalPhotos	

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Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad IS (Cordelia (3812222))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<i>Aquila chrysaetos</i> golden eagle	ABNKC22010	None	None	G5	S3	FP
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Balsamorhiza macrolepis</i> big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
<i>Bombus occidentalis</i> western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
<i>Castilleja affinis</i> var. <i>neglecta</i> Tiburon paintbrush	PDSCR0D013	Endangered	Threatened	G4G5T1T2	S1S2	1B.2
<i>Centromadia parryi</i> ssp. <i>parryi</i> pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
<i>Coturnicops noveboracensis</i> yellow rail	ABNME01010	None	None	G4	S1S2	SSC
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<i>Eryngium jepsonii</i> Jepson's coyote-thistle	PDAP10Z130	None	None	G2	S2	1B.2
<i>Falco peregrinus anatum</i> American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
<i>Isocoma arguta</i> Carquinez goldenbush	PDAST57050	None	None	G1	S1	1B.1
<i>Leptosiphon jepsonii</i> Jepson's leptosiphon	PDPLM09140	None	None	G2G3	S2S3	1B.2
<i>Melospiza melodia maxillaris</i> Suisun song sparrow	ABPBXA301K	None	None	G5T3	S3	SSC
<i>Rana boylei</i> foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	G3	S3	SSC
<i>Rana draytonii</i> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<i>Reithrodontomys raviventris</i> salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S1S2	FP
<i>Serpentine Bunchgrass</i> Serpentine Bunchgrass	CTT42130CA	None	None	G2	S2.2	



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Sorex ornatus sinuosus</i> Suisun shrew	AMABA01103	None	None	G5T1T2Q	S1S2	SSC
<i>Speyeria callippe callippe</i> callippe silverspot butterfly	IILEPJ6091	Endangered	None	G5T1	S1	
<i>Symphyotrichum lentum</i> Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
<i>Trifolium amoenum</i> two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
<i>Trifolium hydrophilum</i> saline clover	PDFAB400R5	None	None	G2	S2	1B.2

Record Count: 25

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

December 10, 2019

NWIC File No.: 19-0944

Mr. Ryan Nickelson
LRG Investors, LLC
ryan@lockehouse.com

Re: Record search results for the proposed Fairgrounds Self Storage at
384 Fairgrounds Drive, Vallejo, CA (APNs 052-320-280 and 052-320-310).

Dear Mr. Ryan Nickelson:

Per your request received by our office on December 4, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Solano County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there has been one architectural study that covers approximately 100% of the Fairgrounds Self Storage project area (Leach-Palm 2012: S-38752). This project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Southern Patwin language, part of the Southern Wintuan language family (Johnson 1978:350). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature (Johnson 1978: 350).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Solano County have been found in areas marginal to the Napa River, San Pablo Bay and Carquinez Strait, as well as inland on ridges, midslope benches, near the hill to valley interface, near ecotones, and near other intermittent and perennial watercourses. The Fairgrounds Self Storage project area is located at the hill to valley interface located west of Blue Rock Springs Creek. The project area contains Holocene alluvial fan deposits. Given the similarity of one or more of these environmental factors, there is a moderate to high potential for unrecorded Native American resources in the proposed Fairgrounds Self Storage project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the Fairgrounds Self Storage project area. The 1863 and 1869 General Land Office Plat Maps for Township 3 North Range 3 West indicated the project area may have contained fences and the Lands of Chapman Adams. The 1909 Parcel maps indicate the project area was located within the lands of Mrs. C. Rowan. With this in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources in the proposed Fairgrounds Self Storage project area.

The 1951 (photorevised 1980) Cordelia USGS 7.5-minute topographic quadrangle fails to depict any buildings or structures within the Fairgrounds Self Storage project area; therefore, there is a low possibility of identifying any buildings or structures 45 years or older within the project area.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate to high potential of identifying historic-period archaeological resources in the project area. Given the potential for archaeological resources in the proposed Fairgrounds Self Storage project area, our usual recommendation would include archival research and a field examination. The proposed project area, however, is presently covered with asphalt and/or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection.

Therefore, prior to demolition or other ground disturbance, we recommend a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common

methods used to identify the presence of buried archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) If the proposed project area contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Solano County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

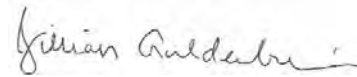
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jillian Guldenbrein".

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

General Land Office

1862, 1863, 1869 Survey Plat for Township 3 North/Range 3 West.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford, CA.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976)

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965)

Leach-Palm, Laura (Far Western Anthropological Research Group, Inc.)

2012 *Historic Property Survey Report for Redwood Parkway - Fairgrounds Drive Improvements Project, Vallejo, Solano County, California, 04-SOL-80/37 PM 4.0-4.9/10.6-11.2, EA 4A4410. NWIC Report S-038752*

Milliken, Randall

1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

Williams, James C.

1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

January 27, 2020

Ryan Nickelson
LRG Investors, LLC
477 9th Avenue, Suite 100
San Mateo, CA 94402

Subject: Cultural Resources Due Diligence Assessment for the 384 Fairgrounds Drive Self-Storage Project, City of Vallejo, in Solano County, California

Dear Mr. Nickelson:

This letter report provides the results of a Cultural Resources Due Diligence Assessment conducted by FirstCarbon Solutions (FCS) for the 384 Fairgrounds Drive Self-Storage Project, located in the City of Vallejo, in Solano County, California. This Due Diligence Assessment includes updated record searches performed at the Northwest Information Center (NWIC), the Native American Heritage Commission (NAHC) Sacred Lands File, a review of all previous technical studies and recorded cultural resources, and the results of an intensive pedestrian survey conducted at the site. The assessment is intended to supplement specific categories of data needed to satisfy regulatory requirements under California Environmental Quality Act (CEQA) and contains recommendations for appropriate mitigation based on the results.

Project Site Location

The project site is located at 384 Fairgrounds Drive in the City of Vallejo. The site is bounded by Interstate 80 (east), Fairgrounds Drive (west), and commercial and residential development (north and south). The project site is located within Township 3 North, Range 3 West, Section 7 of the *Cordelia, California* United States Geological Survey (USGS) 7.5-minute quadrangle map.

Methods

Records Search and Literature Review

FCS conducted an updated record search/literature review on January 16, 2020, at the NWIC located at Sonoma State University. The purpose of this review was to access any existing cultural resources survey reports, archaeological site records, and historic maps to evaluate whether previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or ethnic resources exist within or near the project area. The record search/literature review was also conducted to evaluate whether any historic properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), the California Historic Landmarks list, the California Points of Historical Interest list, and the California Historical Resources Inventory for Solano County exist within the project area.

UNITED STATES

T +1 888 826 5814
T +1 714 508 4100
F +1 714 508 4110
E info@fcs-intl.com

Irvine
250 Commerce
Suite 250
Irvine, CA 92602

Bay Area
1350 Treat Boulevard
Suite 380
Walnut Creek, CA 94597

Central Valley
7265 N. First Street
Suite 101
Fresno, CA 93720

Inland Empire
650 E. Hospitality Lane
Suite 125
San Bernardino, CA 92408

Sacramento Valley
2204 Plaza Drive
Suite 210
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

Native American Heritage Commission

FCS requested an updated search of the NAHC Sacred lands file on January 4, 2020. A response was received from the NAHC on January 17, 2020.

Pedestrian Survey

On January 3, 2020, FCS Senior Archaeologist, Dana DePietro, PhD, conducted a pedestrian survey for unrecorded cultural resources within the project area. The survey began in the northeast corner of the project site and moved west, using north-south transects spaced at 15-meter intervals. Due to the entirely paved, hardscaped nature of the project site, visibility of native soils was extremely poor, ranging from 0 to 2 percent. Native soils were only visible in cuts and drainages along the edges of the property and were highly disturbed. These areas were intermittently inspected using a hand trowel. Observed soils were largely composed of medium-brown, silty soil with high clay content, interspersed with small (2 to 3-centimeter) stones primarily composed of quartz, schist, and basalt. Soils did not contain artifacts or any materials consistent with prehistoric midden soils. Survey conditions were documented using digital photographs and field notes. During the survey, Dr. DePietro examined all areas of the exposed ground surface for prehistoric artifacts (e.g., fire-affected rock, milling tools, flaked stone tools, tool-making debris, ceramics), soil discoloration and depressions that might indicate the presence of a cultural midden, faunal and human osteological remains, and features indicative of the former presence of structures or buildings (e.g., postholes, standing exterior walls, foundations) or historic debris (e.g., glass, metal, ceramics).

RESULTS

Records Search Results

The results of the records search provided by the NWIC indicate that a total of six previous investigations have been conducted within 0.50-mile of the project area (Table 1). Of the six previous investigations, one (S-038752) addressed the proposed project area, indicating the project site has previously been assessed for cultural resources with negative results. The records search also revealed 16 previously recorded cultural resources within 0.50-mile of the project area. Of the 16 resources, all are historic-era buildings, none of which are located within, or in proximity to the project site. Complete records search results, including a resource location map, may be found in Attachment A.

Table 1: Previous Investigations within 0.5-mile of the Project Area

Report No.	Report Title/Project Focus	Author	Date
S-005068	Report of an Archaeological Reconnaissance of the Hunter Ranch, Vallejo, California	Stephen A. and Thomas L. Jackson	1973
S-007352	Cultural Resources Evaluation for the Marine World/Africa USA Property, Vallejo, California	David Chavez and John Holson	1985
S-038752	Historic Property Survey Report for Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California, 04-SOL-80/37 PM 4.0-4.9/10.6-11.2, EA 4A4410	Laura Leach-Palm	2012

Table 1 (cont.): Previous Investigations within 0.5-mile of the Project Area

Report No.	Report Title/Project Focus	Author	Date
S-038752a	Archaeological Survey Report for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California	Laura Leach-Palm, Brian F. Byrd, and Jack Meyer	2012
S-038752b	Historical Resources Evaluation Report, Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-11.2 EA4A4410	Meta Bunse	2012
S-038752c	Extended Phase I Geoarchaeological Explorations for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-11.2 EA 4A4410	Philip Kaijankski and Jack Meyer	2012

Native American Heritage Commission Results

A response was received from the NAHC on January 17, 2020, indicating the results of the Sacred Lands File Search were negative. To ensure Native American knowledge and concerns over potential Tribal Cultural Resources that may be affected by the project, the NAHC included a list of four tribal representatives available for consultation. Tribal consultation pursuant to Assembly Bill 52 (AB 52) has been initiated by the City of Vallejo and is ongoing as of the time of writing. Correspondence with the NAHC may be found in Attachment B.

Pedestrian Survey Results

To the extent possible, all areas of proposed development were inspected for culturally modified soils or other indicators of potential historic or prehistoric resources. No historic or prehistoric cultural resources or raw materials commonly used in the manufacture of tools (e.g., obsidian, Franciscan chert, etc.) were found in these areas. Pedestrian survey photographs may be found in Attachment C.

Summary and Recommendations

Based on the results of the records searches, NAHC, and pedestrian survey, FCS considers the potential for the project to have an adverse effect on historic or prehistoric cultural resources to be low. Sixteen resources have been recorded within a 0.5-mile radius of the project site, all of which are historic in nature, and lie well outside the project area. No additional resources were observed within the site boundaries over the course of the pedestrian survey; however, the paved, hardscaped nature of the site largely hindered the observation of native soils. For this reason, FCS believes it would be prudent to have a qualified Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for Archaeology conduct a "spot-check" site visit for the inadvertent exposure of cultural materials following removal of asphalt at the site and prior to any trenching or grading. In the unlikely event soils beneath the asphalt indicate cultural materials may be present, this may be followed by regular or periodic

archaeological monitoring as determined by the Archaeologist, but full-time archaeological monitoring is not recommended at this time.

Accidental Discovery of Cultural Resources

It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archeologist and shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

Accidental Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown, buried human remains. Should this occur, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed.

In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes

to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
 - The descendent identified fails to make a recommendation; or
 - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

We at FCS appreciate the opportunity to assist you with this project. If you have any questions regarding this letter report, please do not hesitate to reach me at 530.219.1432, or by email at ddepietro@fcs-intl.com.

Sincerely,

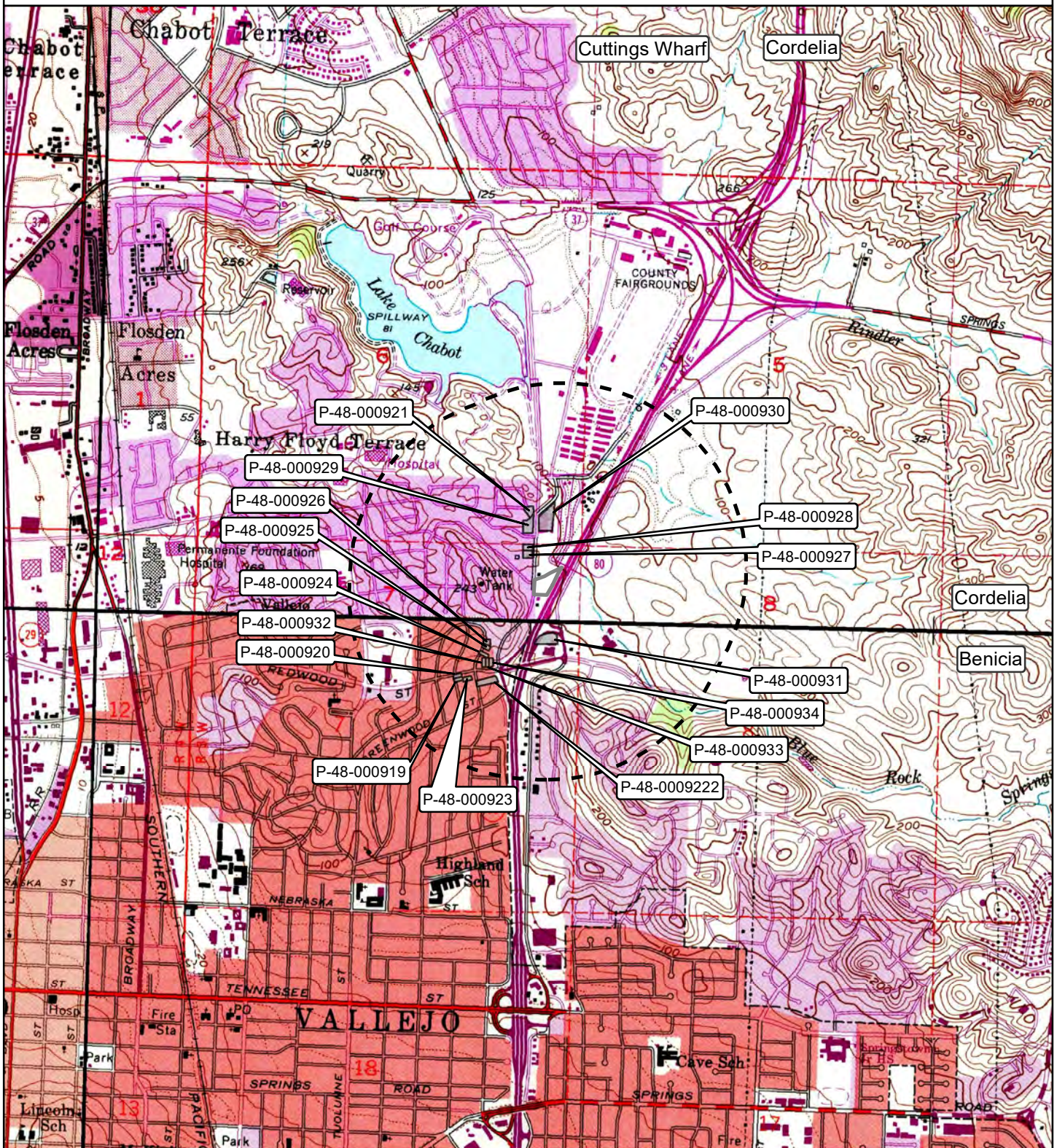


Dr. Dana Douglas DePietro, RPA
Division Head, Cultural Resources
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Enc : Attachment A: NWIC Records Search Results
Attachment B: NAHC Sacred Lands File Search Results
Attachment C: Pedestrian Survey Photographs

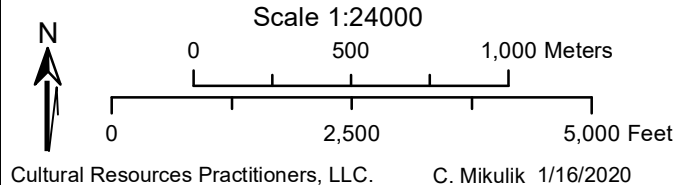
Attachment A:
NWIC Records Search Results

Fairgrounds Self Storage CHRIS Records Search Results Map: Resources



USGS 7.5' Maps:
Benicia 1959; photorevised 1980
Cordelia 1951; photorevised 1980

T3N; R3W; MDBM
NAD 1983, Zone 10S, N. Hemisphere



Project Boundary
1/2-mile Records Search Extent
Cultural Resources

Fairgrounds Self Storage CHRIS Records Search Results Map: Resources



Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-48-000919		Resource Name - Map Reference No. 13; Other - 18 Howard Avenue	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000920		Resource Name - Map Reference No. 12; Other - 20 Howard Avenue	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000921		Resource Name - Map Reference No. 1; Other - 67 Emerald Circle	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP)	S-038752
P-48-000922		Resource Name - Map Reference No. 15; Other - 328 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chanddra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000923		Resource Name - Map Reference No. 14; Other - 337 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000924		Resource Name - Map Reference No. 8; Other - 424 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000925		Resource Name - Map Reference No. 7; Other - 436 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000926		Resource Name - Map Reference No. 6; Other - 444 Moorland Street	Building	Historic	HP02	2011 (Joseph Freeman , Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000927		Resource Name - Map Reference No. 5; Other - 435 Fairgrounds Drive	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000928		Resource Name - Map Reference No. 4; Other - 437 Fairgrounds Drive	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000929		Resource Name - Map Reference No. 2; Other - 501 - 511 Fairgrounds Drive	Building	Historic	HP06	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting)	S-038752
P-48-000930		Resource Name - Map Reference No. 3; Other - 510 - 534 Fairgrounds Drive	Building	Historic	HP03	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-48-000931		Resource Name - Map Reference No. 16; Other - 711 Admiral Callaghan Lane; Other - California Highway Patrol; Other - Tell Rentals	Building	Historic	HP06	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000932		Resource Name - Map Reference No. 9; Other - 2612 Redwood Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000933		Resource Name - Map Reference No. 10; Other - 2618 Redwood Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752
P-48-000934		Resource Name - Map Reference No. 11; Other - 2624 Redwood Street	Building	Historic	HP02	2011 (Joseph Freeman, Chandra Miller, JRP Historical Consulting, LLC)	S-038752

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-005068	Voided - ASC #325	1973	Stephen A. Dietz and Thomas L. Jackson	Report of an Archaeological Reconnaissance of the Hunter Ranch, Vallejo, California.	Adan E. Treganza Anthropology Museum, San Francisco State University	
S-007352		1985	David Chavez and John Holson	Cultural Resources Evaluation for the Marine World/Africa USA Property, Vallejo, California	David Chavez & Associates Cultural Resources Consultants	48-000152
S-038752	Caltrans - EA 4A4410; Caltrans - E-FIS Project No. 0400020584; Other - Circle Point Project No. W8X86200; Voided - S-39605; Voided - S-39607	2012	Laura Leach-Palm	Historic Property Survey Report for Redwood Parkway - Fairgrounds Drive Improvements Project, Vallejo, Solano County, California, 04-SOL-80/37 PM 4.0-4.9/10.6-11.2, EA 4A4410	Far Western Anthropological Research Group, Inc.	48-000152, 48-000919, 48-000920, 48-000921, 48-000922, 48-000923, 48-000924, 48-000925, 48-000926, 48-000927, 48-000928, 48-000929, 48-000930, 48-000931, 48-000932, 48-000933, 48-000934
S-038752a		2012	Laura Leach-Palm, Brian F. Byrd, and Jack Meyer	Archaeological Survey Report for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California	Far Western Anthropological Research Group, Inc.	
S-038752b		2012	Meta Bunse	Historical Resources Evaluation Report, Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-11.2 EA4A4410	JRP Historical Consulting, LLC	
S-038752c		2012	Philip Kaijankski and Jack Meyer	Extended Phase I Geoarchaeological Explorations for the Redwood Parkway-Fairgrounds Drive Improvements Project, Vallejo, Solano County, California 04-SOL-80/37 PM 4.0-4.9/10.6-1.2 EA 4A4410	Far Western Anthropological Reserahc Group, inc.	

Attachment B:
NAHC Sacred Lands File Search Results



NATIVE AMERICAN HERITAGE COMMISSION

January 17, 2020

Dana DePietro
City of Vallejo

Via Email to: ddepietro@fcs-intl.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
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Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 5359.0001 Vallejo Fairgrounds Project, Solano County

Dear Mr. DePietro:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Staff Services Analyst

Attachment

**Native American Heritage Commission
Native American Contacts List
January 17, 2020**

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians
Charlie Wright, Chairperson
P.O. Box 1630 Wintun / Patwin
Williams CA 95987
(530) 473-3274 Office
(530) 473-3301 Fax

The Confederated Villages of Lisjan
Corrina Gould, Chairperson
10926 Edes Avenue Ohlone/Costanoan
Oakland CA 94603
corrinagould@gmail.com
(510) 575-8408

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn CA 95603 Miwok
bguth@auburnrancheria.com
(530) 883-2390 Office
(530) 883-2380 Fax

Yocha Dehe Wintun Nation
Anthony Roberts, Chairperson
P.O. Box 18 Wintun (Patwin)
Brooks CA 95606
aroberts@yochadehe-nsn.gov
(530) 796-3400
(530) 796-2143 Fax

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.

**This list is only applicable for contacting local Native Americans Tribes for the proposed:
5359.0001 Vallejo Fairgrounds Project, Solano County.**

Attachment C: Pedestrian Survey Photographs



Photograph 1: View of the project area; facing south.



Photograph 2: View of project area; facing southeast.



Photograph 3: View of project area; facing east.



Photograph 4: View of project area; facing northeast.



Photograph 5: View of project area; facing north.



Photograph 6: Detail of typical soil visibility across the project site.



Photograph 7: Detail of drainage cuts containing visible native soils; facing northwest.



Photograph 8: Overview of project area; facing south.

TRAFFIC DATA RELATIVE TO PARKING REQUIREMENTS
VALLEJO ANCHOR SELF STORAGE
1050 Sonoma Blvd., Vallejo

7/29/2019

Based on Gate Data Jan '18 - March '19

Month	Total Entries	Total Days	Entries Per Day
Jan-18	1368	31	44
Feb-18	1225	28	44
Mar-18	1390	41	34
Apr-18	1649	30	55
May-18	1799	31	58
Jun-18	1755	30	59
Jul-18	1950	31	63
Aug-18	2348	31	76
Sep-18	1992	29	69
Oct-18	2304	31	74
Nov-18	2135	30	71
Dec-18	1966	31	63
Jan-19	1720	31	55
Feb-19	1713	28	61
Mar-19	2012	31	65

Average Vehicles Visiting Site Per Month	1,822
Average Vehicles Per Day	59
Average Vehicles Per Hour	4
Average Length of Stay In Minutes (Per Industry Std.)	20
Average # of Vehicles At Site At Any Given Time	1.33
Number of Storage Units @ Vallejo Anchor Self Storage	636
Number of Vehicles at Facility Per Storage Unit	0.00209
 Number of Storage Units at Fairgrounds Self Storage	 1117
Anticipated # of Vehicles at Fairgrounds at Any Given Time	2.34

Fairgrounds Self Storage - Solano-San Francisco County, Annual

Fairgrounds Self Storage

Solano-San Francisco County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	106.36	1000sqft	1.43	106,360.00	1

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	56
Climate Zone	4			Operational Year	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot Acreage: The project site is 1.43 acres.

Population: The project involves at least one onsite manager.

Land Use Change -

Sequestration - Trees: The project will include at least 20 trees, as proposed. Additional trees will be planted, as a condition of approval.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	2.44	1.43
tblLandUse	Population	0.00	1.00
tblSequestration	NumberOfNewTrees	0.00	20.00

Fairgrounds Self Storage - Solano-San Francisco County, Annual

2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2055	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8503	231.8503	0.0360	0.0000	232.7493
2021	0.6025	0.3718	0.3585	7.3000e-004	0.0107	0.0171	0.0278	2.9100e-003	0.0164	0.0193	0.0000	62.2714	62.2714	9.4200e-003	0.0000	62.5069
Maximum	0.6025	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8503	231.8503	0.0360	0.0000	232.7493

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2055	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8501	231.8501	0.0360	0.0000	232.7491
2021	0.6025	0.3718	0.3585	7.3000e-004	0.0107	0.0171	0.0278	2.9100e-003	0.0164	0.0193	0.0000	62.2713	62.2713	9.4200e-003	0.0000	62.5068
Maximum	0.6025	1.5889	1.3450	2.7100e-003	0.0539	0.0776	0.1315	0.0184	0.0745	0.0929	0.0000	231.8501	231.8501	0.0360	0.0000	232.7491

Fairgrounds Self Storage - Solano-San Francisco County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-20-2020	7-19-2020	0.6537	0.6537
2	7-20-2020	10-19-2020	0.6274	0.6274
3	10-20-2020	1-19-2021	0.6180	0.6180
4	1-20-2021	4-19-2021	0.8634	0.8634
		Highest	0.8634	0.8634

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Energy	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	128.9179	128.9179	5.3200e-003	1.3800e-003	129.4629
Mobile	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005
Waste						0.0000	0.0000		0.0000	0.0000	20.2950	0.0000	20.2950	1.1994	0.0000	50.2801
Water						0.0000	0.0000		0.0000	0.0000	7.8031	38.7167	46.5198	0.8032	0.0193	72.3472
Total	0.5316	0.3653	0.6766	2.6300e-003	0.1951	3.6000e-003	0.1987	0.0523	3.4700e-003	0.0557	28.0981	399.6869	427.7850	2.0179	0.0207	484.3927

Fairgrounds Self Storage - Solano-San Francisco County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Energy	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	128.9179	128.9179	5.3200e-003	1.3800e-003	129.4629
Mobile	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005
Waste						0.0000	0.0000		0.0000	0.0000	20.2950	0.0000	20.2950	1.1994	0.0000	50.2801
Water						0.0000	0.0000		0.0000	0.0000	7.8031	38.7167	46.5198	0.8032	0.0193	72.3472
Total	0.5316	0.3653	0.6766	2.6300e-003	0.1951	3.6000e-003	0.1987	0.0523	3.4700e-003	0.0557	28.0981	399.6869	427.7850	2.0179	0.0207	484.3927

[illegible]

Fairgrounds Self Storage - Solano-San Francisco County, Annual

2.3 Vegetation**Vegetation**

	CO2e
Category	MT
New Trees	14.1600
Total	14.1600

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/20/2020	5/15/2020	5	20	
2	Site Preparation	Site Preparation	5/16/2020	5/19/2020	5	2	
3	Grading	Grading	5/20/2020	5/25/2020	5	4	
4	Building Construction	Building Construction	5/26/2020	3/1/2021	5	200	
5	Paving	Paving	3/2/2021	3/15/2021	5	10	
6	Architectural Coating	Architectural Coating	3/16/2021	3/29/2021	5	10	

Acres of Grading (Site Preparation Phase): 1**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0**

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Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 159,540; Non-Residential Outdoor: 53,180; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	45.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0677	21.0677	5.4200e-003	0.0000	21.2031
Total	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0677	21.0677	5.4200e-003	0.0000	21.2031

Fairgrounds Self Storage - Solano-San Francisco County, Annual

3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.3000e-004	3.2700e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9391	0.9391	2.0000e-005	0.0000	0.9396
Total	4.7000e-004	3.3000e-004	3.2700e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9391	0.9391	2.0000e-005	0.0000	0.9396

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0676	21.0676	5.4200e-003	0.0000	21.2030
Total	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0676	21.0676	5.4200e-003	0.0000	21.2030

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3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.3000e-004	3.2700e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9391	0.9391	2.0000e-005	0.0000	0.9396
Total	4.7000e-004	3.3000e-004	3.2700e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0400e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9391	0.9391	2.0000e-005	0.0000	0.9396

3.3 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0184	7.7100e-003	2.0000e-005		8.2000e-004	8.2000e-004		7.6000e-004	7.6000e-004	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249
Total	1.6300e-003	0.0184	7.7100e-003	2.0000e-005	5.8000e-003	8.2000e-004	6.6200e-003	2.9500e-003	7.6000e-004	3.7100e-003	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249

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3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0578	0.0578	0.0000	0.0000	0.0578
Total	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0578	0.0578	0.0000	0.0000	0.0578

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0184	7.7100e-003	2.0000e-005		8.2000e-004	8.2000e-004		7.6000e-004	7.6000e-004	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249
Total	1.6300e-003	0.0184	7.7100e-003	2.0000e-005	5.8000e-003	8.2000e-004	6.6200e-003	2.9500e-003	7.6000e-004	3.7100e-003	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249

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3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0578	0.0578	0.0000	0.0000	0.0578
Total	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0578	0.0578	0.0000	0.0000	0.0578

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-003	0.0302	0.0129	3.0000e-005		1.3700e-003	1.3700e-003		1.2600e-003	1.2600e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980
Total	2.7000e-003	0.0302	0.0129	3.0000e-005	9.8300e-003	1.3700e-003	0.0112	5.0500e-003	1.2600e-003	6.3100e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980

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3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1156	0.1156	0.0000	0.0000	0.1157
Total	6.0000e-005	4.0000e-005	4.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1156	0.1156	0.0000	0.0000	0.1157

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-003	0.0302	0.0129	3.0000e-005		1.3700e-003	1.3700e-003		1.2600e-003	1.2600e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980
Total	2.7000e-003	0.0302	0.0129	3.0000e-005	9.8300e-003	1.3700e-003	0.0112	5.0500e-003	1.2600e-003	6.3100e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980

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3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1156	0.1156	0.0000	0.0000	0.1157
Total	6.0000e-005	4.0000e-005	4.0000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1156	0.1156	0.0000	0.0000	0.1157

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.1683	1.0419	1.7400e-003		0.0629	0.0629		0.0607	0.0607	0.0000	143.4183	143.4183	0.0266	0.0000	144.0839
Total	0.1604	1.1683	1.0419	1.7400e-003		0.0629	0.0629		0.0607	0.0607	0.0000	143.4183	143.4183	0.0266	0.0000	144.0839

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.9700e-003	0.1531	0.0426	3.9000e-004	8.8500e-003	8.0000e-004	9.6600e-003	2.5600e-003	7.7000e-004	3.3300e-003	0.0000	36.5820	36.5820	1.9600e-003	0.0000	36.6310
Worker	0.0129	9.0900e-003	0.0894	2.8000e-004	0.0282	2.0000e-004	0.0284	7.5100e-003	1.8000e-004	7.6900e-003	0.0000	25.6793	25.6793	6.4000e-004	0.0000	25.6954
Total	0.0189	0.1622	0.1320	6.7000e-004	0.0371	1.0000e-003	0.0381	0.0101	9.5000e-004	0.0110	0.0000	62.2613	62.2613	2.6000e-003	0.0000	62.3264

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.1683	1.0419	1.7400e-003		0.0629	0.0629		0.0607	0.0607	0.0000	143.4181	143.4181	0.0266	0.0000	144.0837
Total	0.1604	1.1683	1.0419	1.7400e-003		0.0629	0.0629		0.0607	0.0607	0.0000	143.4181	143.4181	0.0266	0.0000	144.0837

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.9700e-003	0.1531	0.0426	3.9000e-004	8.8500e-003	8.0000e-004	9.6600e-003	2.5600e-003	7.7000e-004	3.3300e-003	0.0000	36.5820	36.5820	1.9600e-003	0.0000	36.6310
Worker	0.0129	9.0900e-003	0.0894	2.8000e-004	0.0282	2.0000e-004	0.0284	7.5100e-003	1.8000e-004	7.6900e-003	0.0000	25.6793	25.6793	6.4000e-004	0.0000	25.6954
Total	0.0189	0.1622	0.1320	6.7000e-004	0.0371	1.0000e-003	0.0381	0.0101	9.5000e-004	0.0110	0.0000	62.2613	62.2613	2.6000e-003	0.0000	62.3264

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0381	0.2864	0.2709	4.6000e-004		0.0144	0.0144		0.0139	0.0139	0.0000	38.1250	38.1250	6.8100e-003	0.0000	38.2952
Total	0.0381	0.2864	0.2709	4.6000e-004		0.0144	0.0144		0.0139	0.0139	0.0000	38.1250	38.1250	6.8100e-003	0.0000	38.2952

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3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3200e-003	0.0366	0.0101	1.0000e-004	2.3500e-003	9.0000e-005	2.4400e-003	6.8000e-004	9.0000e-005	7.7000e-004	0.0000	9.6360	9.6360	4.9000e-004	0.0000	9.6482
Worker	3.1800e-003	2.1600e-003	0.0216	7.0000e-005	7.5000e-003	5.0000e-005	7.5500e-003	2.0000e-003	5.0000e-005	2.0400e-003	0.0000	6.5849	6.5849	1.5000e-004	0.0000	6.5887
Total	4.5000e-003	0.0388	0.0317	1.7000e-004	9.8500e-003	1.4000e-004	9.9900e-003	2.6800e-003	1.4000e-004	2.8100e-003	0.0000	16.2208	16.2208	6.4000e-004	0.0000	16.2369

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0381	0.2864	0.2709	4.6000e-004		0.0144	0.0144		0.0139	0.0139	0.0000	38.1250	38.1250	6.8100e-003	0.0000	38.2951
Total	0.0381	0.2864	0.2709	4.6000e-004		0.0144	0.0144		0.0139	0.0139	0.0000	38.1250	38.1250	6.8100e-003	0.0000	38.2951

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3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3200e-003	0.0366	0.0101	1.0000e-004	2.3500e-003	9.0000e-005	2.4400e-003	6.8000e-004	9.0000e-005	7.7000e-004	0.0000	9.6360	9.6360	4.9000e-004	0.0000	9.6482
Worker	3.1800e-003	2.1600e-003	0.0216	7.0000e-005	7.5000e-003	5.0000e-005	7.5500e-003	2.0000e-003	5.0000e-005	2.0400e-003	0.0000	6.5849	6.5849	1.5000e-004	0.0000	6.5887
Total	4.5000e-003	0.0388	0.0317	1.7000e-004	9.8500e-003	1.4000e-004	9.9900e-003	2.6800e-003	1.4000e-004	2.8100e-003	0.0000	16.2208	16.2208	6.4000e-004	0.0000	16.2369

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.5000e-004	1.4900e-003	1.0000e-005	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4529	0.4529	1.0000e-005	0.0000	0.4532
Total	2.2000e-004	1.5000e-004	1.4900e-003	1.0000e-005	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4529	0.4529	1.0000e-005	0.0000	0.4532

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.5000e-004	1.4900e-003	1.0000e-005	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4529	0.4529	1.0000e-005	0.0000	0.4532
Total	2.2000e-004	1.5000e-004	1.4900e-003	1.0000e-005	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4529	0.4529	1.0000e-005	0.0000	0.4532

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5546					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0900e-003	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788
Total	0.5557	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788

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3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.0000e-004	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3136	0.3136	1.0000e-005	0.0000	0.3138
Total	1.5000e-004	1.0000e-004	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3136	0.3136	1.0000e-005	0.0000	0.3138

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5546					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0900e-003	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788
Total	0.5557	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788

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3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.0000e-004	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3136	0.3136	1.0000e-005	0.0000	0.3138
Total	1.5000e-004	1.0000e-004	1.0300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3136	0.3136	1.0000e-005	0.0000	0.3138

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005
Unmitigated	0.0587	0.3472	0.6604	2.5200e-003	0.1951	2.2300e-003	0.1973	0.0523	2.1000e-003	0.0544	0.0000	232.0504	232.0504	0.0100	0.0000	232.3005

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	178.68	178.68	178.68	521,672	521,672
Total	178.68	178.68	178.68	521,672	521,672

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.584264	0.036754	0.174658	0.112986	0.019233	0.005457	0.009466	0.043414	0.003239	0.002257	0.006611	0.000609	0.001053

5.0 Energy Detail

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Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	109.2229	109.2229	4.9400e-003	1.0200e-003	109.6509
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	109.2229	109.2229	4.9400e-003	1.0200e-003	109.6509
NaturalGas Mitigated	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120
NaturalGas Unmitigated	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	369069	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120
Total		1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Unrefrigerated Warehouse-No Rail	369069	1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120
Total		1.9900e-003	0.0181	0.0152	1.1000e-004		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	19.6949	19.6949	3.8000e-004	3.6000e-004	19.8120

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	375451	109.2229	4.9400e-003	1.0200e-003	109.6509
Total		109.2229	4.9400e-003	1.0200e-003	109.6509

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Unrefrigerated Warehouse-No Rail	375451	109.2229	4.9400e-003	1.0200e-003	109.6509
Total		109.2229	4.9400e-003	1.0200e-003	109.6509

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Unmitigated	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0555					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4154					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Total	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0555					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4154					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003
Total	0.4709	1.0000e-005	9.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.9000e-003	1.9000e-003	1.0000e-005	0.0000	2.0300e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	46.5198	0.8032	0.0193	72.3472
Unmitigated	46.5198	0.8032	0.0193	72.3472

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	24.5957 / 0	46.5198	0.8032	0.0193	72.3472
Total		46.5198	0.8032	0.0193	72.3472

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Unrefrigerated Warehouse-No Rail	24.5957 / 0	46.5198	0.8032	0.0193	72.3472
Total		46.5198	0.8032	0.0193	72.3472

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	20.2950	1.1994	0.0000	50.2801
Unmitigated	20.2950	1.1994	0.0000	50.2801

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	99.98	20.2950	1.1994	0.0000	50.2801
Total		20.2950	1.1994	0.0000	50.2801

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Unrefrigerated Warehouse-No Rail	99.98	20.2950	1.1994	0.0000	50.2801
Total		20.2950	1.1994	0.0000	50.2801

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	14.1600	0.0000	0.0000	14.1600

11.2 Net New Trees**Species Class**

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	20	14.1600	0.0000	0.0000	14.1600
Total		14.1600	0.0000	0.0000	14.1600

**ATTACHMENT 1
EXHIBIT B**

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL
Fairgrounds Self Storage
Site Development (SD) #19-0008
Major Use Permit (UP) #19-0004
Variance (VAR) #19-0001
Landscape Review (LR) #19-0002
Sign Permit (SP) #19-0022
384 Fairgrounds Drive
APNS # 0052-320-280 and 0052-320-310

PERMIT DESCRIPTION:

Fairgrounds Self Storage: Development of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet.

A. PLANNING DIVISION

Jonathan Atkinson | jonathan.atkinson@cityofvallejo.net | (707) 648-4346

Project Specific Requirements

1. The project shall comply with all of the mitigation measures contained in the adopted Mitigated Negative Declaration (ED19-0001). The adopted Mitigation Monitoring and Reporting Program shall be incorporated into the construction plans and shall govern in the event that there is an inconsistency with the Conditions of Approval.
2. Within five working days after project approval, the applicant/operator shall pay the mandatory California Department of Fish and Wildlife fee and Notice of Determination filing fee (the latest fees in effect at the time of payment) for County Clerk processing, made payable to Solano County and submitted to the City of Vallejo Planning Division. If an in-person filing is required, such filing shall be completed by the applicant, unless directed otherwise by the Planning Division. NOTE: If the fees are not paid and the Notice of Determination is not filed within five working days after approval of the project, it will extend time frames for California Environmental Quality Act (CEQA) legal challenges.
3. Required street trees shall be provided at a one tree per 50 feet of street frontage ratio along the Fairgrounds Drive and Interstate 80 frontages per Vallejo Municipal Code Section 16.70.070.B.
4. The covered parking space located within the Manager's Building shall measure 10 feet by 20 feet, as required by Vallejo Municipal Code Section 16.62.140.D.
5. Per Vallejo Municipal Code Section 16.62.150.M, bicycle parking, which can accommodate at least 2 bicycles, shall be installed.
6. New fencing that is installed as part of the project shall have a maximum height of 6 feet, as required under Vallejo Municipal Code Section 16.70.060.A.

7. All of the plan sets submitted for building permits shall be internally-consistent.
8. Outdoor storage is not permitted as part of the operation of the self-storage facility.
9. The storage of toxic substances and hazardous materials is prohibited.

General Requirements

10. The project shall proceed only in accordance with the approved plans titled "FAIRGROUNDS SELF STORAGE," as prepared Stirling Architects, Inc., Thomas Baak & Associates, LLP, and Robert A. Karn & Associates, Inc., consisting of twenty-two (22) sheets, dated "Received August 7, 2019", and the approved stormwater control plan titled "STORMWATER CONTROL PLAN FOR FAIRGROUNDS SELF STORAGE", as prepared by Robert A. Karn & Associates, Inc., consisting of thirteen (13) sheets, dated "Received June 21, 2019", except as may be modified by the conditions contained herein and approved by the Planning Commission.
11. The Site Development Permit shall expire 18 months from the date of approval and the Major Use Permit and Variance shall expire 24 months from the date of approval unless construction permits are obtained and work has begun.
12. A request for a time extension from the expiration date(s) of NOVEMBER 18, 2021 (Site Development) and MAY 18, 2022 (Major Use Permit and Variance) can be considered if an application with required fee is filed before the original expiration date; otherwise a new application is required. Any request for a time extension should be filed at least 45 days before original expiration. A public hearing will be required for all extension applications, except those involving only Planning Division staff approval. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.
13. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

Pre-Permit Requirements

14. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
15. Prior to building permit issuance, submit construction-level landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. Landscape plans shall comply with Chapter 16.70 (VMC) and with the approved landscape plans, and are to include the following:
 - a. Location, species and size of all mature trees six inches in trunk diameter or greater;
 - b. Replacement of any mature trees to be removed;
 - c. City-approved street trees to be planted at least 6 feet from any sewer line;
 - d. Specification of low-growth-type species adjacent to doors, windows, and walkways;
 - e. Low-water-using and drought-resistant plant materials;
 - f. Screening of the required backflow preventers;
 - g. All trees to be a minimum of 15-gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5-gallon;
 - h. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage; and
 - i. Six inch high curbing around planters.
16. Prior to building permit issuance, submit details and location of any proposed fencing to the Planning Division for review and approval. Fencing shall comply with Chapter 16.70 (VMC).
17. Prior to building permit issuance, submit design details of trash enclosure to the Planning Division for review and approval. Trash enclosure shall meet the requirements of Vallejo Recology. Materials and colors shall be similar to those approved for the building.
18. Prior to building permit issuance, submit site lightning to the Planning Division for review and approval. Exterior illumination shall comply with the Planning Division's Outdoor Lighting Standards. All pole mounted or raised fixture housing shall be constructed so that the light is diffused downward. Weather and vandal resistant covers shall protect all light devices.
19. Prior to building permit issuance, the applicant shall submit a color board indicating exterior materials and colors to the Planning Division for review and approval. Color chips shall be attached to the building elevation drawings. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes, which affect the exterior character, shall be resubmitted to the Planning Division for approval.

20. Prior to building permit issuance, obtain an Administrative Permit from the Planning Division for any temporary office or construction trailer.
21. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform to the approved Planning application drawings.
22. All roof-mounted mechanical devices and their components such as air conditioners, heating equipment, exhaust fans, vents or ducts, or similar equipment shall be screened from view in a manner approved by the Planning Division. All wall-mounted air conditioners shall be flush mounted.

Pre-Occupancy Requirements

23. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
24. Prior to occupancy/final building inspection, install fencing per approved plans.
25. Prior to occupancy/final building inspection, install trash enclosure per approved plans.
26. Prior to occupancy/final building inspection, install parking lot per approved plans. Each parking space designated for compact cars and handicapped parking shall be identified by a permanent marking reading "compact," and "handicapped parking only."
27. Contact local postal authorities to get their requirements for mail facilities for the project. The design and location of mail receptacles shall be reviewed and approved by the Planning Division and shown on the Utility, Landscape, and Building Plans, prior to issuance of Grading or Building Permits, whichever comes first. Mail facilities shall be installed prior to occupancy approval.
28. Prior to occupancy/final building inspection, the project landscape architect shall provide a complete Certificate of Completion and Certificate of Installation According to the Landscape Documentation in accordance with VMC Chapter 16.71: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.71.050)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.71.051)
 - c. Landscape Irrigation Audit Report (VMC Section 16.71.052)
 - d. Soil Management Report (VMC Section 16.71.045)
29. Prior to occupancy/final building inspection, install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscape

plans with respect to size, health, number and species of plants, and the overall design concept.

30. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.
31. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
32. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping is completed and finalized in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning Manager.

Post-Occupancy Requirements

33. There shall be no outdoor storage or display of any kind except as allowed per Chapter 16.70 and 16.77 (VMC).
34. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
35. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
36. If the Planning Division, either independently or as a result of complaints from the public, becomes aware that the use is being conducted in a manner which violates the conditions of this Use Permit or other applicable City regulations, and Planning Division staff is unable to obtain compliance or abatement, staff will refer the Use Permit to the Planning Commission for possible suspension or revocation per Section 16.82.110, Vallejo Municipal Code.

B. BUILDING DIVISION

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4387

1. The access aisle shall be located on the passenger side of the accessible space.
2. Building permits are required, and shall be based on code requirements in the 2019 California Code of Regulations: Title 24, if complete building permit application and plans are submitted prior to December 31, 2022.

C. FIRE DEPARTMENT

Vince Sproete | vincent.sproete@cityofvallejo.net | (707) 654-7868

1. Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface.
2. Approved fire access is required and must extend within 150 feet of all buildings. Please indicate on the proposed plans fire access routes to all areas of the proposed buildings.
3. All vehicles access gates shall be equipped with both a Knox Keyswitch. Contact the fire department at (707) 648-4546 or visit www.knoxbox.com for further information.
4. All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the Fire Department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment.
5. Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards or shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such areas shall be determined prior to final inspection.
6. The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.
7. Prior to final Inspection, in accordance with the 2016 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
8. A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency Fire Department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 658-4565 or visit www.knoxbox.com.
9. Keys for the Knox Box entry system required by the Fire Department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. "MASTER" or "MECHANICAL ROOM".

10. Prior to final inspection, in accordance with the 2016 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
11. Prior to final inspection, the minimum fire-extinguisher requirement shall be one 4A-40BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.
12. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection.
13. An automatic fire sprinkler system is required for the proposed buildings. Please submit 2 sets of plans and calculations to the Fire Marshal's Office and obtain permit prior to installation. Please note the density of the system must be compatible with the occupancy classification and designed in accordance with NFPA 13 and 130.
14. Prior to final inspection an approved fire sprinkler monitoring system shall be designed and installed as specified in the 2016 California Fire Code and NFPA 72. Please submit 2 sets of fire alarm plans and obtain permit from the Fire Marshal's Office prior to installation. Please include listed device selections cut sheets.
15. Approved impact protection shall be installed as necessary to protect fire hydrants from vehicular impact. Such measures shall be provided to the Fire Prevention Bureau for review and approval prior to issuance of building permits.
16. Please indicate on the proposed plans the location of all new and existing fire hydrants. Fire hydrants are required in accordance with the 2016 California Fire Code.
17. The building owner shall be responsible for painting of private hydrants, verifying street valves are fully open and the placement of blue reflective dots prior to requesting a final inspection. Maintenance, inspection and testing of private hydrants are the responsibility of the property owner. Private hydrants shall be painted yellow.
18. A private underground fire service main is required for this building.

19. Fire-Flow requirements for buildings shall be in accordance with the 2016 California Fire Code. Please indicate on the proposed plans all fire flow requirements for this project prior to issuance of building permits.
20. Underground fire service mains require a separate permit from the Fire Prevention Division. Please submit 2 sets of plans for the underground fire service main for review by the Fire Official prior to installation.
21. Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
22. Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
23. In accordance with the 2016 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.
24. All buildings shall comply with the 2016 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to: exit signs, exit doors, exit hardware and exit illumination.
25. All roof material shall be rated class "C" or better.

D. PUBLIC WORKS DEPARTMENT

Jeanine Jackson | jeanine.jackson@cityofvallejo.net | (707) 648-5306

1. Submit all Civil drawings including but not limited to grading plan, improvement plans, utility plans, striping and signing plan, landscape and irrigation plans stormwater control plan, ADA path of travel and erosion control plan.
2. Submit engineer's cost estimate for the proposed development consistent with the City's unit price for all construction items.
3. Remove and replace with standard sidewalk existing driveway approach not being used.
4. Entry to the project shall be driveway approach for commercial driveway to City Standard and shall comply with ADA requirements.
5. Install one standard street light in front of the property per City standard.
6. The project shall comply with ADA accessibility requirements. The project plan shall include ADA requirement for review.
7. Show truck maneuvering within parking lot; trucks shall not back out onto Fairgrounds Drive.

8. Restripe the intersection of Fairgrounds Drive and Valle Vista Avenue to add a southbound left turn pocket (60 foot pocket with 60 foot opening).
9. **STORMWATER CONTROL PLAN AND C.3 REQUIREMENTS.** The proposed C.3 Improvements currently does not meet City standards. Developer shall address the review comments on the Stormwater Control Plan and obtain approval prior to issuance of grading permit:
 - a) Prior to issuance of permits for building, site improvements, or landscaping, applicant shall submit a permit application consistent with the applicant's approved Stormwater Control Plan (SWCP), and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMP's, permanent source control BMP's, and other features that control stormwater flow and potential stormwater pollutants. The permit application shall include a completed "Stormwater Control Plan Checklist" as described in the C.3 Guidebook, and a detailed draft Stormwater BMP Operation and Maintenance Plan consistent with the general O&M plan included in the applicant's approved Stormwater Control Plan. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in Chapter 6 of the C.3 Guidebook.
 - b) Construct stormwater treatment measures per the approved SWCP prior to occupancy approval.
 - c) Submit a final Stormwater BMP Operation and Maintenance Plan (O&M Plan) in accordance with City of Vallejo Guidelines, for review and approval by Engineering Services, prior to occupancy approval. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. The implementation of the O&M Plan shall be the responsibility of each property owner concurrently and individually or through a recorded joint maintenance agreement where one exists or through a Business Owners Association (BOA).
 - d) Execute and record any agreements identified in the SWCP which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs, prior to occupancy approval.
10. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, submit a numbered list to the Planning Division stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
11. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The City Engineer has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).

12. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the Department of Public Works for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7-A).
13. **GRADING.** Prior to issuance of grading permit, submit a soils report for review. An independent soils and geological review of the project may be required. The City shall select the soils engineer with the cost of the study to be borne by the developer/project sponsor. Site grading shall comply with City Municipal Code. (VMC, Chapter 12.40).
14. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).
15. **ON-SITE SOILS ENGINEER.** During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the Department of Public Works shall shut down the grading operation. (VMC, Section 12.40.080).
16. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).
17. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the Department of Public Works for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (VMC, Section 12.40.070-R).
18. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the City Engineer. (VMC, Section 10.04.260).
19. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the Department of Public Works prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).
20. **TRAFFIC CONTROL PLAN.** Prior to start of construction; submit a traffic control plan to the Department of Public Works for review and approval. (CA MUTCD).
21. **COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the Department of Public Works and no construction shall

deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).

22. **PLAN CHANGES.** The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the Department of Public Works and, when applicable, by Vallejo Sanitation and Flood Control District. Changes shall be made in the field only after approval by the City. At the completion of the project, the design engineer must prepare and sign the "as built" plans. (COV, Regulation & Standard Specification Section 1.1.9).
23. **BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090, Resolution Nos. 84-554 N. C. and 02-55 N. C.)
24. **INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the Department of Public Works including but not limited to streets and utilities.
25. **SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the City Engineer. (VMC, Section 10.04).
26. **SIGNAL INTERCONNECT CABLES.** There are fiber optic and /or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be replaced by the contractor unless otherwise authorized by the City Engineer.

E. WATER DEPARTMENT

Melissa Cansdale | melissa.cansdale@cityofvallejo.net | (707) 553-7223

1. Revise plan set and show:
 - a. Please show angles at all bends of the 24" steel pipe on Sheet C4.
 - b. Please indicate the replacement pipe material specifications on the plan set. The replacement pipe shall be ductile iron pipe with Megalug joint restraints.
 - c. No deep rooted trees or other plants are allowed within 15 feet of the centerline of the 24" transmission pipe. Please indicate on the plan set sheet L1 either the removal of the Scarlet Oaks, Crape Myrtles, and Nerium Oleanders that cross or are near the transmission pipe or identify other shallow-rooted plants that can be planted there.
 - d. Water services, including hydrant and DCDA may not be enclosed on site behind a locking gate.

- e. If water services are not within the public right of way an easement must be provided for the Water Department to maintain public facilities.
 - f. Separate laterals must be installed for the fire hydrant and irrigation/domestic water services. The irrigation and domestic water services may be installed on the same lateral.
2. A reduced pressure backflow device at the water meter is required for commercial services per Municipal code, Chapter 11.38 – CONTROL OF BACKFLOW AND CROSS-CONNECTION TO MUNICIPAL WATER SYTEM, Sections 11.38.10 – 11.38.50.
3. CODE REQUIREMENTS. All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
4. WATER SYSTEM PLANS (VSSSD Section 4.1). All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of existing and proposed domestic service connection(s).
 - c. Location and size of irrigation service connection(s), if any.
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of any new water mains.
 - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
5. FIRE FLOW REQUIREMENTS (VSSSD Section 4.1). Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
 - a. For single family residential units, the fire flow is 1,500 gpm.
 - b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
6. HYDRAULIC CALCULATIONS (VSSSD Section 4.1). Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
7. FIRE PROTECTION SYSTEMS (VSSSD Section 4.1). Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the

Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.

8. WATER EASEMENTS (VSSSD Section 4.1). Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
 - c. Other facilities will be reviewed by the Water Department.
9. WATER METERS (VMC 11.04.110 and 11.16.090). Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
10. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.
11. Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
12. WATER SYSTEM INSTALLATION. Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
13. ESTIMATE OF FEES: Until Building Plans, Water Meter Data Card and Fire Flow Test results are submitted.

F. VALLEJO FLOOD AND WASTEWATER DISTRICT

Gustavo Silva | gussilva@vallejowastewater.org | (707) 644-8949

1. Show detail of the outfall in the State right of way including size, rip-rap, etc.
2. Complete the Sanitary Sewer and Storm Drain Information form and pay Vallejo Flood and Wastewater District fees.

Attachments:

1. Stormwater Control Plan (with Kennedy and Associates Comments)

Submit completed SWCP checklist. See C.3 Guidebook p12.

STORMWATER CONTROL PLAN

for

Fairgrounds Self Storage

384 Fairgrounds Drive

Vallejo, CA

June 13, 2019

Prepared For:

LRG Investors, LLC
2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

Prepared By:



Robert A. Karn & Associates, Inc.
707 Beck Avenue
Fairfield, CA 94533
(707) 435-9999

Project #A19002

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Vicinity Map 2

Attachments

Storm Water Control Plan

This Stormwater Control Plan was prepared using the template dated February 2018.

I. PROJECT DATA

Table 1. Project Data

Project Name/Number	Fairgrounds Self Storage
Application Submittal Date	2-21-2019
Project Location	384 Fairgrounds Drive
Name of Developer	LRG Investors, LLC
Project Phase No.	N/A
Project Type and Description	New Construction
Project Watershed	Mare Island Straight It was Lake Chabot before
Total Project Site Area (acres)	1.39 Acres (60,755 SF)
Total Area of Land Disturbed (acres)	1.39 Acres (60,755 SF)
Total New Impervious Surface Area (sq. ft.)	None
Total Replaced Impervious Surface Area	0.97 Acres (42,470 SF)
Total Pre-Project Impervious Surface Area	1.25 Acres
Total Post-Project Impervious Surface Area	0.97 Acres
50% Rule[*]	Applies
Project Density	N/A
Applicable Special Project Categories	None
Percent LID and non-LID treatment	100% LID treatment
HM Compliance [†]	Exempt – Highly Developed Area per HMP Map

[*50% rule applies if:

Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Surface Area]

[†HM required (unless project meets one of the exemptions on *Guidebook* p. 9) if:

(Total New Impervious Surface Area + Total Replaced Impervious Surface Area) ≥ 1 acre]

II. SETTING

II.A. Project Location and Description

The project area is located at 384 Fairgrounds Drive in the City of Vallejo, in southwestern Solano County, California. The 1.39 acre project site is situated along the west side of Interstate 80. The project is located within the existing fully paved lot which serves an existing building. Proposed work includes the construction of a new self-storage facility with a manager's office and associated parking.

Stormwater will be directed to bio-retention areas and then released into the roadside ditch along Interstate 80.

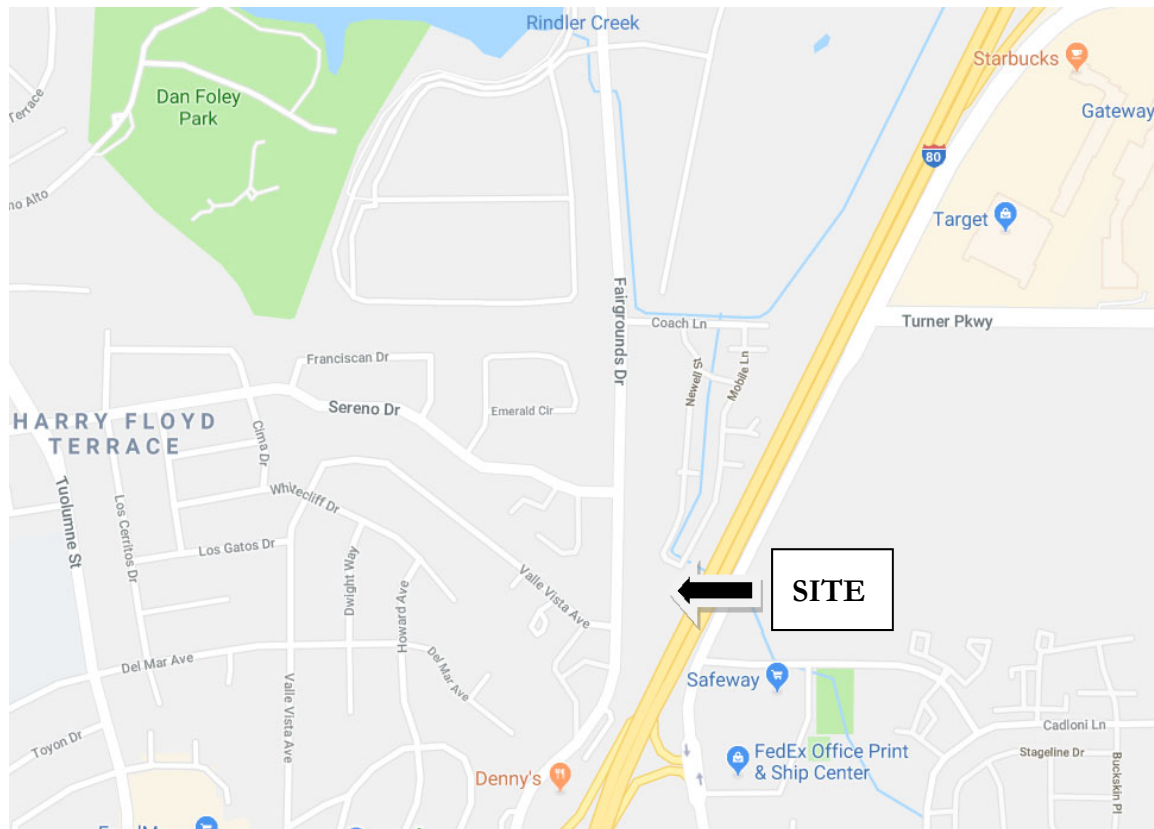


Figure 1: Vicinity Map

II.B. Existing Site Features and Conditions

The majority of the site is covered in pavement or concrete. The site currently drains directly to a roadside ditch along interstate 80. An existing catch basin located on the east side of Fairgrounds Drive outfalls on the project site and drain through the property and then in to the road side ditch along Interstate 80. This stormwater will be collected via an underground piping and directed to the roadside ditch.

II.C. Opportunities and Constraints for Stormwater Control

Constraints: Due to the existing gradient of the site, retaining walls will be required around the perimeter of Building A. Two small areas will be left untreated: 1) Driveway apron 391sf 2) Outfall swale 588sf. An in-lieu treatment area has been designated along the frontage on Fairgrounds drives. **Drive.**

Untreated Pavement: $391 \times 1.00 = 391\text{sf}$

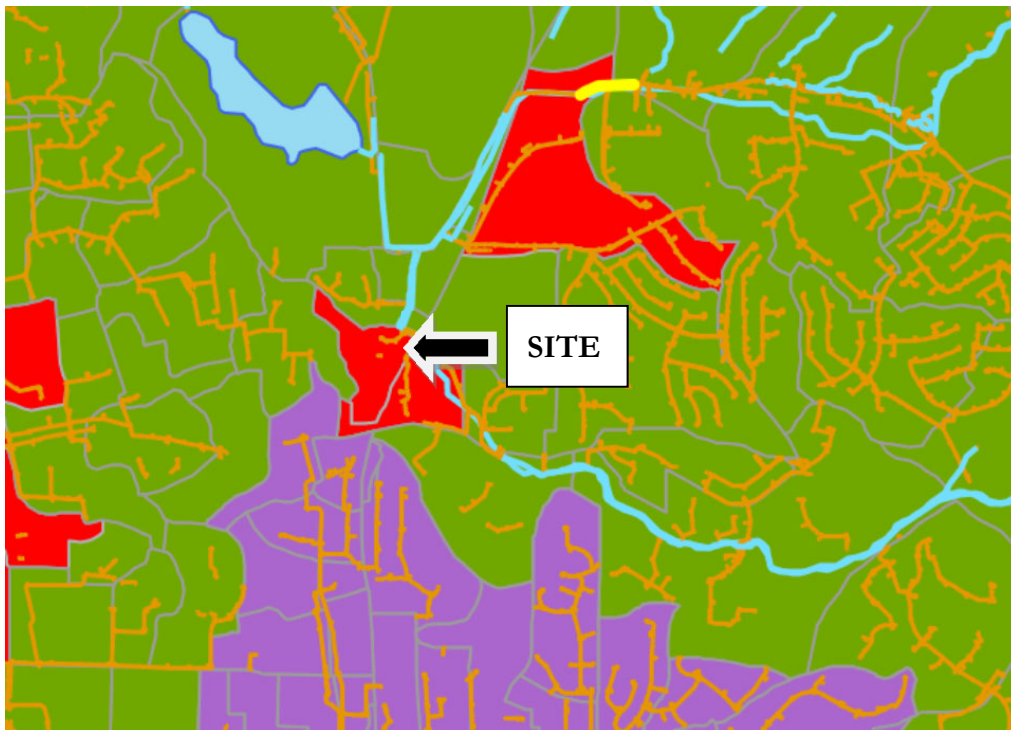
Untreated Landscape: $588 \times 0.1 = 59\text{sf}$

In-Lieu Treatment **Required: 450sf**

In-Lieu Treatment **Provided: 626sf**

Opportunities: We are proposing to treat stormwater via a bio-retention area located in the northeast portion of the site. Once treated the stormwater will outfall into the roadside ditch located along Interstate 80. No net increase in flow is proposed as the site is currently paved and draining directly to the roadside ditch.

Requirement to manage increases in runoff peak flows and durations (hydrograph modification management) applies based on methods described in the Contra Costa County C.3 Guidebook. Threshold for including flow control in treatment device design is when total impervious area being created or replaced is over 1 acre. Total impervious area being created or replaced is 42,470 square feet (0.97 acres). Impervious surface proposed resulting in more than one acre (43,560 square feet) requires compliance with hydrograph modification management (flow control) requirements. However, this project is exempt from flow control requirement as the site is creating/replacing less than one acre. The site is also within a 'highly developed area to a level of 65%'. Since there is no increase in impervious surface proposed, the proposed bio-retention area will reduce run-off via three storage layers: 1. The surface area (1,080cuft). 2. Loam Sand layer (972cuft). 3. Rock layer (648cuft). Total Storage: 2,700cuft



III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The proposed work does not increase the amount of impervious area.

III.A.2. Preservation of natural drainage features

No existing natural drainage features will be disturbed or removed with the construction of the project. Proposed drainage features will contain elements of vegetation for both function and aesthetics.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

No creeks, wetlands and riparian habitats are present on the project site.

III.A.4. Minimization of imperviousness

The proposed project reduces the amount of impervious surface as a majority of the existing site is paved.

III.A.5. Use of drainage as a design element

The treatment area will be piped directly into the underground storm drain system that ultimately drains to the stormwater bio-retention basin.

III.B. Use of Permeable Pavements

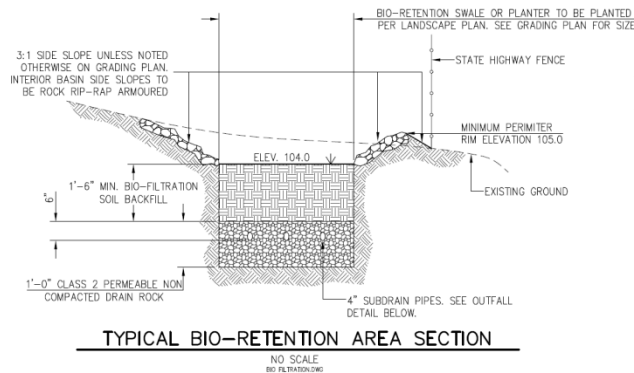
No permeable pavement is proposed for the project.

III.C. Dispersal of Runoff to Pervious Areas

The site will drain into BR-1 as shown on the “Stormwater Control Plan”.

III.D. Bio-retention or other Integrated Management Practices

The proposed bio-retention area has been designed per the C.3 Guidebook. The C.3 Calculator was used to size the treatment area. The bio-retention area includes 0.5' of surface treatment, a sandy loam layer of 1.5' and a rock layer of 1.0'.



Show cleanout, drop inlet, perforated pipe, etc.
See p67, C.3 Guidebook.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

Table 2. Drainage Management Areas

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
ROOF-1	19,713	Conventional Roof	1.00	19,713
ROOF-2	8,485	Conventional Roof	1.00	8,485
ROOF-3	1,180	Conventional Roof	1.00	1,180
PAVE-1	10,338	Concrete or Asphalt	1.00	10,338
PAVE-2	2,472	Concrete or Asphalt	1.00	2,472
LAND-1	8,514	Landscape	0.10	851
LAND-2	1,234	Landscape	0.10	123
IN-LIEU	621	Pavement	1.00	621
Total				43,783
				Area

IMP Sizing			
IMP Sizing Factor	Rain Adjustment Factor	Minimum Area of Volume	Proposed Area or Volume
0.040	1.000	1,751	2,160

Self-Treating Areas

DMA Name	Area (sq ft)
Land-3	2,785

Un-Treated Areas

DMA Name	Area (sq ft)
Pave-3	391
Land-4	588

IN-LIEU TREATMENT

DMA Name	Area (sq ft)
IN-LIEU	626

Describe each DMA.

Using the same words to describe all of them doesn't work.

Roof-1, totaling 19,713 square feet, drains ~~a portion of the building~~ ^{which building?} roof area into BR-1, a bioretention area via both surface drainage and underground piping. **Roof downspouts? Show piping on plans.**

Roof-2, totaling 8,485 square feet, drains ~~a portion of the building~~ ^{which building?} roof area into BR-1, a bioretention area via both surface drainage and underground piping. **Roof downspouts? Show piping on plans.**

Roof-3, totaling 1,180 square feet, drains ~~a portion of the building~~ ^{which building?} roof area into BR-1, a bioretention area via both surface drainage and underground piping. **which building?**

Pave-1, totaling 10,338 square feet, drains ~~a portion of~~ the paved parking area into BR-1, a bioretention area via underground piping.

Pave-2, totaling 2,472 square feet, drains ~~a portion of the paved parking area~~ ^{walkways adjacent to where?} into BR-1, a bioretention area via underground piping. **?? There are no pipes shown on SWCP exhibit for Pave-2.**

Land-1, totaling 7,872 square feet, drains ~~a portion of~~ the landscape area into BR-1, a bioretention area via french drain and underground piping. **8,514 sf?** ^{adjacent to where?}

Land-2, totaling 1,234 square feet, drains ~~a portion of~~ the landscape area into BR-1, a bioretention area via surface drainage and underground piping.

In-Lieu, totaling 626 square feet, drains a portion of the landscape area into BR-1, a bioretention area via surface drainage and underground piping. **Describe where this area is, how the flow enters the site.**

IV.B. Integrated Management Practice Descriptions

The proposed bio-retention area has been designed per the C.3 Guidebook. The C.3 Calculator was used to size the treatment area. The bio-retention area includes 0.5' of surface treatment, a sandy loam layer of 1.5' and a Class II Permeable Gravel layer of 1.0'. See attached Storm Water Treatment Plan and Bio-Retention Basin Section Detail.

IV.B.1. *Areas Draining to Non-LID Treatment*

None.

IV.C. Tabulation and Sizing Calculations

See IMP sizing calculations on the attached 'Stormwater Control Plan' Sheet C3.

V. SOURCE CONTROL MEASURES

V.A. Site activities and potential sources of pollutants

The following activities planned for the Fairgrounds Self Storage project have the potential to allow pollutants to enter runoff:

Potential dumping of washwater or other liquids into storm drain inlets.

Landscape maintenance.

Trash refuse areas.

All In-Lieu areas where these activities occur will drain to a stormwater treatment bio-retention area. To further reduce the potential to enter runoff, permanent and operational source control BMP's will be implemented as described in Table 8 below.

V.B. Source Control Table

Table 3. Source Controls

Potential Source of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark inlets that could be easily accessed with a "No Dumping-Drains to Creek" or similar message.	• Maintain and periodically repaint or replace inlet markings. • Distribute stormwater pollution prevention information to Owner.

Potential Source of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
Landscape/outdoor pesticide use	- Any native trees, shrubs, and ground cover on the site will be preserved to the maximum extent possible. - Landscaping will be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. - Plantings for bioretention areas will be selected to be appropriate to anticipated soil and moisture conditions. - Where possible, pest resistant plants will be selected, especially for locations adjacent to hardscape. - Plants will be selected appropriate to site soils, slopes, climates, sun, wind rain, land use, air movement, ecological consistency, and plant interactions.	- Owner will receive integrated pest management information. - All site landscaping is to be maintained with minimal or no use of pesticides.
Vehicle washing	Driveways and parking areas drain to bioretention areas.	Distribute stormwater pollution prevention information to Owner.
Trash Refuse Area	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks. Trash enclosure will be covered.	Distribute stormwater pollution prevention information to Owner. Post “Do Not Dump Hazardous Materials Here” signs near receptacles.

V.C.Features, Materials, and Methods of Construction of Source Control BMPs

Construction of the bio-retention basin includes: excavation per the elevations provided on the grading plan, placement of a Class II Permeable Gravel layer 1' in depth, placement of the perforated pipe, placement of the bio-retention soil mix and construction of a drip inlet. All material submittals will be reviewed and approved by the Civil Engineer to confirm compliance with the approved plans.

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

All storm water treatment facilities in this plan will be owned and maintained in perpetuity by the private owner of the subject property. The applicant accepts responsibility for operation and maintenance of the facilities until such time as this responsibility is formally transferred to a subsequent owner.

The applicant will execute, prior to completion of project construction, a Stormwater Facilities Operation and Management Agreement. Such an agreement will “run with the land” and be enforceable on subsequent property owners. The applicant will provide the City access to stormwater treatment devices for inspection.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

The planted areas will be weeded by hand approximately monthly. At this time, plants will be inspected for health and the irrigation system will be turned on manually and checked for any leaks or broken lines, misdirected spray patterns etc. Any dead plants will be replaced. Inspect bank between curb cuts and treatment facility. Look for gullies, washouts, evidence of uncontrolled surface water flow or any other evidence of distress to the slope. Inspect all subdrains where it enters the catch basin to see whether the subdrain pipe is dry, or is clogged with vegetation. Storm drain system to be inspected from the upstream end to the outfall, including catch basins. Observe the flow of water. Any evidence of ponding in the catch basins indicates a blockage.

VII. CONSTRUCTION PLAN C.3 CHECKLIST

Table 4. Construction Plan C.3 Checklist

<i>Stormwater Control Plan Page #</i>	<i>BMP Description</i>	<i>See Plan Sheet #s</i>
4	BR-1 Description	C3
4	BR-1 Detail	C3
5	BR-1 Sizing Criteria	C3

VIII.CERTIFICATIONS

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2015-0049.

By

Print Name

ATTACHMENT 2

MITIGATED NEGATIVE DECLARATION COMMENTS AND RESPONSES

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

April 3, 2020

SCH #2020030231
GTS # 04-SOL-2020-00178
GTS ID: 18962
Co/Rt/Pm: SOL/80/4.64

Jonathan Atkinson, Senior Planner
City of Vallejo
555 Santa Clara Street 2nd Floor
Vallejo, CA 94590

Fairgrounds Self-Storage- Initial Study-Mitigated Negative Declaration (MND)

Dear Jonathan Atkinson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Pinole Square Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the March 2020 MND for the project.

Project Understanding

This project is located at Fairgrounds Drive and Valle Vista Avenue in Vallejo. The site is adjacent to Interstate (I)-80. The project proposes a self-storage facility with an approximate building area of 106,360 square feet. 14 total parking spaces will be provided along with landscape improvements, perimeter fencing, and a bio-retention basin at the northeast corner of the project site.

Hydrology

To assess any potential impacts to our State Transportation Network (STN), Caltrans requests that drainage plans be provided as the project progresses. In Section X, *Hydrology and Water Quality*, a bioretention basin is shown. Please include the supporting calculations for the bioretention basin to demonstrate that the proposed project would meet the criteria of less than significant impact to the existing drainage pattern.

Utilities

Any utilities that are proposed, moved or modified within Caltrans' Right-of-Way (ROW) shall be discussed. If utilities are impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications require a Caltrans-issued encroachment permit.

Lead Agency

As the Lead Agency, the City of Vallejo is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Jonathan Atkinson, Senior Planner
April 3, 2020
Page 3

Thank you again for including Caltrans in the environmental review process.
Should you have any questions regarding this letter, please contact Laurel Sears
at 510-286-5614 or laurel.sears@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

cc: State Clearinghouse



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

VIA E-MAIL

May 7, 2020

Mark Leong
District Branch Chief
Local Development – Intergovernmental Review
Department of Transportation: District 4
P.O. Box 23660
Oakland, CA 94623

Re: Draft Mitigated Negative Declaration for Fairgrounds Self Storage | SCH #2020030231

Dear Mr. Leong:

Thank you for providing comments on the draft Mitigated Negative Declaration for the proposed Fairgrounds Self Storage project at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310). This letter shall serve as a formal response to the comments contained in your letter dated April 3, 2020.

The responses are as follows:

Hydrology: Stormwater runoff will be directed to a bio-retention basin at the northeast corner of the project site, as detailed in the project stormwater control plan prepared by Robert A. Karn & Associates, Inc. The calculations included in the project stormwater control plan demonstrate that the proposed basin is a substantial improvement from the existing condition (under which runoff is not directed to any treatment areas before exiting the property). Therefore, the project would not have any significant impact to the existing drainage pattern.

Utilities: No utilities within the Caltrans right-of-way are proposed to be moved or modified. Therefore, the project will not have any significant impact on utilities.

Lead Agency: The project does not require any improvements to the State Transportation Network given its low number of daily users and vehicle trips. For those impacts that were identified and required mitigation, a Mitigation and Monitoring Reporting Program has been prepared that will be adopted prior to action being taken on the Use Permit application, in full compliance with CEQA.

Encroachment Permit: It is not anticipated that any permanent work or temporary traffic control will be required that encroaches onto the Caltrans right-of-way. However, a Caltrans-issued encroachment permit will be obtained in full compliance with all applicable legal requirements, if any such work is required.

The City of Vallejo Planning Commission is scheduled to review the project on May 18, 2020.

Please feel free to contact me at (707) 648-4346 or jonathan.atkinson@cityofvallejo.net, if you have any questions.

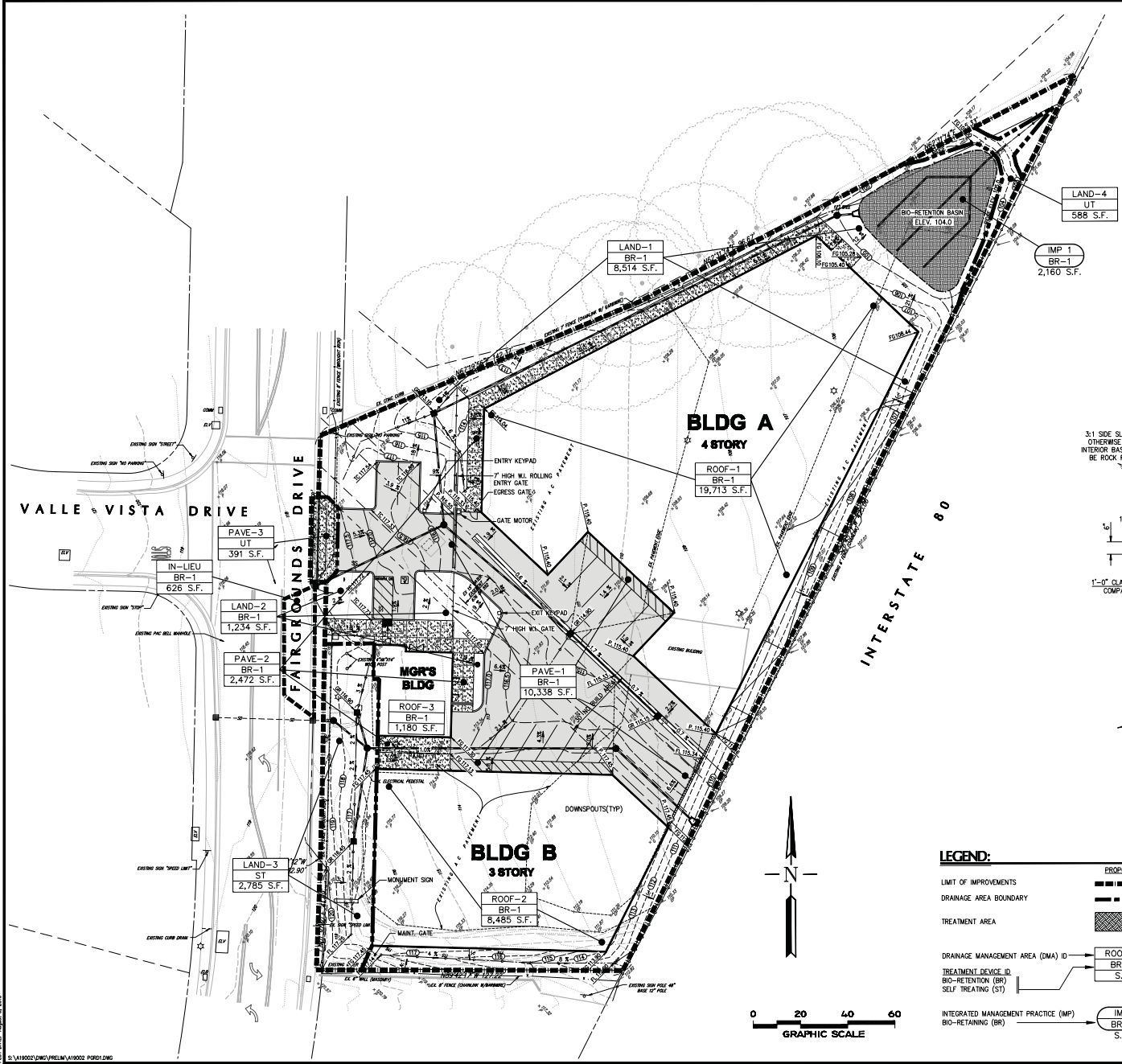
Sincerely,

A handwritten signature in blue ink, appearing to read "Jon P. Atkinson".

Jonathan Atkinson
Senior Planner

Attachments:

1. Stormwater Control Plan Exhibit



Project Type: Treatment Only
 Location: 384 Fairgrounds Drive
 Drainage Area: 60,755 sf
 Mean Annual Precipitation: 22.0 in
 IMP Name: IMP 1 (BR-1)
 IMP Type: Bioretention Facility
 Soil Group: A



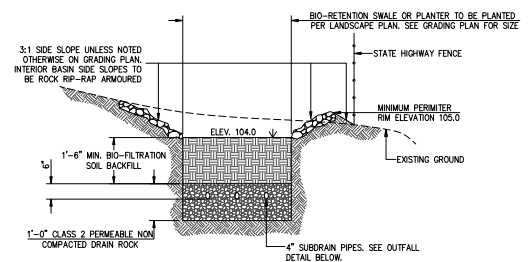
DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
ROOF-1	19,713	Conventional Roof	1.00	19,713
ROOF-2	8,485	Conventional Roof	1.00	8,485
ROOF-3	1,180	Conventional Roof	1.00	1,180
PAVE-1	10,338	Concrete or Asphalt	1.00	10,338
PAVE-2	2,472	Concrete or Asphalt	1.00	2,472
LAND-1	8,514	Landscape	0.10	851
LAND-2	1,234	Landscape	0.10	123
IN-LIEU	626	Pavement	1.00	621
Total				43,783

IMP Sizing			
IMP Sizing Factor	Rain Adjustment Factor	Minimum Area of Volume	Proposed Area or Volume
0.040	1.000	1,751	2,160

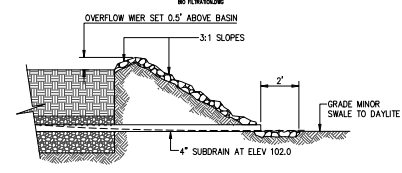
Self-Treating Areas
 DMA Name Area (sq ft)
 Land-3 2,785

Un-Treated Areas
 DMA Name Area (sq ft)
 Pave-3 391
 Land-4 588

IN-LIEU TREATMENT
 DMA Name Area (sq ft)
 IN-LIEU 626



TYPICAL BIO-RETENTION AREA SECTION



BIO-RETENTION OVERFLOW WIER AND SUBDRAIN OUTFALL

LEGEND:

PROPOSED	PROPOSED	EXISTING
LIMIT OF IMPROVEMENTS	BOUNDARY LINE	
DRAINAGE AREA BOUNDARY	PUBLIC RIGHT OF WAY	
TREATMENT AREA	STORM DRAIN PIPE	
DRAINAGE MANAGEMENT AREA (DMA) ID	DRAINAGE INLET	
TREATMENT DEVICE ID	VERTICAL CURB	
BIO-RETENTION (BR)	CURB AND GUTTER	
SELF TREATING (ST)	VALLEY GUTTER	
INTEGRATED MANAGEMENT PRACTICE (IMP)	CONTOUR	
BIO-RETAINING (BR)	GRADE BREAK	



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



April 2, 2020

Mr. Jonathan P. Atkinson
City of Vallejo
555 Santa Clara Street, 2nd floor
Vallejo, CA 94590

Subject: Fairgrounds Self Storage, Draft Mitigated Negative Declaration, SCH #2020030231,
City of Vallejo, Solano County

Dear Mr. Atkinson:

California Department of Fish and Wildlife (CDFW) personnel have reviewed the draft Mitigated Negative Declaration (MND) for the Fairgrounds Self Storage (Project). CDFW is submitting comments on the draft MND to inform City of Vallejo, as the Lead Agency, of our concerns regarding impacts to the drainage channel/stream on the property.

CDFW is providing comments as a Responsible Agency, pursuant to the California Environmental Quality Act (CEQA) section 15381, because a portion of the Project (i.e. filling in a stream) will require a Lake and Streambed Alteration (LSA) Agreement, pursuant to Fish and Game Code section 1602.

Environmental Setting

The Project will occur on two parcels totaling 1.43 acres at 384 Fairgrounds Drive, in the City of Vallejo, Solano County. The Project site is an infill site surrounded by the Red Roof Inn to the north, Interstate 80 to the east, Annie's Panda Garden (restaurant) to the south, and Fairgrounds Drive to the west. Majority of the site is covered with asphalt. Minimal vegetation exists on-site and a drainage channel/stream conveys stormwater from Interstate 80 through the site into Blue Rock Springs Creek, thence Rindler Creek, thence Lake Chabot/Chabot Creek, thence the Napa River (Mare Island Strait).

Project Description

The Project includes the development of an approximately 106,360-square-foot self-storage facility and approximately 1,117 square feet of storage units. A 6- to 8-foot wide, 210-foot long drainage channel/stream on-site will need to be undergrounded (i.e. placed in a pipe) to accommodate the development of the Project.

Comment

Stream Impacts

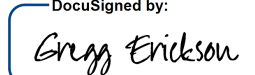
CDFW agrees with the Lead Agency that a portion of the Project will require an LSA Agreement prior the start of Project activities (i.e. filling of the drainage channel/stream), pursuant to Fish

Mr. Jonathan P. Atkinson
City of Vallejo
April 2, 2020
Page 2

and Game Code section 1602. LSA Agreements require project proponents to avoid, minimize, and/or mitigate for impacts to lakes, rivers, and streams. The Project will permanently remove the entire approximately 210 linear-foot reach of stream channel on the property. This may be considered a significant impact under CEQA. CDFW recommends reducing this impact to the greatest extent feasible for both the CEQA and LSA Notification. If this impact cannot be avoided, CDFW recommends on-site restoration. For example, CDFW recommends moving the 210-foot-long stream channel to another portion of the site. If on-site minimization and restoration are infeasible, the Project proponent will need to provide off-site mitigation. Examples of off-site mitigation include stream restoration/enhancement (e.g. invasive plant species removal and native plant revegetation, minor bank stabilization using soil bioengineering and native riparian plantings), day lighting a portion of another stream, remediation of on-stream fish passage barriers, and contributing funds to a permitted stream restoration project in the area that is not fully funded and includes a minimum of five years of monitoring. CDFW's preference is that Project's mitigation be as close to in-kind to the impacted resource and as close in proximity as possible to the Project area. LSA Agreements typically require a minimum of five years of monitoring to ensure the mitigation project achieves specific success criteria. Issuance of an LSA is subject to CEQA documentation; therefore, the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program.

CDFW appreciates the opportunity to provide comments on the draft MND for the Project and is available to meet with you to further discuss our comments. If you have any questions, please contact Mr. Garrett Allen, Environmental Scientist, at garrett.allen@wildlife.ca.gov; or Ms. Karen Weiss, Senior Environmental Scientist (Supervisor), at karen.weiss@wildlife.ca.gov.

Sincerely,

DocuSigned by:

BE74D4C93C604EA...
Gregg Erickson
Regional Manager
Bay Delta Region

cc: State Clearinghouse



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

VIA E-MAIL

May 7, 2020

Greg Erickson
Regional Manager
Bay Delta Region
California Department of Fish and Wildlife
2825 Cordelia Road: Suite 100
Fairfield, CA 94534

Re: Draft Mitigated Negative Declaration for Fairgrounds Self Storage | SCH #2020030231

Dear Mr. Erickson:

Thank you for providing comments on the draft Mitigated Negative Declaration for the proposed Fairgrounds Self Storage project at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310). This letter shall serve as a formal response to the comments contained in your letter dated April 2, 2020.

The Mitigated Negative Declaration details the impact of project construction on the drainage feature and identifies a mitigation measure, as part of the Mitigation Monitoring and Reporting Program. Specifically, the Mitigated Negative Declaration analyzes the impact under Impact BIO-1, and identifies Mitigation Measure BIO-1, which will reduce the impact to reduce that impact to less-than-significant levels. Neither on-site restoration nor off-site restoration is required because the impact can be reduced to less-than-significant levels with Mitigation Measure BIO-1.

Removal of the 210-foot long drainage feature cannot be avoided nor is its on-site relocation feasible. This is primarily due to the small constrained nature of the project site. Alternatives to the proposed configuration of the building and site improvements were considered but not possible.

The City of Vallejo Planning Commission is scheduled to review the project on May 18, 2020.

Please feel free to contact me at (707) 648-4346 or jonathan.atkinson@cityofvallejo.net, if you have any questions.

Sincerely,

A handwritten signature in blue ink, which appears to read "Jon P. Atkinson", is located below the "Sincerely," text.

Jonathan Atkinson
Senior Planner



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

April 2, 2020

Mr. Jonathan Atkinson
City of Vallejo
555 Santa Clara Street: 2nd Floor
Vallejo, California 94590

MITIGATED NEGATIVE DECLARATION FOR FAIRGROUNDS SELF STORAGE – DATED MARCH 2020 (STATE CLEARINGHOUSE NUMBER: UNKNOWN)

Dear Mr. Atkinson:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Fairgrounds Self Storage. The project consists of Development of a self-storage facility with an approximate building area of 106,360 square feet, 1,117 storage units. The building breakdowns are as follows: Storage Building A (78,850 square feet with approximate building height of 41 feet at 3 stories with a basement), Storage Building B (25, 150 square feet with an approximate building height of 31 feet at 3 stories), and Manager's Building (2,360 square feet and approximate building height of 29 feet at 2 stories). 14 total parking spaces will be provided along with landscape improvements, perimeter fencing, and a bio-retention basin at the northeast corner of the project site.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge historic or future activities on or near the project site that may have the potential to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline

contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.

3. If buildings or other structures will be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf).
4. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
5. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to review the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Mr. Jonathan Atkinson
April 2, 2020
Page 3

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink, reading "Gavin McCreary". The signature is fluid and cursive, with the first name "Gavin" and last name "McCreary" clearly distinguishable.

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Lora Jameson, Chief
Site Evaluation and Remediation Unit
Department of Toxic Substances Control
Lora.Jameson@dtsc.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov



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

VIA E-MAIL

May 7, 2020

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, CA 95826

Re: Draft Mitigated Negative Declaration for Fairgrounds Self Storage | SCH #2020030231

Dear Mr. McCreary:

Thank you for providing comments on the draft Mitigated Negative Declaration for the proposed Fairgrounds Self Storage project at 384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310). This letter shall serve as a formal response to the comments contained in your letter dated April 2, 2020.

The responses are as follows:

1. The project does not involve any hazardous materials or processes. The Use Permit would prohibit the storage of hazardous materials as an operational condition. The project site is not a hazardous waste site designated by the Department of Toxic Substances Control according to EnviroStor. Therefore, no historic or future activities on or near the project site have the potential to result in the release of hazardous waste or substances on the project site.
2. In addition to the project site not being a hazardous waste site designated by the Department of Toxic Substances Control, a Phase I prepared for the project determined that there are no environmental conditions in connection with the property that require further investigation. Consequently, no soil samples for lead analysis need to be collected prior to project construction.
3. The previous use of the project site involved the sale and storage of modular structures placed on an asphalt surface. The project site is surrounded by urban uses and does not contain any buildings or structures that will be demolished.
4. Currently, it is unknown if the project will require importation of soil to backfill any excavated areas. However, proper sampling in compliance with all legal requirements will be ducted to ensure the imported soil is free of contamination, should it be required.

5. The project site, which is currently vacant, was developed with commercial uses from approximately 1965 until 2016. Therefore, there have been no agricultural, weed abatement, or related activities on the project site since 1965.

The City of Vallejo Planning Commission is scheduled to review the project on May 18, 2020.

Please feel free to contact me at (707) 648-4346 or jonathan.atkinson@cityofvallejo.net, if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon P. Atkinson".

Jonathan Atkinson
Senior Planner

ATTACHMENT 3

PROJECT PLANS STORMWATER CONTROL PLAN



FAIRGROUNDS SELF STORAGE

384 FAIRGROUNDS DRIVE, VALLEJO, CA



SITE PLAN

PROPOSED SELF STORAGE - 384 FAIRGROUNDS DR., VALLEJO, CA

PROJECT CONTACTS

OWNER / DEVELOPER / APPLICANT
LRG INVESTORS, LLC
2899 MT. DIABLO BLVD. STE 206
WALNUT CREEK, CA 94596
925-627-7900

ARCHITECT
STRENGTH ARCHITECTS, INC.
1405 SECOND ST. STE 100
BRENTWOOD, CA 94513
925-634-0095

CIVIL ENGINEER
ROBERT A. KARR & ASSOC.
707 ROCK HILL
FAIRFIELD, CA
707-439-9999

LANDSCAPE ARCHITECT
THOMAS BANK & ASSOCIATES LLP
3601 NORTHMARK STREET SUITE 4
WALNUT CREEK, CA
925-933-2883

GEN. CONTRACTOR
CURIA CONSTRUCTION
5 MEADOWBROOK LN.
DANVILLE, CA 94518
925-544-0770

PROJECT DESCRIPTION

CONSTRUCT A NEW SELF STORAGE CONSISTING OF ONE 3 STORY STORAGE, ONE 4 STORY STORAGE BUILDING (3 STORIES PLUS BASEMENT), AND A 2 STORY MANAGER'S BLDG WITH OFFICE BELOW AND LIVING QUARTERS ABOVE. OVERALL PROJECT TOTAL BUILDING AREA: 106,360 S.F. WITH AN ESTIMATED 1,117 STORAGE UNITS.

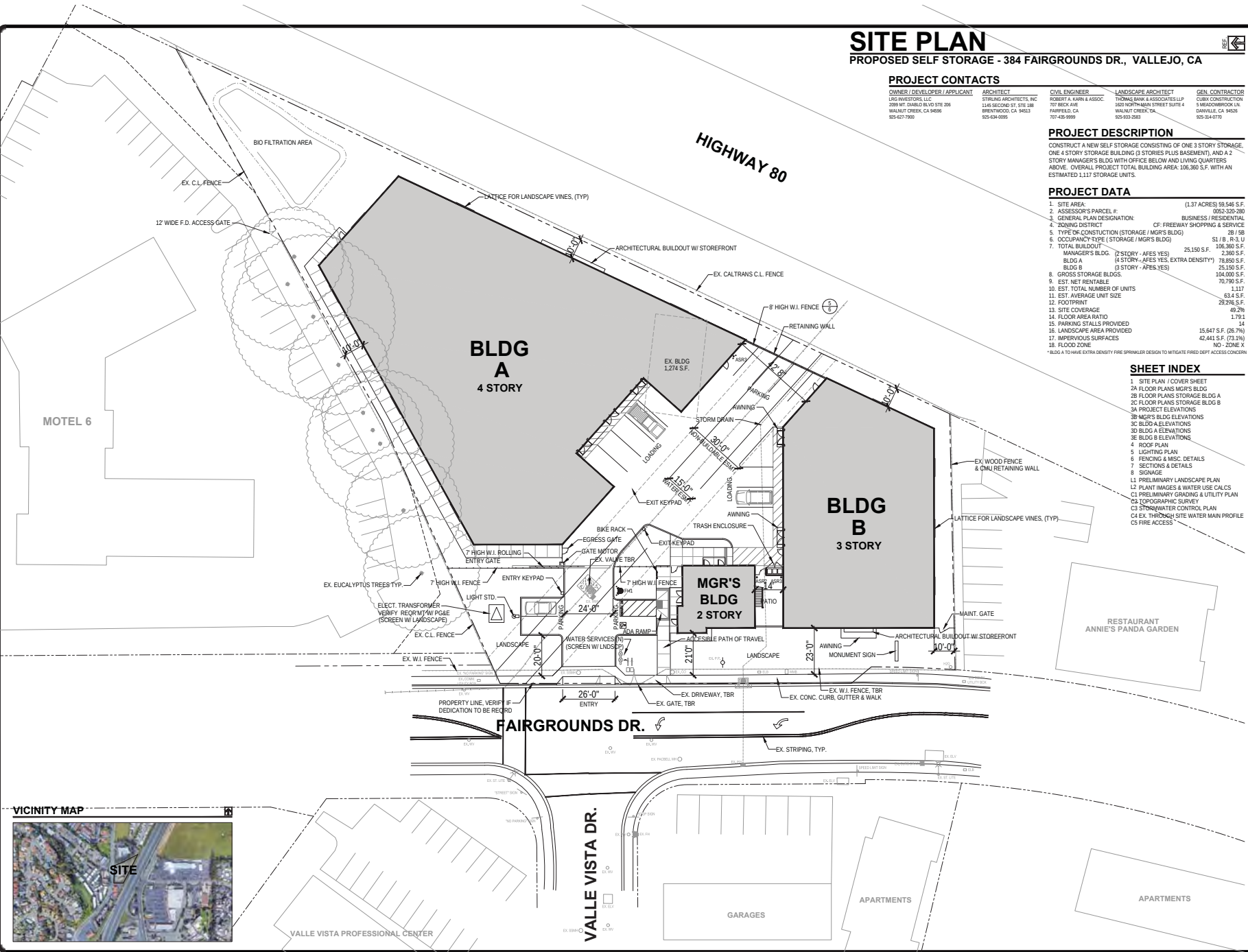
PROJECT DATA

1. SITE AREA:	(1.37 ACRES) 58,546 S.F.
2. ASSESSOR'S PARCEL #:	025-030-260
3. GENERAL PLAN DESIGNATION:	BUSINESS / RESIDENTIAL
4. ZONING DISTRICT:	CP - FREEWAY SHOPPING & SERVICE
5. TYPE OF CONSTRUCTION (STORAGE / MGR'S BLDG)	2B / 5B
6. OCCUPANCY TYPE (STORAGE / MGR'S BLDG)	SJ (B, R, S, U)
7. TOTAL BUILDOUT:	
MANAGER'S BLDG. (2 STORY - AFES YES)	25,150 S.F.
BLDG A (4 STORY - AFES YES, EXTRA DENSITY)	2,360 S.F.
BLDG B (3 STORY - AFES YES)	78,850 S.F.
8. GROSS STORAGE BLDGS.	25,150 S.F.
9. EST. NET RENTABLE	104,000 S.F.
10. EST. TOTAL NUMBER OF UNITS	70,790 S.F.
11. EST. AVERAGE UNIT SIZE	1,117
12. FOOTPRINT	634 S.F.
13. SITE COVERAGE	29,296 S.F.
14. FLOOR AREA RATIO	49.2%
15. PARKING STALLS PROVIDED	1,791
16. LANDSCAPE AREA PROVIDED	14
17. IMPERVIOUS SURFACES	15,647 S.F. (26.7%)
18. FLOOD ZONE	42,441 S.F. (73.1%) NO - ZONE X

* BLDG A TO HAVE EXTRA DENSITY FIRE SPRINKLER DESIGN TO MITIGATE FIRE DEPT ACCESS CONCERN

SHEET INDEX

1. SITE PLAN / COVER SHEET
- 2A. FLOOR PLANS MGR'S BLDG
- 2B. FLOOR PLANS STORAGE BLDG A
- 2C. FLOOR PLANS STORAGE BLDG B
- 3A. PROJECT ELEVATIONS
- 3B. MGR'S BLDG ELEVATIONS
- 3C. BLDG A ELEVATIONS
- 3D. BLDG B ELEVATIONS
- 3E. BLDG B ELEVATIONS
4. ROOF PLAN
5. LIGHTING PLAN
6. FENCING & MISC. DETAILS
7. SECTIONS & DETAILS
8. SIGNAGE
- L1. PRELIMINARY LANDSCAPE PLAN
- L2. PLANT IMAGES & WATER USE CALCS
- C1. PRELIMINARY GRADING & UTILITY PLAN
- C2. TOPOGRAPHIC SURVEY
- C3. STORMWATER CONTROL PLAN
- C4. EX. THROUGH SITE WATER MAIN PROFILE
- C5. FIRE ACCESS



VICINITY MAP



Revisions	Date

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FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DR.,
VALLEJO, CA

PRELIMINARY SITE PLAN

Drawn By
KSB / JH

Date
10/10/19

Scale
1" = 20'

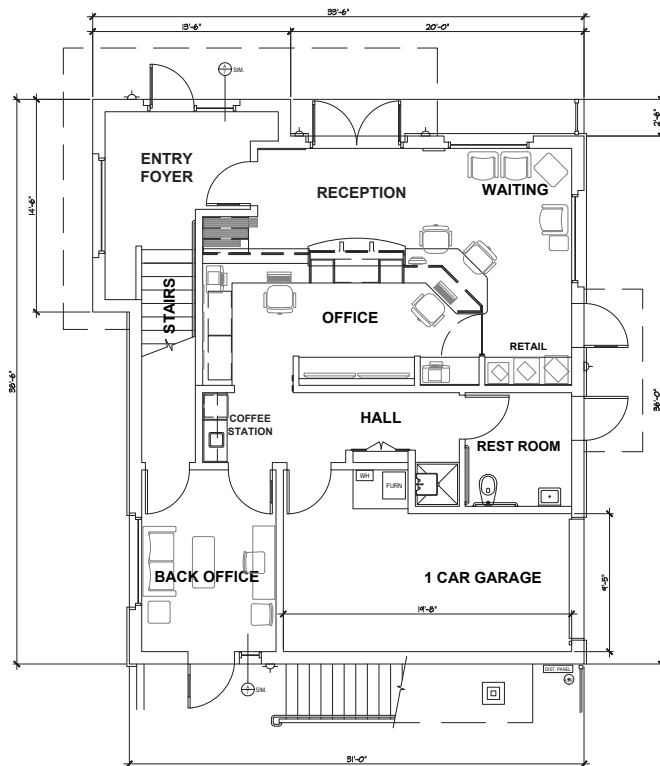
File Name
Latest Site Plan And Floor Plans

Planning File Numbers

Sheet Number

1

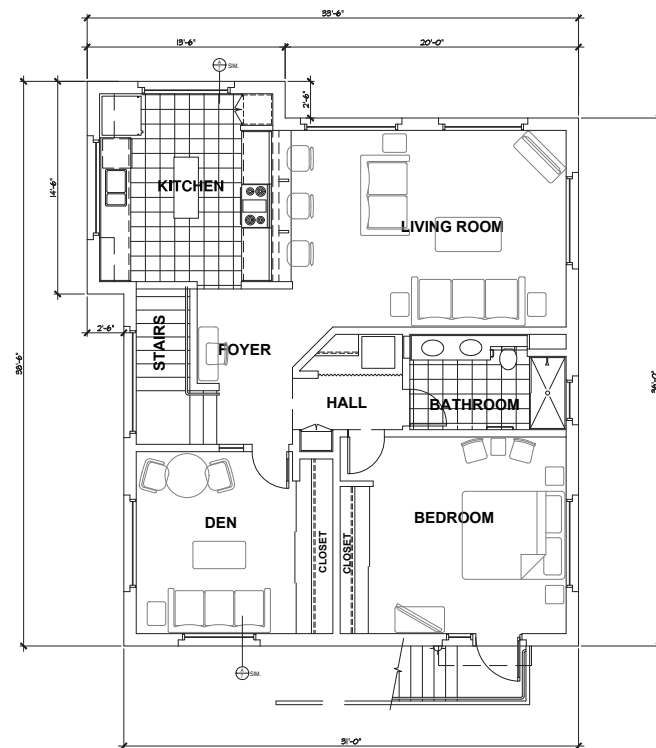
NOTE: SITE BOUNDARY, EXISTING FEATURES, AND EASEMENTS TO BE VERIFIED BY A SOIL ENGINEER



FIRST FLOOR PLAN

MANAGER'S BUILDING

TOTAL 2,360 SQ. FT.



SECOND FLOOR PLAN

Revisions	Date

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1 (925) 937-7900 F 925-937-4311 www.lrginvestors.com

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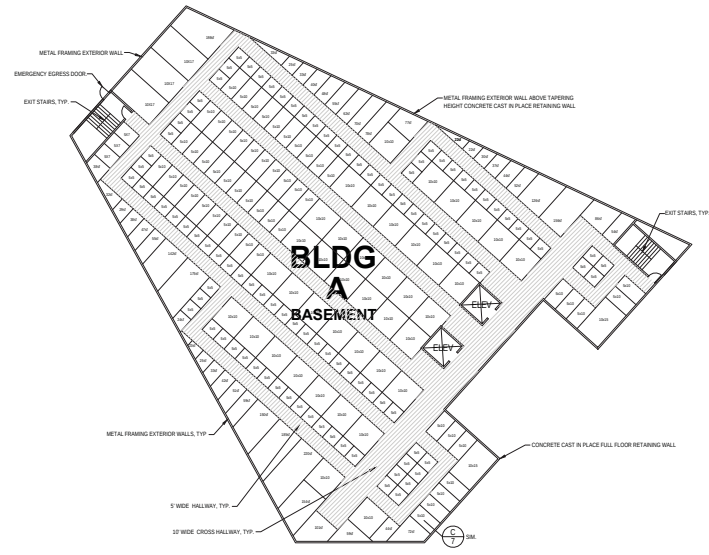
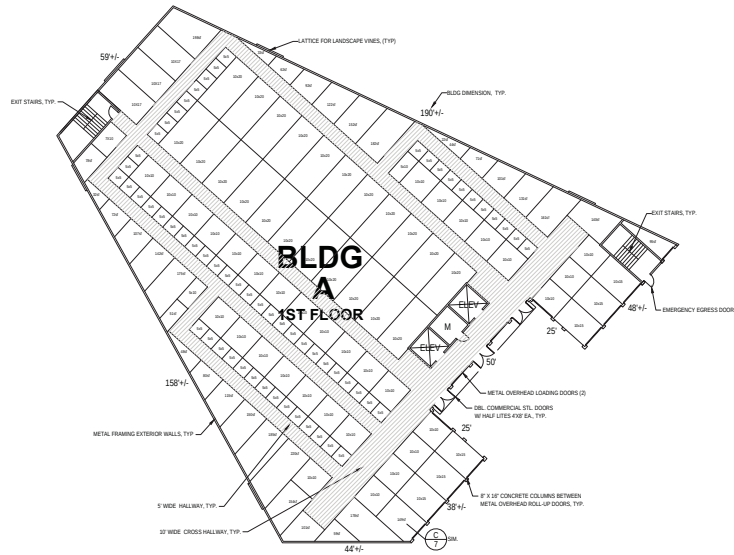
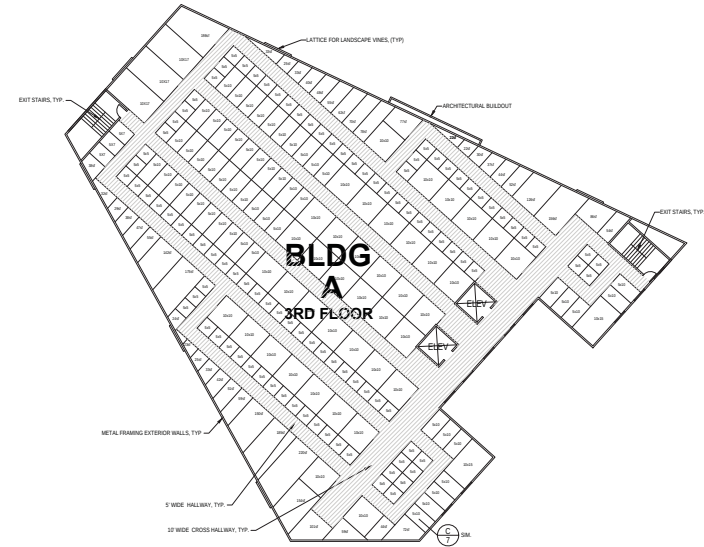
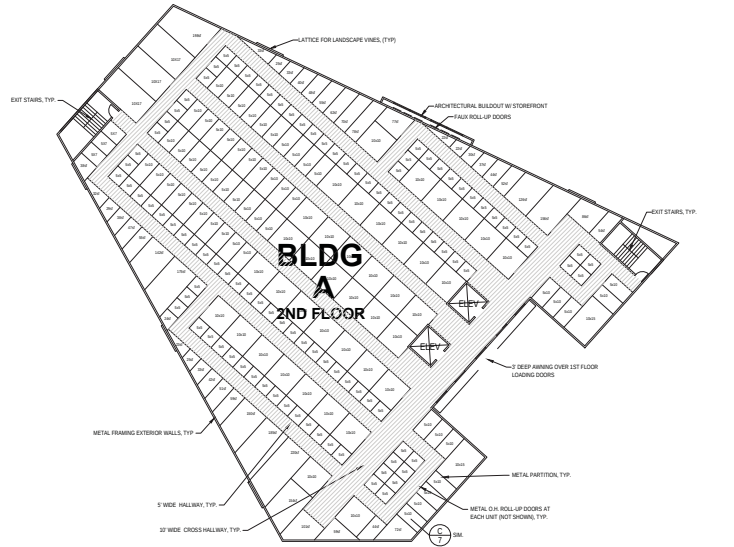


FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DR.,
VALLEJO, CA
MANAGERS BUILDING

Drawn By	DS
Date	01/12/19
Scale	1/8" = 1'-0"
File Name	DR_Manager PLAN
Planning File Numbers	
Sheet Number	

2A

FLOOR PLANS - BLDG A



SQUARE FOOTAGE
BUILDING A 78,850 S.F.

Revisions	Date

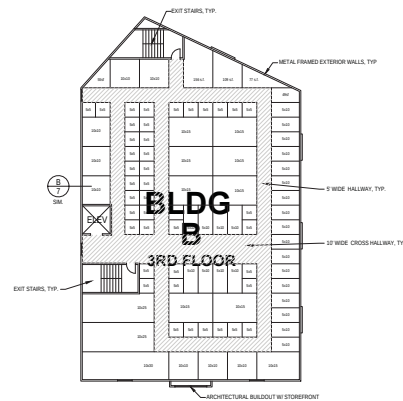
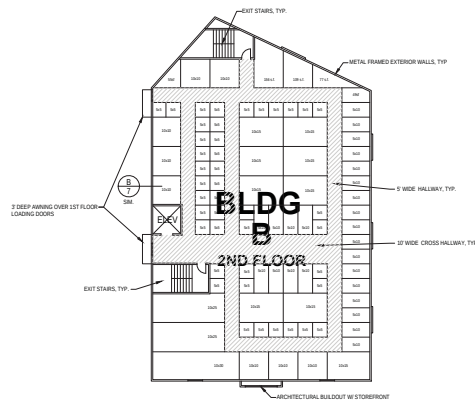
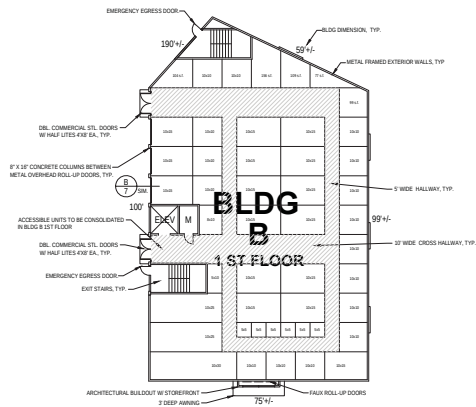
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LOCKHOUSE
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FAIRGROUNDS SELF STORAGE
300 FAIRGROUNDS DR.,
VALLEJO, CA
FLOOR PLANS - BLDG A

Drawn By: **ESB**
Date: **10/10/19**
Scale: **1" = 20'**
File Name: **Latest Site Plan And Floor Plans**
Planning File Numbers
Sheet Number
2B

FLOOR PLANS - BLDG B



SQUARE FOOTAGE
BUILDING B 25,150 S.F.

Revisions	Date

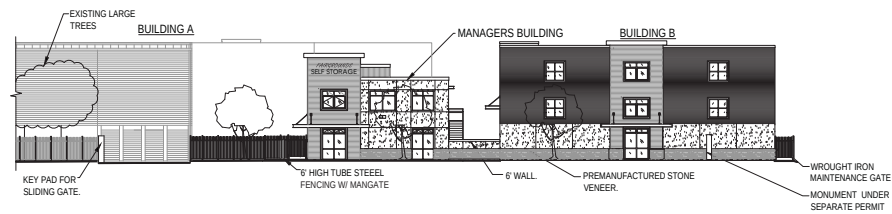
East Bay Office
1700 Mt Diablo Blvd.
Suite 206
Walnut Creek, CA 94596
TEL: 925-937-7900 | F: 925-938-4811 | www.lockhouse.com

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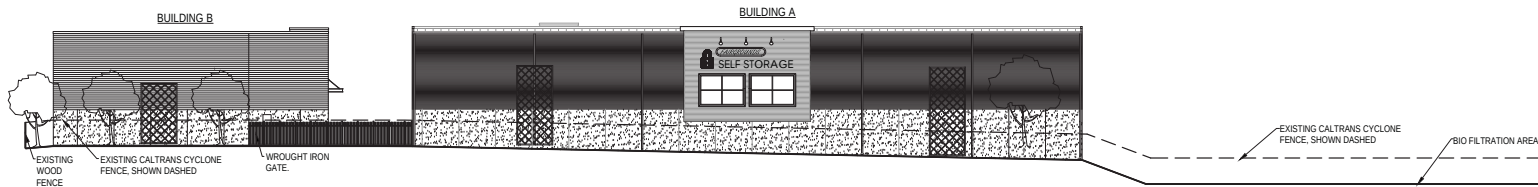
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5 Meadowbrook Ln
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FAIRGROUNDS SELF STORAGE
300 FAIRGROUNDS DR.,
VALLEJO, CA
FLOOR PLANS - BLDG B

Drawn By: EJB
Date: 10/10/19
Scale: 1" = 20'
File Name: Latest Site Plan And Floor Plans
Planning File Numbers:
Sheet Number:
2C



FAIRGROUNDS DRIVE ELEVATION



HIGHWAY 80 ELEVATION

02' 4' 8' 16'

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CA 94596
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FAIRGROUNDS SELF STORAGE
300 FAIRGROUNDS DR.,
VALLEJO, CA

PROJECT - ELEVATIONS

Drawn By	DS
Date	7-16-2019
Scale	1/8" = 1'-0"
File Name	DR_Site Elevation
Planning File Numbers	
Sheet Number	

3A



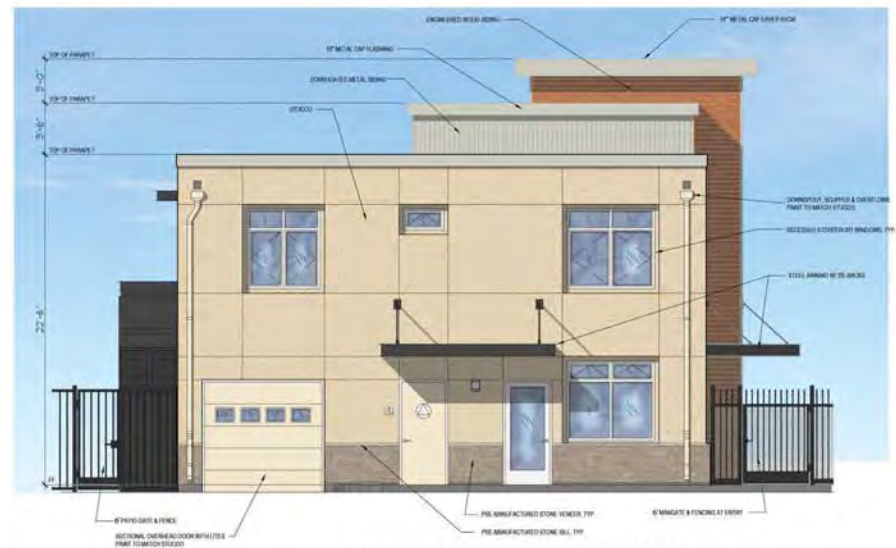
MGR'S BLDG - NORTH ELEVATION



MGR'S BLDG - WEST ELEVATION



MGR'S BLDG - SOUTH ELEVATION



MGR'S BLDG - EAST ELEVATION



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Cubix Construction Company
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Daly City, CA 94015
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FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DR.,
VALLEJO, CA

MANAGER'S BLDG - ELEVS

Drawn By
DW
Date
4/13/2019
Scale
1/4" = 1'-0"
File Name
DW Manager Elevation Dwg
Planning File Number

Sheet Number

3B



BUILDING B - NORTH ELEVATION



BUILDING B - WEST ELEVATION



BUILDING B - SOUTH ELEVATION



BUILDING B - EAST ELEVATION

01'2" 4' 8'

Revisions	Date

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Walpole, CA 94596
CA 94596

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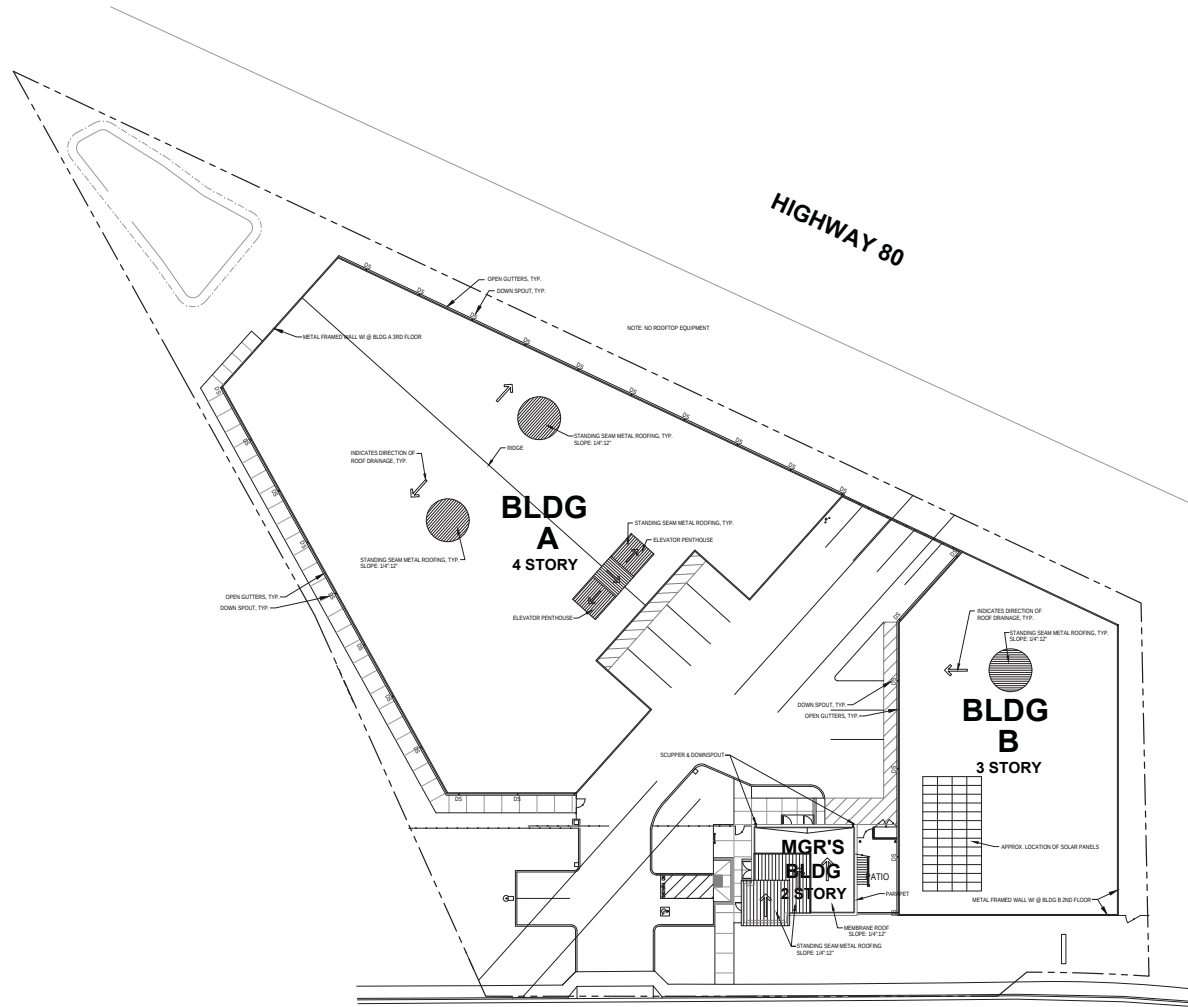
License No. 144802
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Danville, California 94526, USA
Phone: (925) 314-0770 FAX: (925) 314-0771

FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DR.,
VALLEJO, CA

BUILDING B - ELEVATIONS

Drawn By: DR
Date: 7/18/2019
Scale: 1/8" = 1'-0"
File Name: DR_Building E Elevations
Plotting File: Elevations
Sheet Number: **3E**

ROOF PLAN



Revisions	Date

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94526, USA
Danville, California
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License No. 144402

FAIRGROUNDS SELF STORAGE

308 FAIRGROUNDS DR.,
VALLEJO, CA

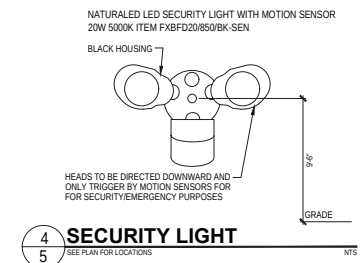
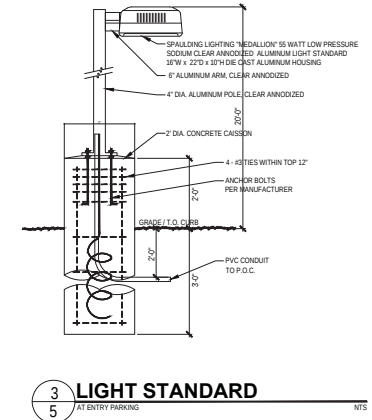
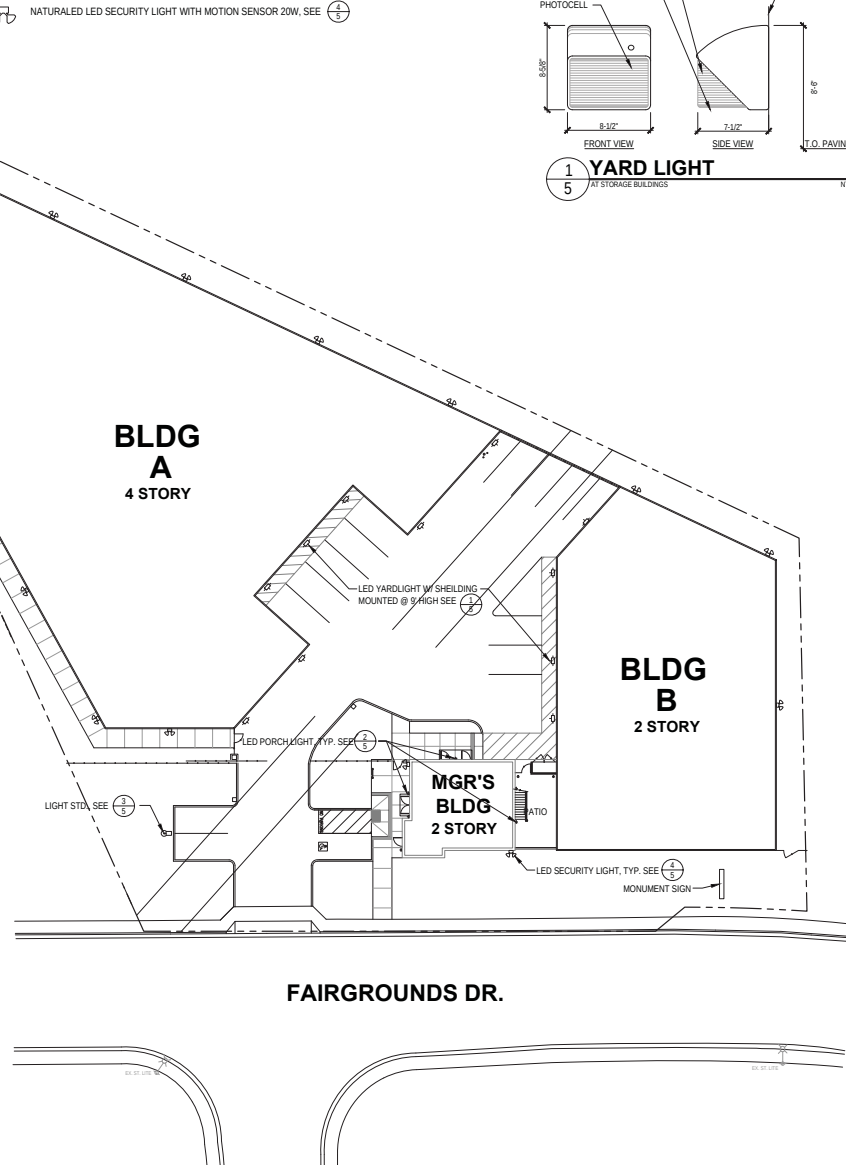
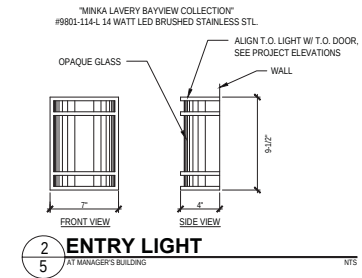
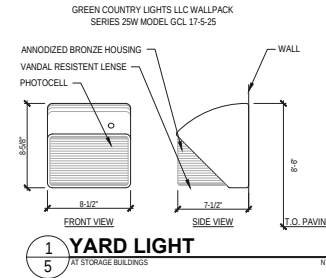
ROOF PLAN

Drawn By	ESB
Date	10/10/19
Scale	1" = 20'
File Name	Latest Site Plan And Floor Plans
Planning File Numbers	
Sheet Number	

LEGEND

- GREEN COUNTRY LIGHTS LLC WALLPACK SERIES 25W MODEL GCL 17-5-25, SEE 1/5
- MINKA-LAVERY BAY VIEW ITEM # 9801-144-L 14 WATT BRUSHED STAINLESS STEEL LED, SEE 2/5
- 55 WATT LOW PRESSURE SODIUM LIGHT STANDARD, SEE 3/5
- NATURALED LED SECURITY LIGHT WITH MOTION SENSOR 20W, SEE 4/5

LIGHTING PLAN



NOTE: LIGHTING TO BE DARK SKY COMPLIANT AND SHIELDED TO NOT IMPACT ADJACENT PROPERTIES

Revisions	Date

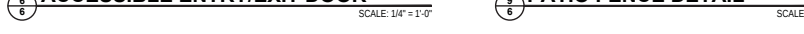
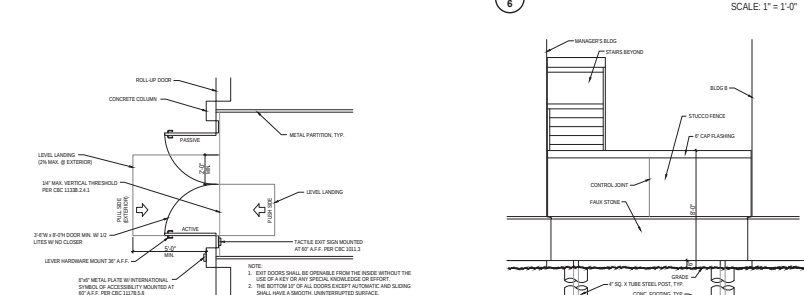
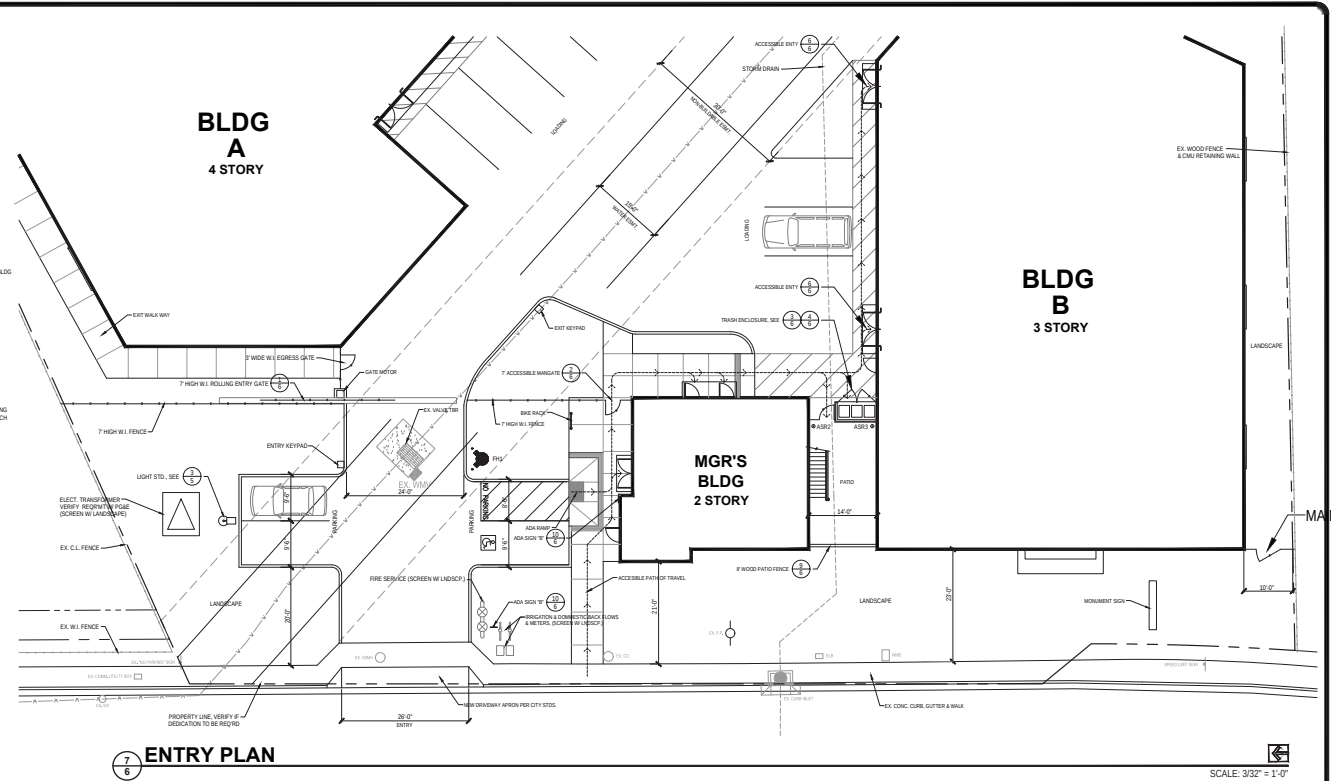
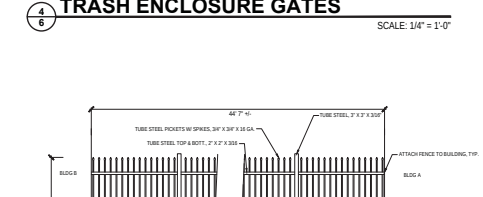
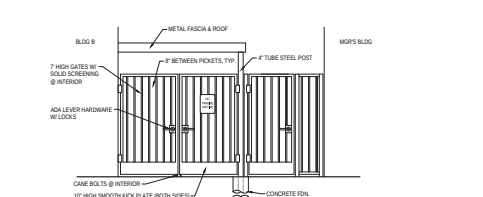
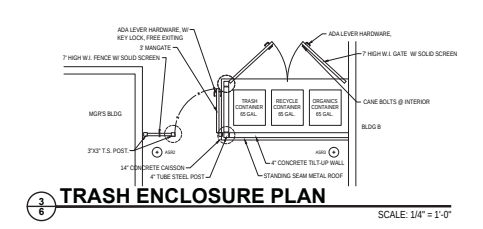
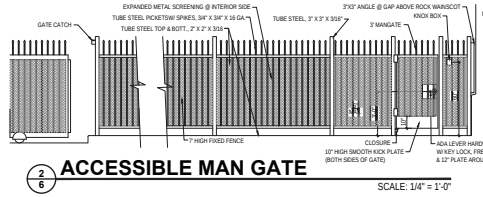
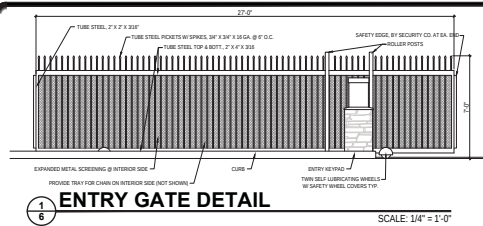
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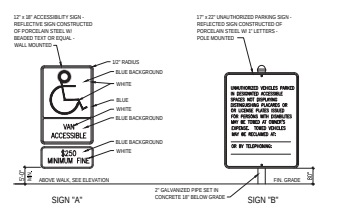
FAIRGROUNDS SELF STORAGE
380 FAIRGROUNDS DR.,
VALLEJO, CA
EXTERIOR LIGHTING PLAN

Drawn By	ESB
Date	10/10/19
Scale	1" = 20'
File Name	Latest Site Plan And Floor Plans
Planning File Numbers	
Sheet Number	5



- STORAGE BUILDING ACCESSIBILITY NOTES:**
1. 24" x 24" OF ALL STORAGE UNITS IN EXCESS OF 20 UNITS TO BE ADA ACCESSIBLE UNITS. EXPOSED WHEELS AND TIRES.
 2. FIVE METAL PLATE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED AT 48" A.F.F. @ EACH OF THE ACCESSIBLE UNITS.
 3. ACCESSIBLE PATH OF TRAVEL TO HAVE MINIMUM CROSS-SLOPE OF 2% AND MAXIMUM LENGTH OF 20'.
 4. ALL ACCESSIBLE DOORS OR SWING GATES TO HAVE AN OPERATING EFFORT PUSHING OR PULLING OF 5 LBS. MAX. UNLESS OTHERWISE NOTED TO 15 LBS. FOR FREE ENTRY DOOR ACCESSIBLE.
 5. ALL ACCESSIBLE SWING DOORS TO HAVE ADA APPROVED LEVER HARDWARE.
 6. 4" MAX. THRESHOLD @ ALL EXTERIOR SWING DOORS (NOT THRESHOLD IN AT TYPICAL DOOR) & TOP OF INTERIOR UNITS TO HAVE NO THRESHOLD.
 7. ALL ACCESSIBLE SWING DOORS HAVE AT LEAST LEVEL LANDING ON THE FULL SIDE. (ON WAY @ EXTERIOR DOORS).
 8. OVERHEAD DOORS & ACCESSIBLE UNITS TO HAVE EXTENDED DOOR STRIPS IN OPEN TOP AT THE END OF STRIP.
 9. ACCESSIBLE STORAGE SPACES TO HAVE THE FOLLOWING: FLOOR OR GROUND SPACE IN COMPLIANCE WITH 119.1. STORAGE ELEMENTS TO BE IN COMPLIANCE WITH 119.2 AND 119.3. STORAGE ELEMENTS TO BE IN COMPLIANCE WITH 119.3.

- AUTOMATIC GATE NOTES (PER ASTM F2202):**
1. GATES TO HAVE AUXILIARY SUPPORTS TO PREVENT SWELLING.
 2. NO PROTRUSIONS GREATER THAN 1/2" ON BOTTOM EDGE.
 3. NO PROTRUSIONS WITH SHARP EDGES.
 4. ALLOWABLE PROTRUSIONS INCLUDE TOP PICKETS, TOP PICKETS BEING GATE LATCHES, AND PICKETS.
 5. PICKETS MUST BE STABLE & DROUGHT TO PROPERLY ENTER RECOVERY GATE.
 6. RECOVERY GATE MUST BE RECESSED BEHIND THE LANDING EDGE OF THE RECOVERY FOOT.
 7. ALL ROLLERS SHOULD BE COVERED OR GUARDED.
 8. NO OPENINGS GREATER THAN 1/2" IN ALL LATCHES BETWEEN THE GATE AND A STATIONARY OBJECT MUST BE LESS THAN 1/2" OR GREATER THAN 1/2" FROM THE GATE FRAME.
 9. PICKETS MUST BE STABLE & DROUGHT TO PROPERLY ENTER RECOVERY GATE.
 10. RECOVERY GATE MUST BE RECESSED BEHIND THE LANDING EDGE OF THE RECOVERY FOOT.



Revisions	Date

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 Danville, California 94526, USA
 Phone (925) 314-0770

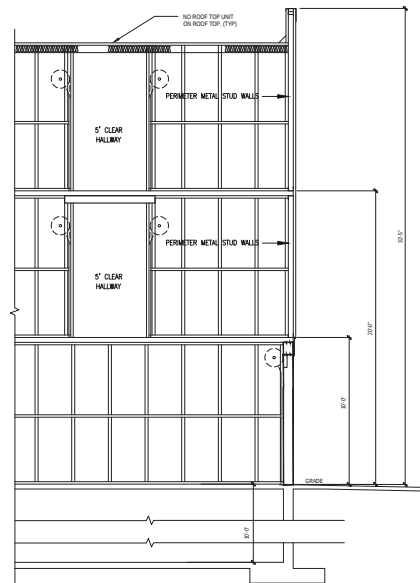
FAIRGROUNDS SELF STORAGE
 3804 FAIRGROUNDS DR.,
 VALLEJO, CA
FENCING & MISC. DETAILS

Drawn By: _____
 Date: 10/2/23
 File Name: _____
 Planning File Number: _____
 Sheet Number: _____
6



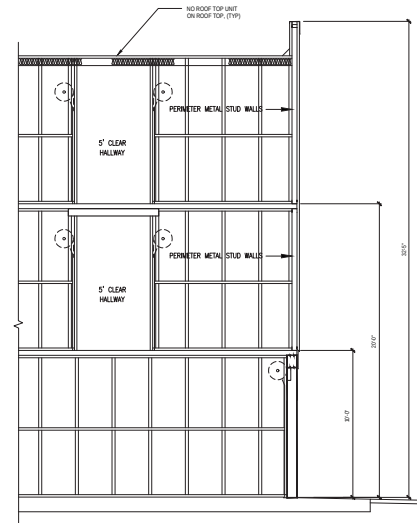
MANAGER'S BUILDING SECTION

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



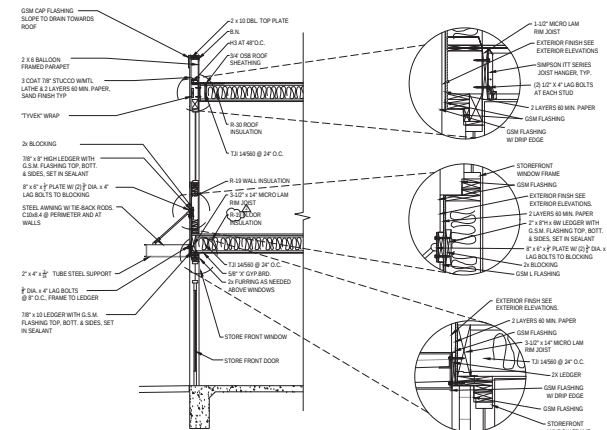
BUILDING A SECTION

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



BUILDING B SECTION

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



WALL SECTION - MANAGER'S BUILDING

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

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 License No. 144402
 5 Meadowbrook Ln
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FAIRGROUNDS SELF STORAGE
 384 FAIRGROUNDS DR.,
 VALLEJO, CA
SECTIONS & DETAILS

Drawn By	ES
Done	TSD/29
Scale	AS NOTED
File Name	Latest Set Plan And Floor Plans
Planning File Numbers	
Sheet Number	7

SIGN PLAN & DETAILS

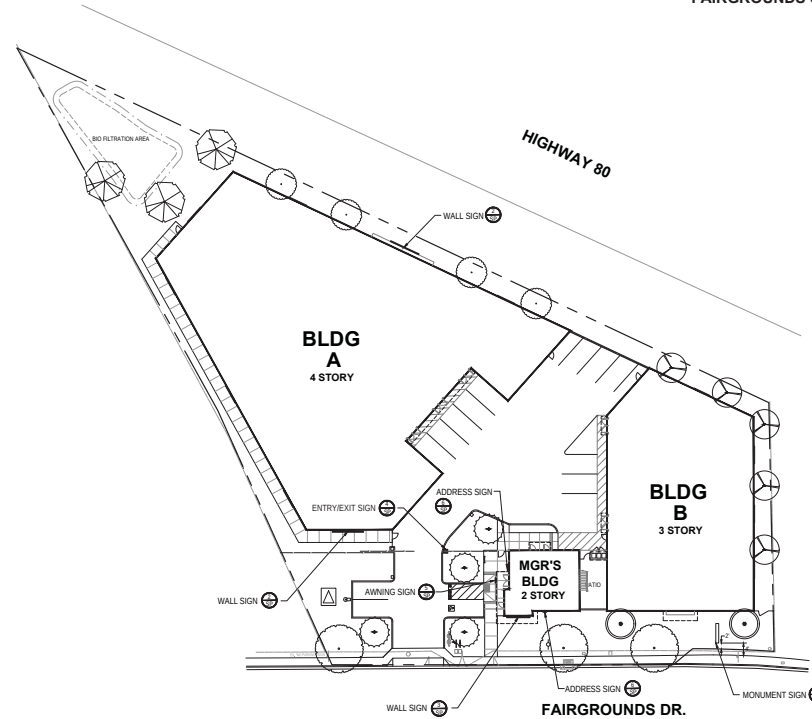
FAIRGROUNDS SELF STORAGE 384 FAIRGROUNDS DRIVE VALLEJO, CA

NOTES

1. SEE ELEVATIONS FOR LOCATIONS OF SIGNS

SIGNAGE CALCS

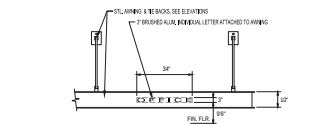
MONUMENT SIGN FACE AREA	30 SF
NUMBER OF FACES	2
SIGNAGE PER MONUMENT SIGN	60 SF
NUMBER OF MONUMENT SIGNS	1
TOTAL MONUMENT SIGNAGE AREA	60 SF
WALL SIGN AREA, TYPE 1 (SINGLE FACED)	119 SF
NUMBER OF TYPE 1 WALL SIGNS	2
TOTAL TYPE 1 WALL SIGNAGE AREA	238 SF
WALL SIGN AREA, TYPE 2 (SINGLE FACED)	29 SF
NUMBER OF TYPE 2 WALL SIGNS	1
TOTAL TYPE 2 WALL SIGNAGE AREA	29 SF
ENTRY/EXIT SIGN FACE AREA	6.75 SF
NUMBER OF FACES	2
SIGNAGE PER ENTRY/EXIT SIGN	13.5 SF
NUMBER OF ENTRY/EXIT SIGNS	1
TOTAL ENTRY/EXIT SIGNAGE AREA	13.5 SF
AWNING SIGN AREA (SINGLE FACED)	0.7 SF
NUMBER OF AWNING SIGNS	1
TOTAL AWNING SIGNAGE	0.7 SF
ADDRESS SIGN (SINGLE FACED)	1.4 SF
NUMBER OF ADDRESS SIGNS	2
TOTAL ADDRESS SIGNAGE	2.8 SF
TOTAL PROPOSED SIGN AREA	344 SF
BUILDING FRONTAGE ON FAIRGROUNDS	157 LF
BUILDING FRONTAGE ON HIGHWAY 80	249 LF
TOTAL BUILDING FRONTAGE	406 LF
RATIO OF BLDG FRONTAGE TO SIGN AREA	11.3:1 SF
TOTAL ALLOWABLE SIGN AREA	406 SF
UNUSED SIGN AREA	42 SF



REF. SITE PLAN FOR SIGNAGE

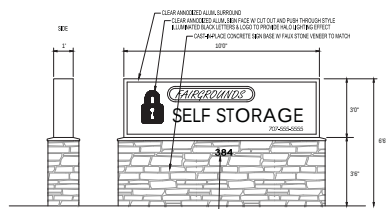
ADDRESS SIGN

AREA PER SIGN FACE = 1.4 SF SCALE 1/8"



AWNING SIGN

AREA PER SIGN FACE = 1.3 SF SCALE 1/8"



MONUMENT SIGN

AREA PER SIGN FACE = 30 SF SCALE 1/8"



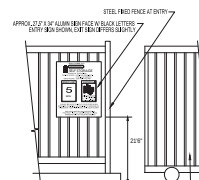
WALL SIGNS @ BLDG A

AREA PER SIGN FACE = 119 SF SCALE 1/8"



WALL SIGNS @ MGR'S BLDG

AREA PER SIGN FACE = 29 SF SCALE 1/8"



ENTRY/EXIT SIGN

AREA PER SIGN FACE = 6.75 SF SCALE 1/8"

Revisions	Date

East Bay Office
2999 Mt. Diablo Blvd.
Suite 206
Walnut Creek
CA 94596
Tel: 925-427-7900 | Fax: 925-427-4811 | www.lockhouse.com

LRG INVESTORS

Cubix Construction Company
License No. 144402
770 San Ramon Valley Blvd.
Danville, California 94526
Phone: (925) 314-0770 FAX: (925) 314-0771

FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DR., VALLEJO, CA

SIGN PLAN & DETAILS

Drawn By: EJB & DSS
Date: 7/25/2019
Scale: 1" = 30' U.O.N.
File Name: Signplan
Planning File Numbers
Sheet Number: 8



EXISTING TREES:				
TREE #	BOTANICAL NAME	COMMON NAME	CALIPER	STATUS
①	ULMUS PARVIFOLIA	CHINESE ELM	3" Ø, MULTI-STEM (5)	KEEP
②	EUCALYPTUS SIDEROXYLON	RED IRONBARK	21" Ø	KEEP
③	EUCALYPTUS SIDEROXYLON	RED IRONBARK	48" Ø	KEEP
④	EUCALYPTUS SIDEROXYLON	RED IRONBARK	21" Ø	KEEP
⑤	EUCALYPTUS SIDEROXYLON	RED IRONBARK	16" Ø	KEEP
⑥	EUCALYPTUS SIDEROXYLON	RED IRONBARK	19" Ø	KEEP
⑦	EUCALYPTUS SIDEROXYLON	RED IRONBARK	30" Ø	KEEP
⑧	EUCALYPTUS SIDEROXYLON	RED IRONBARK	25" Ø	KEEP
⑨	EUCALYPTUS SIDEROXYLON	RED IRONBARK	24" Ø	KEEP

PLANT LIST:			
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING
15 GALLON TREES:			
	ACER RUBRUM	RED MAPLE	20'-0"
	ARBUTUS x 'MARINA'	MARINA ARBUTUS	15'-0"
	DODONAEA VISCOSA (STD.)	HOPSEED BUSH	15'-0"
	LAGERSTROEMIA INDICA (STD.)	GRAPE MYRTLE	15'-0"
	QUERCUS COCCINEA	SCARLET OAK	25'-0"
	QUERCUS ROBUR 'FASTIGIATA'	ENGLISH OAK	15'-0"
5 GALLON SHRUBS:			
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	6'-0"
	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	4'-0"
	CERCIS OCCIDENTALIS	WESTERN REDBUD	8'-0"
	ECHIMUM CANDICANS	PRIDE OF MADEIRA	6'-0"
	ELAEAGNUS PUNGENS 'MACULATA'	GOLDEN ELAEAGNUS	5'-0"
	HETEROMELES ARBUTIFOLIA	TOYON	4'-0"
	NERIUM OLEANDER	OLEANDER	8'-0"
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	4'-0"
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	4'-0"
	SALVIA LEUCOPHYLLA 'FIGEROA'	PURPLE SAGE	4'-0"
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5'-0"
1 GALLON PERENNIALS:			
	ANIGOZANTHOS 'BUSH BABY'	KANGAROO PAW	3'-0"
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	3'-0"
	PENNISETUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	4'-0"
	PHORMIUM 'YELLOW WAVE'	FORTNIGHT LILY	4'-0"
1 GALLON GROUNDCOVERS:			
	COPROSMA 'KIRKI'	CREeping MIRROR PLANT	48" O.C.
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	24" O.C.
	LANTANA 'GOLD RUSH'	GOLD RUSH LANTANA	48" O.C.
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	24" O.C.
	MUHLENBERGIA RIGENS	DEERGRASS	24" O.C.
5 GALLON VINES AT TRELLISES:			
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	6'-0"

REVISIONS	
1	2024-04-26
2	2024-04-26
3	2024-04-26
4	2024-04-26
5	2024-04-26
6	2024-04-26
7	2024-04-26
8	2024-04-26
9	2024-04-26
10	2024-04-26
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12	2024-04-26
13	2024-04-26
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16	2024-04-26
17	2024-04-26
18	2024-04-26
19	2024-04-26
20	2024-04-26



FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DRIVE
VALLEJO, CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DATE:
CHECKED:	JOB NO:
	DATE:
	4-26-19
	SCALE:

SHEET
L1
OF X SHEETS



CALLISTEMON VIMINALIS 'LITTLE JOHN'



ARCTOSTAPHYLOS 'HOWARD MCMINN'



QUERCUS ROBUR 'FASTIGIATA'



QUERCUS COCCINEA



LAGERSTROEMIA INDICA (STD.)



DODONAEA VISCOSA (STD.)



ARBUTUS x 'MARINA'



ACER RUBRUM



SALVIA LEUCOPHYLLA 'FIGEROA'



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'



PITTOSPORUM TOBIRA 'VARIEGATA'



NERIUM OLEANDER



HETEROMELES ARBUTIFOLIA



ELAEAGNUS PUNGENS 'MACULATA'



ECHIUM CANDICANS



CERCIS OCCIDENTALIS



LANтана 'GOLD RUSH'



DESCHAMPSIA CESPITOSA



COPROSMA 'KIRKII'



PHORMIUM 'YELLOW WAVE'



PENNISETUM 'RUBRUM'



LOMANDRA LONGIFOLIA 'BREEZE'



ANIGOZANTHOS 'BUSH BABY'



WESTRINGIA FRUTICOSA

SOIL MANAGEMENT REPORT:

- A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
- a. Soil texture
 - b. Infiltration rate determined by laboratory test or soil infiltration rate table
 - c. pH
 - d. Total soluble salts
 - e. Sodium
 - f. Percent organic matter
 - g. Recommendations
- B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
- C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion, (Ord.3-2010 3 (Exh. A), eff.3-12-2010

WATER EFFICIENT LANDSCAPE WORKSHEET									
REFERENCE EVAPOTRANSPIRATION (ET ₀):				40.2					
HYDROZONE / PLANT DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (%)	ETAP (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAP x AREA	ESTIMATED TOTAL WATER USE (ETWU)		
REGULAR LANDSCAPE AREAS:									
LOW WAT. USE	0.5	SPRINK	0.75	0.6	100	60	100	60	100
MED. WAT. USE	0.5	SPRINK	0.75	0.6	100	60	100	60	100
HIGH WAT. USE	0.5	SPRINK	0.75	0.6	100	60	100	60	100
				TOTALS:	100	60	100	60	100
SPECIAL LANDSCAPE AREAS:									
POOL AREA									
WATER FEATURE									
WATER FEATURE									
				TOTALS:					
						ETWU TOTAL	100		
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)	100		
ETAP CALCULATIONS:									
REGULAR LANDSCAPE AREAS:									
TOTAL ETAP x AREA				100					
TOTAL LANDSCAPE AREA				100					
AVERAGE ETAP				1.0					
ALL LANDSCAPE AREAS:									
TOTAL ETAP x AREA				100					
TOTAL LANDSCAPE AREA				100					
AVERAGE ETAP				1.0					



GREEN SCREEN VINES AT TRELLISES



GELSEMIUM SEMPERVIRENS



MUHLENBERGIA RIGENS



JUNCUS PATENS

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

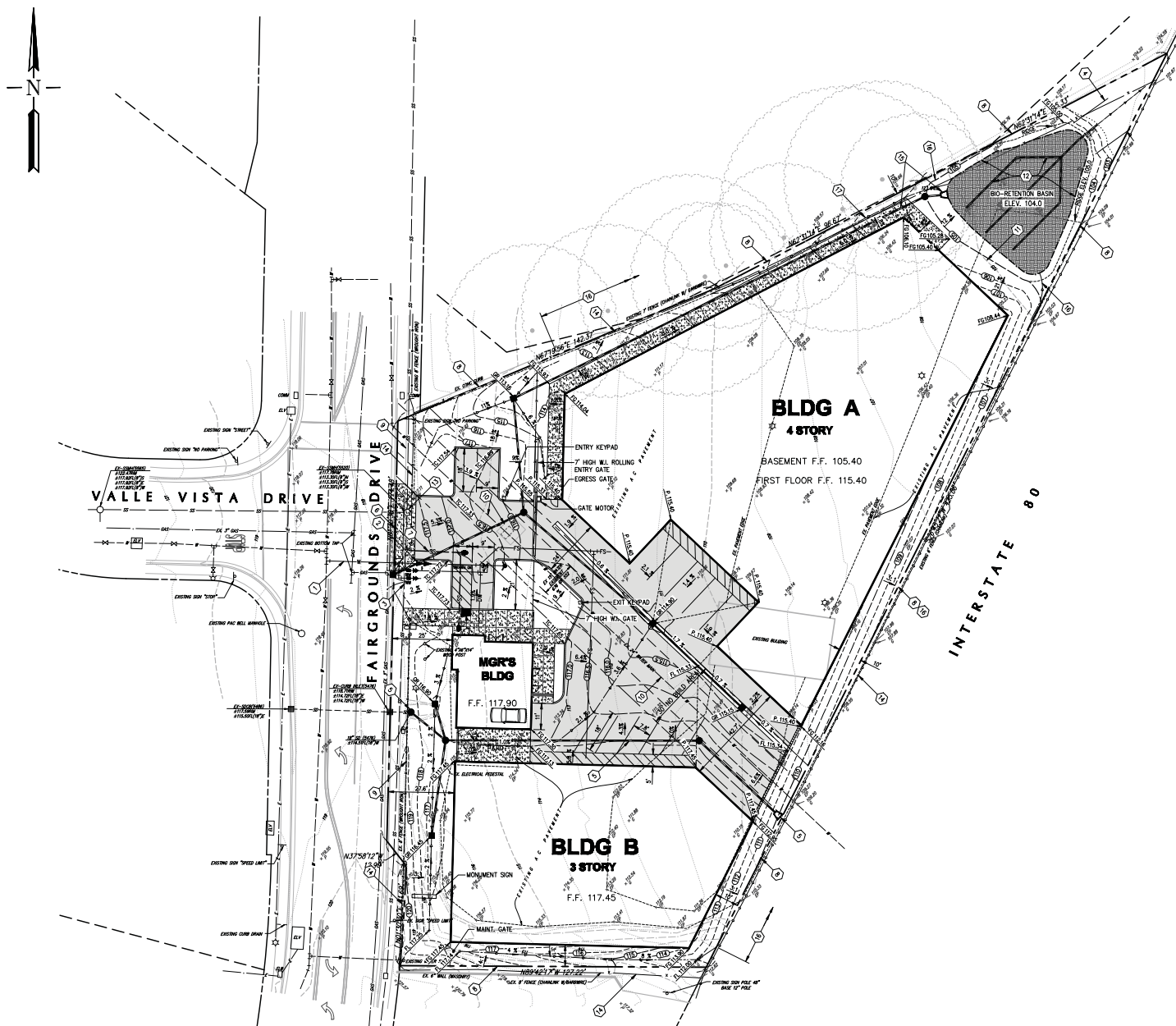


FAIRGROUNDS SELF STORAGE
384 FAIRGROUNDS DRIVE
VALLEJO, CALIFORNIA

PLANT IMAGES,
WATER USE
CALCULATIONS

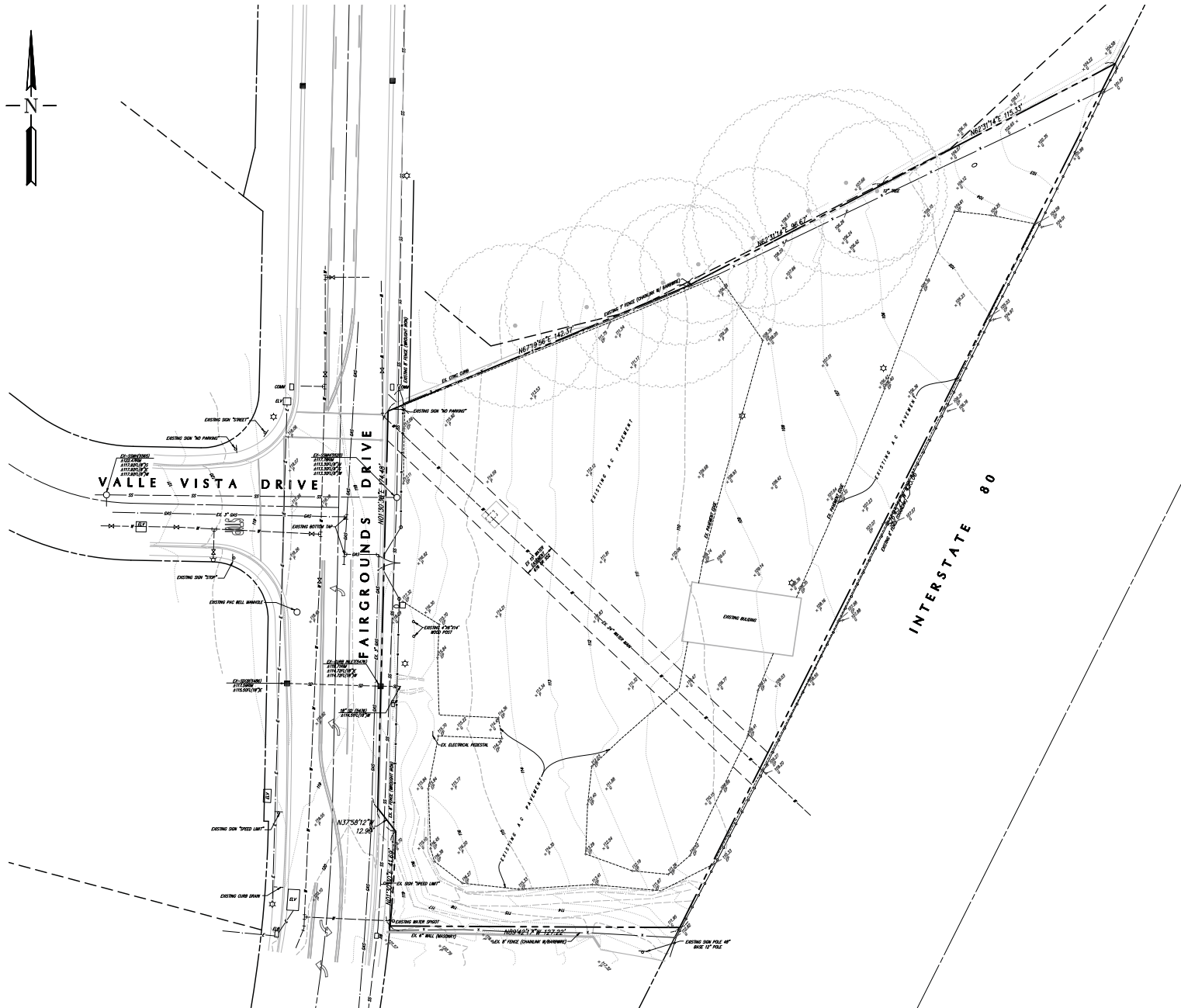
DESIGNED:	DATE:
CHECKED:	JOB NO:
	DATE:
	SCALE:

SHEET
L2
OF X SHEETS



NOT DATED: August 5, 2018

S:\A19002\DWG\PREL\A19002 TOPO 20.DWG



LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN PIPE
- DRAINAGE INLET
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TRAFFIC SIGN
- UTILITY BOX AS NOTED
- TREE
- VERTICAL CURB
- CURB AND GUTTER
- PAVEMENT EDGE
- PAVEMENT STRIPING
- CHAIN LINK FENCE
- WIRE FENCE
- CONTOUR
- SPOT ELEVATION
- FLOW LINE ELEVATION
- PAVEMENT GRADE ELEVATION
- TOP OF CURB ELEVATION

NOTE:

THIS TOPOGRAPHIC SURVEY DRAWING IS BASED ON A "PRELIMINARY TOPOGRAPHY AND DEMOLITION PLAN" PREPARED BY NORTH STAR ENGINEERING GROUP, INC. OF MODESTO, CALIFORNIA. DRAWING DATED 08/21/2018.



TOPOGRAPHIC SURVEY
384 FAIRGROUNDS DRIVE
FAIRGROUNDS SELF STORAGE
CITY OF VALLEJO, CALIFORNIA
FOR: LEO INVESTORS LLC

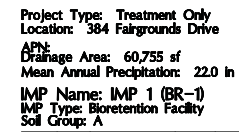
SCALE	1"=20'	1"=40'	1"=80'
DATE	08/21/18	08/21/18	08/21/18
BY	AK	AK	AK
CHECKED			
PROJ. MGR.			

ROBERT A. KARN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERS
10000 KARN DRIVE
SUITE 100
DUBLIN, CA 94568
PH: 925-835-4000
FAX: 925-835-4001
WWW.RAKENGINEERS.COM
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RAK
ENGINEERS

SHEET NO.
C2

JOB NO.
A19002



DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
ROOF-1	19,713	Conventional Roof	1.00	19,713
ROOF-2	8,485	Conventional Roof	1.00	8,485
ROOF-3	1,180	Conventional Roof	1.00	1,180
PAVE-1	10,358	Concrete or Asphalt	0.10	1,035.8
PAVE-2	2,472	Concrete or Asphalt	0.10	247.2
LAND-1	8,514	Landscape	0.10	851.4
LAND-2	1,234	Landscape	0.10	123.4
IN-LIEU	621	Pavement	1.00	621
Total				43,783

IMP Sizing			
IMP Sizing Factor	Rain Adjustment Factor	Minimum Area of Volume	Proposed Area of Volume
0.040	1.000	1,751	2,160

Self-Treating Areas

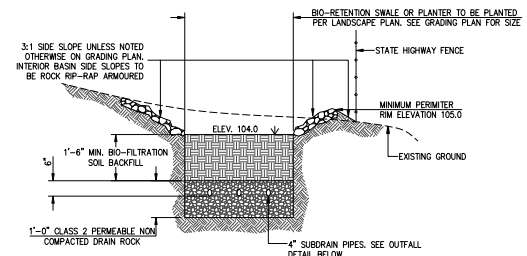
DMA Name	Area (sq ft)
Lond-3	2,785

Un-Treated Areas

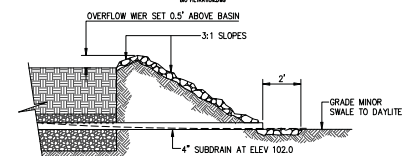
DMA Name	Area (sq ft)
Pave-3	391
Land-4	588

IN-LIEU TREATMENT

DMA Name	Area (sq ft)
IN-LIEU	626



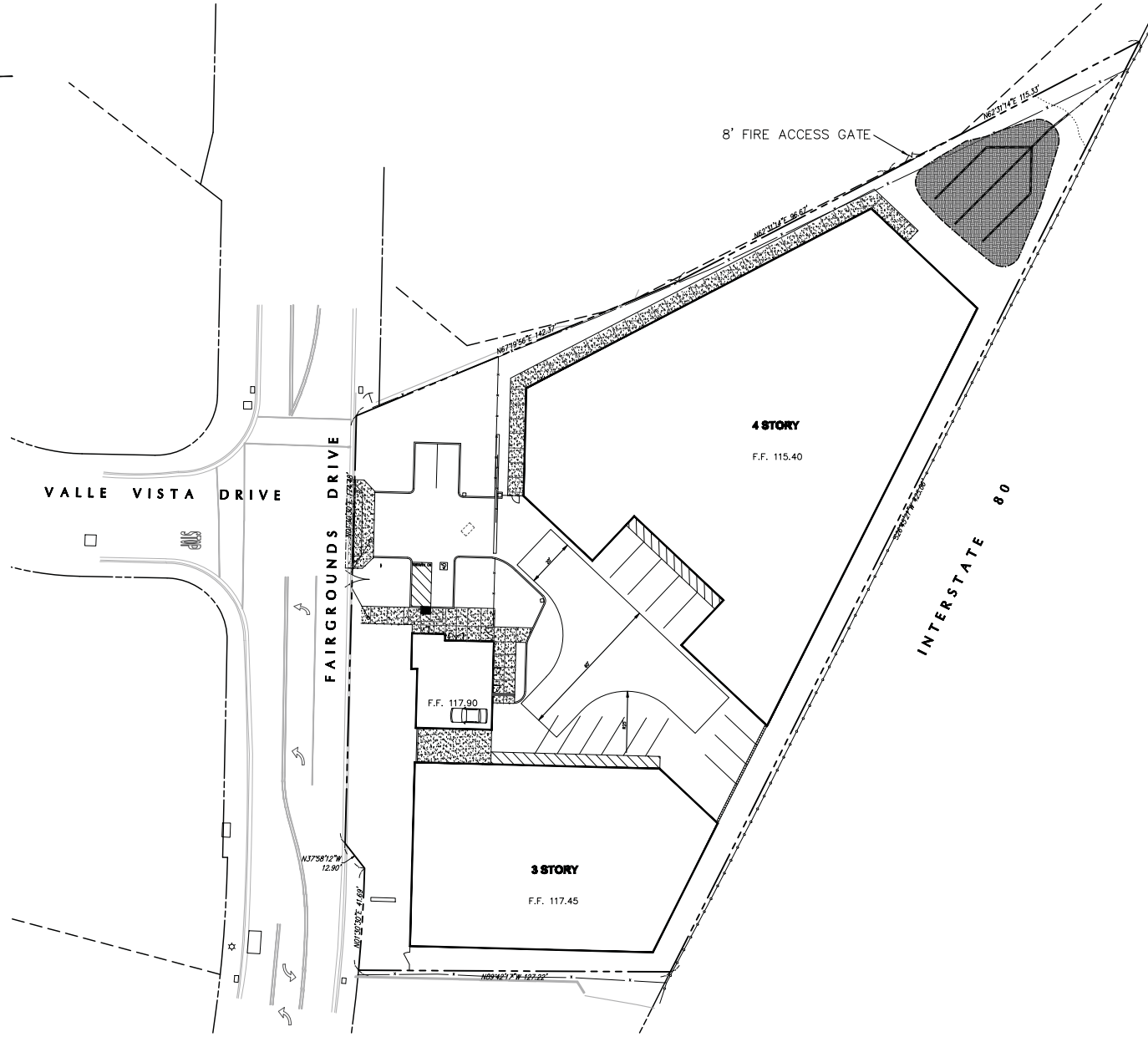
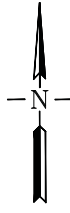
TYPICAL BIO-RETENTION AREA SECTION



BIO-RETENTION OVERFLOW WIER AND SUBDRAIN OUTFALL

LEGEND:

	PROPOSED		PROPOSED	EXISTING
LIMIT OF IMPROVEMENTS			BOUNDARY LINE	
DRAINAGE AREA BOUNDARY			PUBLIC RIGHT OF WAY	
TREATMENT AREA			STORM DRAIN PIPE	
			DRAINAGE INLET	
			VERTICAL CURB	
DRAINAGE MANAGEMENT AREA (DMA) ID			CURB AND GUTTER	
TREATMENT DEVICE ID			VALLEY GUTTER	
BIO-RETENTION (BR)			CONTOUR	
SELF TREATING (ST)				
			GRADE BREAK	
INTEGRATED MANAGEMENT PRACTICE (IMP)				
BIO-RETAINING (BR)				



POST DATE: August 5, 2013
S:\A19002\DWG\PRELIM\A19002 FIRE ACCESS.DWG

DATE		SHEET NO.		SHEET REVISIONS		SCALE	
11/1/13		C5				1"=20'	
OF 5 SHEETS		JOB NO. A19002					
FAIRGROUNDS SELF STORAGE 384 FAIRGROUNDS DRIVE CITY OF VALLEJO, CALIFORNIA							
PAK CIVIL ENGINEERS ROBERT A. KARN & ASSOCIATES, INC. FARMER, CALIFORNIA PHONE: (707) 424-1144 FAX: (707) 424-1145 WWW.PAKCIVIL.COM							

STORMWATER CONTROL PLAN

for

Fairgrounds Self Storage

384 Fairgrounds Drive

Vallejo, CA

June 13, 2019

Prepared For:

LRG Investors, LLC
2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

Prepared By:



Robert A. Karn & Associates, Inc.
707 Beck Avenue
Fairfield, CA 94533
(707) 435-9999

Project #A19002

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Vicinity Map 2

Attachments

Storm Water Control Plan

This Stormwater Control Plan was prepared using the template dated February 2018.

I. PROJECT DATA

Table 1. Project Data

Project Name/Number	Fairgrounds Self Storage
Application Submittal Date	2-21-2019
Project Location	384 Fairgrounds Drive
Name of Developer	LRG Investors, LLC
Project Phase No.	N/A
Project Type and Description	New Construction
Project Watershed	Mare Island Straight
Total Project Site Area (acres)	1.39 Acres (60,755 SF)
Total Area of Land Disturbed (acres)	1.39 Acres (60,755 SF)
Total New Impervious Surface Area (sq. ft.)	None
Total Replaced Impervious Surface Area	0.97 Acres (42,470 SF)
Total Pre-Project Impervious Surface Area	1.25 Acres
Total Post-Project Impervious Surface Area	0.97 Acres
50% Rule[*]	Applies
Project Density	N/A
Applicable Special Project Categories	None
Percent LID and non-LID treatment	100% LID treatment
HM Compliance [†]	Exempt – Highly Developed Area per HMP Map

[*50% rule applies if:

Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Surface Area]

[†HM required (unless project meets one of the exemptions on *Guidebook* p. 9) if:

(Total New Impervious Surface Area + Total Replaced Impervious Surface Area) ≥ 1 acre]

II. SETTING

II.A. Project Location and Description

The project area is located at 384 Fairgrounds Drive in the City of Vallejo, in southwestern Solano County, California. The 1.39 acre project site is situated along the west side of Interstate 80. The project is located within the existing fully paved lot which serves an existing building. Proposed work includes the construction of a new self-storage facility with a manager's office and associated parking.

Stormwater will be directed to bio-retention areas and then released into the roadside ditch along Interstate 80.

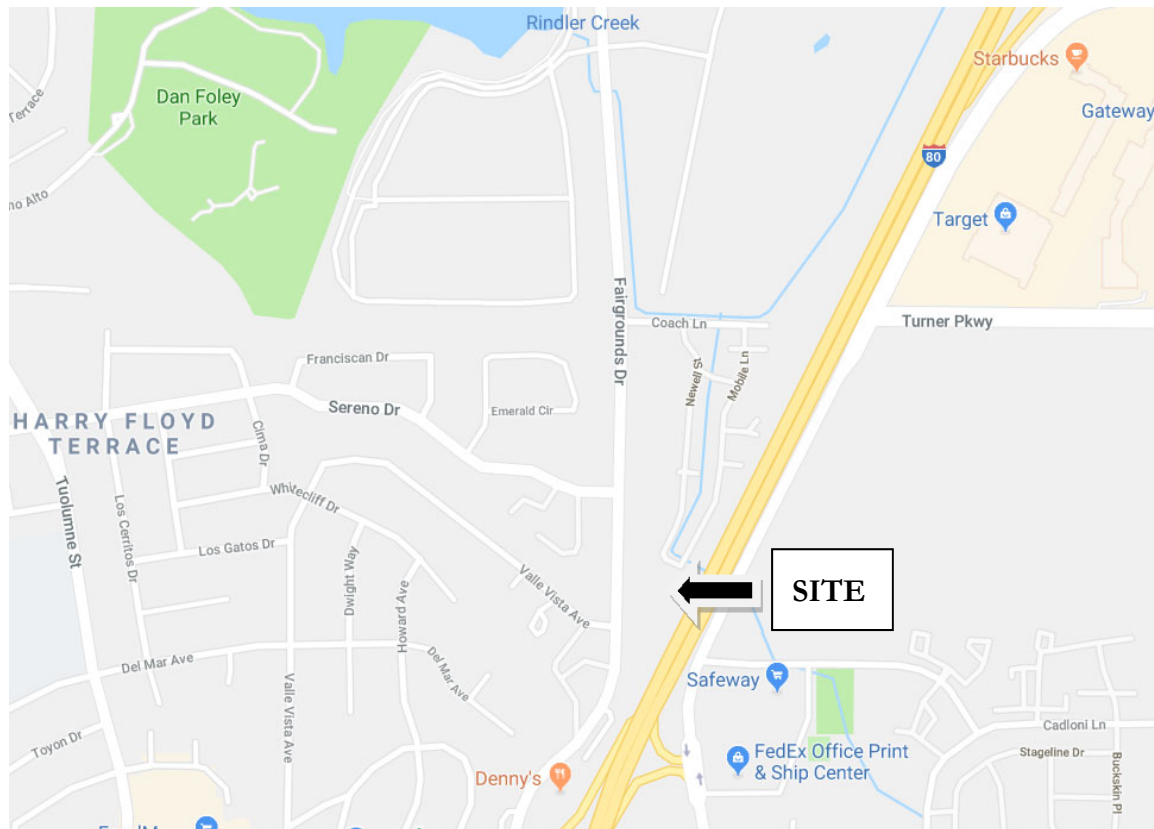


Figure 1: Vicinity Map

II.B. Existing Site Features and Conditions

The majority of the site is covered in pavement or concrete. The site currently drains directly to a roadside ditch along interstate 80. An existing catch basin located on the east side of Fairgrounds Drive outfalls on the project site and drain through the property and then in to the road side ditch along Interstate 80. This stormwater will be collected via an underground piping and directed to the roadside ditch.

II.C. Opportunities and Constraints for Stormwater Control

Constraints: Due to the existing gradient of the site, retaining walls will be required around the perimeter of Building A. Two small areas will be left untreated: 1) Driveway apron 391sf 2) Outfall swale 588sf. An in-lieu treatment area has been designated along the frontage on Fairgrounds drives.

Untreated Pavement: $391 \times 1.00 = 391\text{sf}$

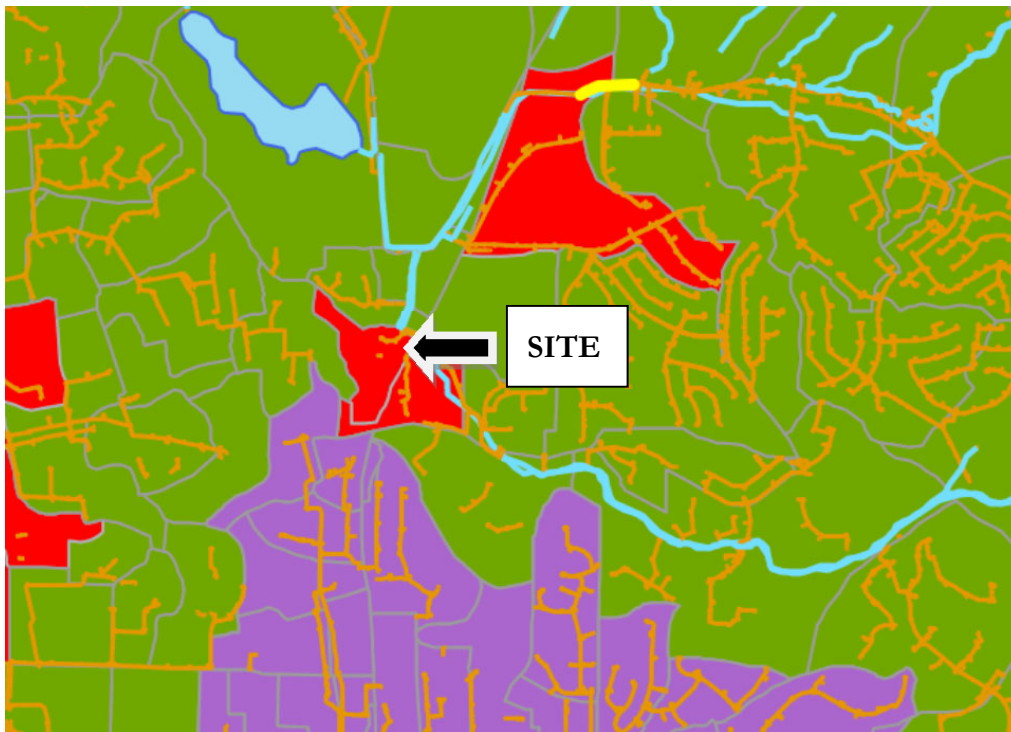
Untreated Landscape: $588 \times 0.1 = 59\text{sf}$

In-Lieu Treatment **Required: 450sf**

In-Lieu Treatment **Provided: 626sf**

Opportunities: We are proposing to treat stormwater via a bio-retention area located in the northeast portion of the site. Once treated the stormwater will outfall into the roadside ditch located along Interstate 80. No net increase in flow is proposed as the site is currently paved and draining directly to the roadside ditch.

Requirement to manage increases in runoff peak flows and durations (hydrograph modification management) applies based on methods described in the Contra Costa County C.3 Guidebook. Threshold for including flow control in treatment device design is when total impervious area being created or replaced is over 1 acre. Total impervious area being created or replaced is 42,470 square feet (0.97 acres). Impervious surface proposed resulting in more than one acre (43,560 square feet) requires compliance with hydrograph modification management (flow control) requirements. However, this project is exempt from flow control requirement as the site is creating/replacing less than one acre. The site is also within a 'highly developed area to a level of 65%'. Since there is no increase in impervious surface proposed, the proposed bio-retention area will reduce run-off via three storage layers: 1. The surface area (1,080cuft). 2. Loam Sand layer (972cuft). 3. Rock layer (648cuft). Total Storage: 2,700cuft



III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The proposed work does not increase the amount of impervious area.

III.A.2. Preservation of natural drainage features

No existing natural drainage features will be disturbed or removed with the construction of the project. Proposed drainage features will contain elements of vegetation for both function and aesthetics.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

No creeks, wetlands and riparian habitats are present on the project site.

III.A.4. Minimization of imperviousness

The proposed project reduces the amount of impervious surface as a majority of the existing site is paved.

III.A.5. Use of drainage as a design element

The treatment area will be piped directly into the underground storm drain system that ultimately drains to the stormwater bio-retention basin.

III.B. Use of Permeable Pavements

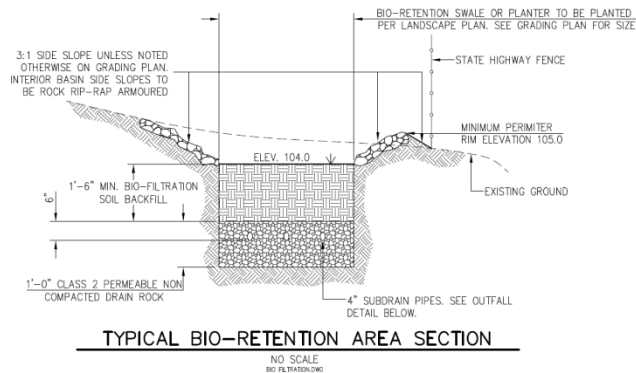
No permeable pavement is proposed for the project.

III.C. Dispersal of Runoff to Pervious Areas

The site will drain into BR-1 as shown on the “Stormwater Control Plan”.

III.D. Bio-retention or other Integrated Management Practices

The proposed bio-retention area has been designed per the C.3 Guidebook. The C.3 Calculator was used to size the treatment area. The bio-retention area includes 0.5’ of surface treatment, a sandy loam layer of 1.5’ and a rock layer of 1.0’.



IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

Table 2. Drainage Management Areas

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
ROOF-1	19,713	Conventional Roof	1.00	19,713				
ROOF-2	8,485	Conventional Roof	1.00	8,485				
ROOF-3	1,180	Conventional Roof	1.00	1,180				
PAVE-1	10,338	Concrete or Asphalt	1.00	10,338				
PAVE-2	2,472	Concrete or Asphalt	1.00	2,472				
LAND-1	8,514	Landscape	0.10	851				
LAND-2	1,234	Landscape	0.10	123				
IN-LIEU	621	Pavement	1.00	621				
Total				43,783				
Area					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area of Volume	Proposed Area or Volume
					0.040	1.000	1,751	2,160

Self-Treating Areas

DMA Name	Area (sq ft)
Land-3	2,785

Un-Treated Areas

DMA Name	Area (sq ft)
Pave-3	391
Land-4	588

IN-LIEU TREATMENT

DMA Name	Area (sq ft)
IN-LIEU	626

Roof-1, totaling 19,713 square feet, drains a portion of the building roof area into BR-1, a bioretention area via both surface drainage and underground piping.

Roof-2, totaling 8,485 square feet, drains a portion of the building roof area into BR-1, a bioretention area via both surface drainage and underground piping.

Roof-3, totaling 1,180 square feet, drains a portion of the building roof area into BR-1, a bioretention area via both surface drainage and underground piping.

Pave-1, totaling 10,338 square feet, drains a portion of the paved parking area into BR-1, a bioretention area via underground piping.

Pave-2, totaling 2,472 square feet, drains a portion of the paved parking area into BR-1, a bioretention area via underground piping.

Land-1, totaling 7,872 square feet, drains a portion of the landscape area into BR-1, a bioretention area via french drain and underground piping.

Land-2, totaling 1,234 square feet, drains a portion of the landscape area into BR-1, a bioretention area via surface drainage and underground piping.

In-Lieu, totaling 626 square feet, drains a portion of the landscape area into BR-1, a bioretention area via surface drainage and underground piping.

IV.B. Integrated Management Practice Descriptions

The proposed bio-retention area has been designed per the C.3 Guidebook. The C.3 Calculator was used to size the treatment area. The bio-retention area includes 0.5' of surface treatment, a sandy loam layer of 1.5' and a Class II Permeable Gravel layer of 1.0'. See attached Storm Water Treatment Plan and Bio-Retention Basin Section Detail.

IV.B.1. *Areas Draining to Non-LID Treatment*

None.

IV.C. Tabulation and Sizing Calculations

See IMP sizing calculations on the attached 'Stormwater Control Plan' Sheet C3.

V. SOURCE CONTROL MEASURES

V.A. Site activities and potential sources of pollutants

The following activities planned for the Fairgrounds Self Storage project have the potential to allow pollutants to enter runoff:

Potential dumping of washwater or other liquids into storm drain inlets.

Landscape maintenance.

Trash refuse areas.

All In-Lieu areas where these activities occur will drain to a stormwater treatment bio-retention area. To further reduce the potential to enter runoff, permanent and operational source control BMP's will be implemented as described in Table 8 below.

V.B. Source Control Table

Table 3. Source Controls

Potential Source of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark inlets that could be easily accessed with a "No Dumping-Drains to Creek" or similar message.	• Maintain and periodically repaint or replace inlet markings. • Distribute stormwater pollution prevention information to Owner.

Potential Source of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
Landscape/outdoor pesticide use	- Any native trees, shrubs, and ground cover on the site will be preserved to the maximum extent possible. - Landscaping will be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. - Plantings for bioretention areas will be selected to be appropriate to anticipated soil and moisture conditions. - Where possible, pest resistant plants will be selected, especially for locations adjacent to hardscape. - Plants will be selected appropriate to site soils, slopes, climates, sun, wind rain, land use, air movement, ecological consistency, and plant interactions.	- Owner will receive integrated pest management information. - All site landscaping is to be maintained with minimal or no use of pesticides.
Vehicle washing	Driveways and parking areas drain to bioretention areas.	Distribute stormwater pollution prevention information to Owner.
Trash Refuse Area	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks. Trash enclosure will be covered.	Distribute stormwater pollution prevention information to Owner. Post “Do Not Dump Hazardous Materials Here” signs near receptacles.

V.C.Features, Materials, and Methods of Construction of Source Control BMPs

Construction of the bio-retention basin includes: excavation per the elevations provided on the grading plan, placement of a Class II Permeable Gravel layer 1' in depth, placement of the perforated pipe, placement of the bio-retention soil mix and construction of a drip inlet. All material submittals will be reviewed and approved by the Civil Engineer to confirm compliance with the approved plans.

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

All storm water treatment facilities in this plan will be owned and maintained in perpetuity by the private owner of the subject property. The applicant accepts responsibility for operation and maintenance of the facilities until such time as this responsibility is formally transferred to a subsequent owner.

The applicant will execute, prior to completion of project construction, a Stormwater Facilities Operation and Management Agreement. Such an agreement will "run with the land" and be enforceable on subsequent property owners. The applicant will provide the City access to stormwater treatment devices for inspection.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

The planted areas will be weeded by hand approximately monthly. At this time, plants will be inspected for health and the irrigation system will be turned on manually and checked for any leaks or broken lines, misdirected spray patterns etc. Any dead plants will be replaced. Inspect bank between curb cuts and treatment facility. Look for gullies, washouts, evidence of uncontrolled surface water flow or any other evidence of distress to the slope. Inspect all subdrains where it enters the catch basin to see whether the subdrain pipe is dry, or is clogged with vegetation. Storm drain system to be inspected from the upstream end to the outfall, including catch basins. Observe the flow of water. Any evidence of ponding in the catch basins indicates a blockage.

VII. CONSTRUCTION PLAN C.3 CHECKLIST

Table 4. Construction Plan C.3 Checklist

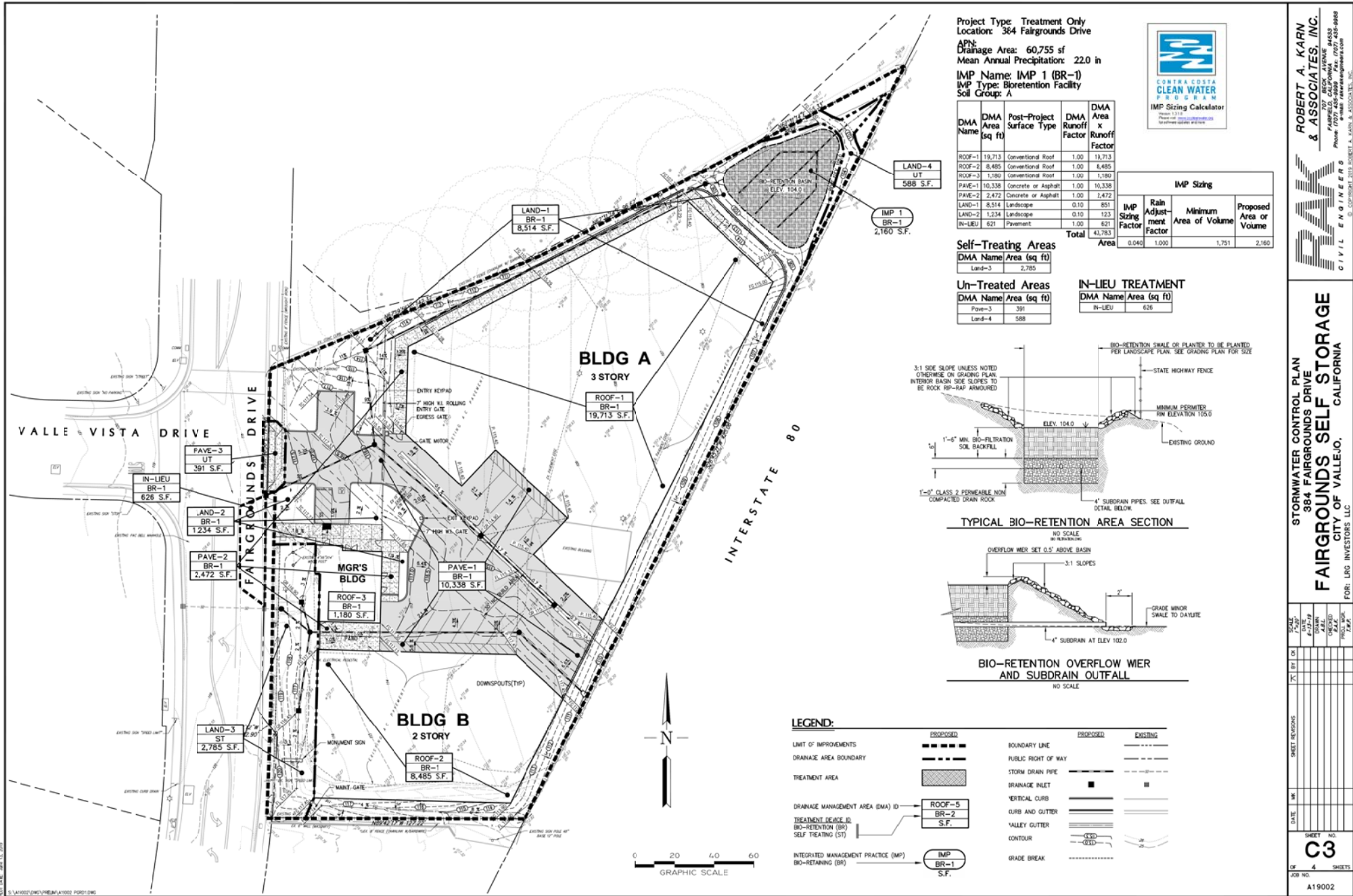
<i>Stormwater Control Plan Page #</i>	<i>BMP Description</i>	<i>See Plan Sheet #s</i>
4	BR-1 Description	C3
4	BR-1 Detail	C3
5	BR-1 Sizing Criteria	C3

VIII.CERTIFICATIONS

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2015-0049.

By

Print Name



ATTACHMENT 4

LAND USE LETTERS



2099 Mt. Diablo Blvd, Suite 206
Walnut Creek, CA 94596

T 925-267-7903
C 925-788-3494

jon@lockehouse.com
www.lockehouse.com

April 25, 2018

Steve Cutter
LRG Investors
San Mateo, CA 94402

RE: 384 Fairgrounds Drive, Vallejo

Steve,

As a recap on my outreach to retailers that could be potential options for your site on Fairgrounds Drive-I did not have success in attracting interest to the site. I spent over 8 months contacting various retailers, restaurants and hotels for the property with not one letter of intent submitted. We utilized our marketing email blast list to over 1,000 retailers and brokers, Costar, Loopnet and direct marketing to Tenant's. We represent over 70 retail tenants in Northern CA and are the largest retail brokerage firm in the Bay Area and utilized all the tools we have to drive a tenant to this site. The response I often received was that the access to and from the freeway was not sufficient for a retail use, and that there was no synergy with other retailers to take the risk to go by themselves at the location. In addition, the traffic count on Fairgrounds Drive is very minimal. Most of the feedback I received from each tenant was that they would need to be on the other side of I-80 near Target to attract the retail synergy needed to move forward.

Thank you in advance,

Jon C. Woodcox
Retail Specialist.



David Robertson

April 25, 2018

Mr. Steve Cutter
477 9th Avenue, Suite 100
San Mateo, CA 94402

RE: 384 Fairgrounds Drive, Vallejo, CA 94590

Dear Steve,

We have been marketing the approximately 60,000 square foot land parcel referenced above for more than four (4) years. During that time, we have reached out to more than twenty (20) office developers that are active in Northern California. We have been unable to develop any significant interest from these developers in the site. Almost without exception, they liked the site's visibility, but did not like the lack of other commercial office projects in the immediate area. A few mentioned that they would want to see a significant increase in the demand for office space in Vallejo, before they could take a serious look at the site.

We have spoken with a few users, but again they were more interested in more established office park locations.

Please give me a call if you have any questions.

Regards,

A handwritten signature in dark ink, appearing to read "David Robertson", with a stylized, cursive script.

David B. Robertson
Managing Director



555 12th Street, Suite 1400 Oakland, CA 94607
D +1 510 267 6041 M +1 510 465 1350 # kate.webster@cushwake.com
Kate Webster | Managing Director
License #01809900

April 26, 2018

Mr. Steve Cutter
477 9th Avenue, #100
San Mateo, CA 94402

RE: 384 Vallejo Drive

Dear Steve,

After meeting and speaking with the most logical prospects for 384 Vallejo Drive the general consensus is that it is not an ideal location for an industrial user unfortunately. I spoke with companies that are actively touring in addition to the obvious local companies who I thought might have interest. These targeted users included construction, equipment rental and wholesale related companies. I also met with several granite/stone affiliated users.

The unanimous feedback was that the proximity to residential neighborhoods is not ideal. The site is secluded a good distance from traditional industrial neighborhoods and that is off-putting. Industrial related companies do not like that the site is not traditionally industrial. This is coupled with the fact that industrial users consistently have difficulties when located in close proximity to residential neighborhoods due to the noise they impose and the long hours of operation.

Good luck and thank you for the opportunity to engage all of the probable candidates.

A handwritten signature in black ink that reads "Kate Webster".

Kate Webster
Managing Director, Cushman & Wakefield



Miriam Montesinos
415-735-0482
miriam@pelosilawgroup.com

September 20, 2019

VIA EMAIL

RECEIVED

SEP 20 2019

Mr. Jonathan Atkinson
Senior Planner
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

CITY OF VALLEJO
PLANNING DIVISION

Re: Fairgrounds Self-Storage Facility – Findings in Support of Parking Variance

Dear Mr. Atkinson:

On behalf of our client LRG Investors, LLC, we are submitting this letter in support of the Planning Commission issuing a parking variance for the proposed self-storage facility located at 384 Fairgrounds Drive. The project will include approximately 1,117 storage units on an approximately 1.38-acre parcel. A total of 14 parking spaces is provided.

Unfortunately, the City's zoning ordinance does not include a parking requirement for self-storage facilities. The parking requirement for self-storage facilities is therefore determined by the Planning Manager on a project-by-project basis. In our case, our proposed use has been assigned the parking requirement for a wholesaling, storage and warehousing use. This results in our project being required to provide 55 parking spaces. While this number of parking spaces may be appropriate for industrial uses since they have a large number of employees, it simply is not appropriate for self-storage facilities, where the number of employees is low. As a result, providing the required number of parking spaces would result in an over-supply of parking for a self-storage project, which in turn would result in under-utilization of the property. In addition, it is more parking than has been required of other self-storage facilities. More importantly, due to challenges with our site, this amount of parking cannot be provided.

Clearly our goal is to provide sufficient parking to meet our customers' needs since to do otherwise would result in losing customers. We therefore have conducted extensive research into the amount of parking that is required for the proposed facility and have carefully designed the site improvements to be able to accommodate that amount of parking. Among the research we conducted was review of a traffic analysis of the Vallejo Anchor Self Storage facility ("Vallejo Anchor") located at 1050 Sonoma Boulevard. From January 2018 to March 2019, Vallejo Anchor counted the number of entries to the facility per day, from which they were able to determine the average number of vehicles at the facility at any given time. From this information, based upon the



number of storage units at our facility, we were able to calculate the number of vehicles per storage unit. We then applied this number to our proposed number of storage units (1,117) to determine the anticipated number of vehicles that will be at our facility at any given time (2.34). (See Attachment A for traffic data.) Our proposed number of parking spaces more than meets this anticipated number.

In addition, previous storage projects containing similar square footage and a manager's unit contained approximately six to seven spaces. The project proposes fourteen spaces. As discussed above, this amount of parking is adequate as not that many customers are anticipated to visit the facility at the same time on a daily basis.

With respect to the site, the parcel is almost triangular in shape and is traversed by a 15' water easement that results in a 30' non-buildable easement crossing the site. The irregular shape combined with the non-buildable easement presents unique challenges in developing the site. Nonetheless, after significant amount of design work, we have developed a design for a first-class facility that provides all the necessary site improvements, including parking.

In summary, in our view, providing the required number of parking spaces is not only unnecessary due to the low parking demand generated by our proposed self-storage facility, but also infeasible due to site constraints. We therefore are requesting that the Planning Commission grant a variance from the parking requirement.

As you are aware, the purpose of a variance is to provide relief from the literal enforcement of the requirements of the zoning ordinance when appropriate. Pursuant to the zoning ordinance, the Planning Commission shall grant the requested variance in whole or in part, conditionally or unconditionally, if from the facts presented, certain findings are made. (Zoning Ordinance Section 16.84.030). Attached is information that supports the findings required to be made by the Planning Commission (see Attachment B).

Based upon the information provided in this letter, we respectfully request that the Planning Commission grant our request for a parking variance.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Miriam Montesinos".

Miriam Montesinos

Attachments.

ATTACHMENT A

TRAFFIC DATA RELATIVE TO PARKING REQUIREMENTS VALLEJO ANCHOR SELF STORAGE

1050 Sonoma Blvd., Vallejo

7/29/2019

Based on Gate Data Jan '18 - March '19

Month	Total Entries	Total Days	Entries Per Day
Jan-18	1368	31	44
Feb-18	1225	28	44
Mar-18	1390	41	34
Apr-18	1649	30	55
May-18	1799	31	58
Jun-18	1755	30	59
Jul-18	1950	31	63
Aug-18	2348	31	76
Sep-18	1992	29	69
Oct-18	2304	31	74
Nov-18	2135	30	71
Dec-18	1966	31	63
Jan-19	1720	31	55
Feb-19	1713	28	61
Mar-19	2012	31	65

Average Vehicles Visiting Site Per Month	1,822
Average Vehicles Per Day	59
Average Vehicles Per Hour	4
Average Length of Stay In Minutes (Per Industry Std.)	20
Average # of Vehicles At Site At Any Given Time	1.33
Number of Storage Units @ Vallejo Anchor Self Storage	636
Number of Vehicles at Facility Per Storage Unit	0.00209
Number of Storage Units at Fairgrounds Self Storage	1117
Anticipated # of Vehicles at Fairgrounds at Any Given Time	2.34

File: Vallejo-Anchor/Traffic Analysis 7-29-19

ATTACHMENT B

City law states that a variance cannot be approved unless all of the following 5 findings are made:

1. A hardship peculiar to the property and not created by any act of the owner exists.

The property is an approximately 1.38-acre parcel almost triangular in shape. It is traversed by a 15' water easement that results in a 30' non-buildable easement crossing the site. The irregular shape combined with the non-buildable easement presents a hardship peculiar to the property that was not created by any act of the owners.

2. The variance is necessary for the preservation of substantial property rights enjoyed by surrounding properties in the same zoning district, and would not constitute a granting of special privileges.

Surrounding properties in the same zoning district have been required to provide parking based upon their uses. Here, the proposed use does not have a parking requirement and therefore has been assigned the parking requirement for industrial uses, which is far greater than what is needed for self-storage since self-storage has less employees. Because surrounding properties have been able to develop to their maximum potential by providing appropriate parking, a variance from the parking requirement is needed to preserve similar development rights on this property. The variance would not grant a special privilege since it would simply be allowing the project to provide parking adequate to meet the parking demand generated by the use. Also, the parking ratio provided in the project conforms to other self-storage projects in the City.

3. The variance will not be materially detrimental to the public health, safety or welfare of adjacent property owners.

The variance will allow the project to provide less parking than is required; however, the amount of parking provided will be adequate for the proposed use. In any event, given the nature of self-storage operations, customers could not practically park off-property and carry their storage items into the property. As such, granting the variance will not be materially detrimental to the public health, safety or welfare of adjacent property owners.

4. The conditions which the variance is based on are generally not applicable to other properties in the same zoning classification.

The variance is required because there is no parking requirement for self-storage facilities and, therefore, the parking requirement for industrial uses has been applied. As the surrounding properties are developed with uses other than self-storage, the conditions upon which the variance would be based, which are specific to the appropriate amount of parking for self-storage uses, would not be applicable to other properties within the same zoning classification.

5. **The variance will have an insignificant effect, or the potential adverse effects of the variance are exceeded by the individual hardship on the property owner if the variance is not granted.**

Granting the variance will simply allow the project to provide the amount of parking that is required based upon demand versus forcing it to provide more parking than is necessary, thereby resulting in underutilization of the property. The parking will be entirely self-contained on private property. Because more than adequate parking will be provided, customers are not anticipated to park off-site – and in any event, given the nature of self-storage operations, customers could not practically park off-property and carry their storage items into the property. Therefore, granting the variance will have an insignificant effect while denying it would cause a hardship on the property owner since providing the required parking would result in the property being underutilized.



**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 11-B

DATE OF REPORT: May 18, 2020

PROJECT NUMBER: Site Development Permit (SD) #18-0011

PREPARED BY: Cesar Orozco, Associate Planner

PROJECT LOCATION: 0 Hichborn Street (vacant lot between 523 and 541 Hichborn; APN: 0055-031-650)

APPLICABLE ZONING CODE SECTION(S): Site Development Permit (VMC Section 16.90.020.D.4)

PROJECT SUMMARY: A request to construct a 2,538 sq. ft. two-story home with 3 bedrooms, 2 bathrooms, a living room, kitchen, carport and 4 decks, and a roof deck within the View District.

CEQA DETERMINATION: The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of Small Structures"). Therefore, no further environmental review is required.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution to APPROVE SD#18-0011 based on the findings in Resolution No. PC 20-02.

PROJECT DATA SUMMARY

APPLICANT: Robert Larsen
PO Box 427382
San Francisco, CA 94142

PROPERTY OWNER: Robert Larsen
PO Box 427382
San Francisco, CA 94142

GENERAL PLAN DESIGNATION: P-SF – Primarily Single-family

ZONING DISTRICT: Low Density Residential (LDR) / Residential View District

EXISTING LAND USE: Vacant residential Lot

SURROUNDING LAND USE:	North - Single-Family Residential South - Single-Family Residential East - Single-Family Residential West - Single-Family Residential
LOT AREA:	7,500 square feet
TOTAL FLOOR AREA:	2,538 square feet
PARKING REQUIREMENTS/ PROVIDED:	2 off-street/ 2 off-street, one covered and one uncovered.

II. PROJECT DESCRIPTION

A. Background

Robert Larsen, the applicant and property owner, submitted an application for a Site Development to erect a factory built modular home at 0 Hichborn Street. The timeline for the application is as follows:

- On June 6, 2018, the applicant Robert Larsen, filed an application for a Site Development Permit.
- On July 3, 2018, staff sent a 30-day Incompleteness Letter to the applicant requesting additional information to be submitted.
- On January 2, 2019, the applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
- On February 1, 2019, staff sent a 30-day Incompleteness Letter to the applicant requesting additional information to be submitted.
- On February 28, 2019, the applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
- On March 28, 2019, staff sent a 30-day Incompleteness Letter to the applicant requesting additional information to be submitted.
- On May 15, 2019, the applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
- On June 11, 2019, the application was deemed complete for processing and staff confirmed via email.
- On August 16, 2019, the applicant applied for a Building permit to erect story poles.
- On January 20, 2020, the applicant notified planning staff that the story poles have been erected.

- On April 27, 2020, a public notice was sent to the Planning Commission, all active neighborhood groups within 500 feet of the subject property, property owners within 200 feet of the subject property, and to the applicant.

The project requires the following approvals under the Vallejo Municipal Code (VMC):

Table 2 – Required Permits			
Permit Type	Description	VMC Code Section	Review Authority
Site Development	Building and site improvements	16.90.020.D.4	Planning Commission

Location and Land Use Context

The project site is located in Northwestern Vallejo and is surrounded by existing developments and vacant land: Hichborn Street to the north with single-family residences on the other side; single-family residences to the east; single-family residences to the south with Farragut Avenue on the other side and single-family residences to the west. Highway 37 is located approximately a three quarters of a mile to the north. The immediate vicinity of the project site is characterized by existing residential developments located off Wilson Avenue (see figure 1).

Figure 1 – Vicinity Map



B. Project Description

The proposal is to erect a 2,538 square feet (sf) two story factory built, modular single family home over part slab foundation - part columns to engineer's design and applicable codes. The contemporary use of materials (Hardie plank siding, Ipe wood siding, glass and railings) make for a fresh, modern home with clean architectural lines within the View District. The homes location fully takes advantage of the view to the west of the Napa River / Mare Island Straights and Marin County landscape. Foundation work, carport and landscaping is to be constructed on site. The house consists of 3 bedrooms, 2 bathrooms, a living room, kitchen mechanical room, powder room and 4 decks.

The first floor has 985 sf of habitable area with a 237 sf covered porch, and a 210 sf carport. The second floor has 1,106 sf of habitable area. The house's total square footage is 2,538.

III. STAFF ANALYSIS

General Plan Consistency

The General Plan 2040 land use designation for the project site is R-SF "Primarily Single Family". The General Plan characterizes this designation as follows:

"Primarily Single-Family (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre."

The project is consistent with the R-SF in that it involves the construction of a single-family home of comparable in size and character to the homes in the immediate and surrounding areas of the Vallejo Heights Subdivision.

- **Policy NBE-1.15 Energy Efficiency. Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.**

With sustainability initiatives in mind, the manufacturer, Glass Homes, employees cutting-edge building technology of modular construction whereby much of the home is built in a temperature-controlled facility. The home includes electric venting deck mounted skylights for ease of operation and additional ventilation. On the second floor, double glazed "rooflights" are proposed for ventilation / access.

- **Policy NBE-2.3 Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.**

See combined answer below

- **Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.**

The building is proposed on a vacant, low density residentially zoned parcel and would employ a modern architectural style. It is sighted to take advantage of the attractive views of downtown Vallejo / Marin County hills and would seamlessly blend into the existing scale and architectural styles of the surrounding neighborhood. Although modern and contemporary in design and construction methods, the height and scale is representative of other hillside homes of various eras that are built and located in the surrounding neighborhood.

A. Vallejo Municipal Code Compliance

On August 29, 2017, the City Council adopted the Interim Zoning Policy to facilitate development that is consistent with General Plan 2040 prior to the adoption of the Development Code (Zoning Ordinance). Under the Interim Zoning Policy, General Plan 2040 land use designations correlate to existing zoning districts for the purpose of applying development regulations in reviewing projects. All of the applicable land use and development standards of the zoning district are applied in reviewing a project. General Plan 2040 prevails in the event that there is an express conflict with the zoning regulations.

Table 3 – Site Development Standards, Low Density Residential District		
CRITERIA	REQUIRED / ALLOWED	PROPOSED
Density	1 unit per 5,000 sf	1 unit on a 7,500 sf lot
Setbacks	Front: 15', rear: 5' plus 2' for ea. ft. of bldg. over 24'	Setbacks requirements are met
	1 side yard at 10'	One side yard setback is greater than 10'
	1 side yard at 5'	One side yard setback is a min. 5'
Lot Coverage	5,000 sf lot min = 50%	22.44% (1,683 sf / 7,500 sf)
Building Height	35'	35'
Parking	2	1 parking stall off street in driveway and 1 under carport

As shown in Table 3 above, the project complies with the site development standards of the Low Density Residential District. In addition, the project is subject to the following additional

standards from VMC Sections 16.70.070.F and 16.75.040 (staff's analysis is provided in *italics*):

B. 16.70.070 - Required Landscaping

Single-Family Uses in Residential Zoning Districts. Where single-family uses are located in residential zoning districts, landscaping shall be installed and maintained in accordance with the following provisions and the provisions of Section 16.70.090 (findings are shown in **bold** and staff's analysis follows in *italics*):

- 1. Trees. At least one street tree is required for each fifty feet of street frontage or fraction thereof.**

The applicant is providing a street tree along the narrow lot frontage to comply with the VMC Section 16.70.090 and tree species would be from the Public Works departments' approved street tree planting list.

- 2. Materials. No more than fifty percent of the front yard setback shall be covered by nonporous surfaces, such as concrete, brick or asphalt, for driveways and walkways. Of the remaining portion of front setback, no more than thirty percent shall be covered by decorative nonliving materials such as sand, stone, gravel, wood or water.**

From Hichborn St., the front yard property line is approximately 18'-6" from the back of the sidewalk. The 15' front yard setback then starts from this point. Within this 15' setback zone, the hardscape areas are not in excess of 50%. Of the remaining area, the amount of decorative, nonliving materials does not exceed 30%.

- 3. Trimming. Landscaping of front yard setbacks shall be completed within six months of occupancy.**

Applicant agrees to adhere to this landscape requirement.

C. 16.75.040 - Standards for one-family and two-family dwelling unit projects (findings are shown in **bold** and staff's analysis follows in *italics*):

- 1. Site Planning. The development of the site shall be consistent with the existing development on neighboring properties but shall not be less than the minimum standards as prescribed in Chapters 16.14, 16.16. or 16.18 whichever is applicable. (For single, vacant lots in established residential areas, consistency shall be determined by using the average dimensions for front, side, and rear yard setbacks and average lot coverage for similarly zoned properties within a two hundred-foot radius of the proposed site.) Consideration shall be given, to the extent feasible, to privacy and access to sunlight of neighboring properties when orienting structures, driveways, and outdoor living areas.**

Overall site planning is similar in scope and scale to similarly zoned properties within the immediate vicinity of the proposed residence. The applicant's design for the residence provides privacy at the residential entry. The plan has sited the home to the west of the lot to accommodate the drive on the eastern side and therefore provide

more openness to the eastern side of the lot which preserves existing vegetation and provides ample outdoor living areas. By siting the structure to the west of the lot, the parking area and a privacy fence help to provide additional buffering from the two existing residences to the east.

- 2. Architectural Treatment.** The architectural treatment shall be in harmony with the overall neighborhood character in terms of structure height and mass, roof lines, number of stories, materials, and the rhythm of entrances, doors, and windows. Privacy, and access to sunlight and views for both the adjacent properties and the new structures shall be considered, to the extent feasible, in the placement of windows and outdoor living areas, such as decks and balconies.

Although modern and contemporary in design and construction methods, the height and scale is representative of other hillside homes of various eras in the surrounding neighborhood. The horizontal siding and windows, trim, railings and doors emphasize and lengthy and horizontal layout of the modern styled home. The flat roof appropriately minimizes view obstructions the way a gable style roof would. The attractive and neutral color sections of the Hardie Plank materials would allow the house to blend in to the surrounding neighborhood rather than draw attention with a more vivid color palette. The walls on the sides of the residence have few, horizontally oriented windows which would further enhance both the residences' and the neighbors' privacy for the existing residences to the east and when the lot to the west builds out. Decks are on the rear, east side and roof of the residence. A wooden deck on the east side and three garden terrace areas provide the usable outdoor space for the home owner. Minimal outdoor living space is proposed on the west side of the residence providing further privacy along this elevation.

- 3. Circulation and Access.** Where available, access to parking shall be off paved alleys. Paving in the front and side setback shall be kept to the minimum as prescribed in Section 16.70.070F.

The residence is accessed through a residential driveway and privacy gate from Hichborn Street. Paving in the front setback has been kept to a minimum (due to city of Vallejo road right-of-way, the front yard property line is set back approximately 18'-6" from the back of sidewalk. It is from this point that the 15' front yard setback begins and is the start of the 4% grade down to the carport.).

- 4. Utilities.** Meter boxes, transformers, pump stations and other utility fixtures shall be screened from view or placed underground where appropriate; however, they shall be placed where they are easily accessible for servicing and/or reading. Light standards shall be in scale with the building architecture.

Utility placement, screening and lighting is addressed in the conditions of approval to the applicant's Site Development permit.

D. View Analysis

Hichborn street is cut into the existing hillside – residential lots above the road slope up (north) from Hichborn and residential lots below the road slope down (south). Therefore, the building's sensitive placement beginning approximately 50' downhill on the lot allows for the 35' overall height to be minimized – with half of the building above eye level from Hichborn and half below

eye level. The flat roof appropriately minimizes view obstructions the way a gable style roof would. The upslope lots are heavily wooded towards the Hichborn street side and therefore views from homes are not impeded. Homes at 534 and 539 Hichborn are well uphill from the road and their respective views do not appear to be affected by the proposed home at 0 Hichborn.

E. Required Findings

The project is subject to the following required findings under the Vallejo Municipal Code (findings are shown in **bold** and staff's analysis follows in *italics*):

Site Development Procedure (VMC Section 16.90.050.F):

- 1. That the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of this title.**

As discussed above in Section D, the project involves Site Development for a property currently zoned Low Density Residential (LDR) District. The project is consistent with the LDR District in terms of applying for a Site Development permit to build one modular, single-family home on a 7,500 sq. ft. lot. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned.

- 2. That the proposed development is consistent with the Vallejo General Plan.**

The project site is designated as R-SF - "Primarily Single Family" on the General Plan 2040 land use map. The proposed residential development is consistent with the General Plan in that "the R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks."

The project is consistent with the R-SF designation in that it involves the construction of a single-family home of comparable in size and character to the homes in the immediate and surrounding areas of the Vallejo Heights Subdivision.

- 3. That the proposed development shall serve 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; only elements of design which have some significant relationship to outside appearance shall be considered.**

The project is consistent with this site development plan criterion in that it involves the construction of a single-family home comparable in size and character to the homes in the immediate and surrounding areas of the Vallejo Heights Subdivision. The proposed building location on the lot would take advantage of the views of downtown Vallejo / Marin

County hillsides and seamlessly blend into the existing scale and architectural styles of the surrounding neighborhood.

4. **That the proposed development shall be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.**

The proposed building would employ a modern, contemporary architectural style of sound and quality construction methods. By developing a vacant lot with a building of quality architecture, the development would enhance the area visually and provide significant private investment in the neighborhood.

5. **That the design of the development conforms in all significant respects with the proposals of any applicable district plan or development and control map which has been adopted by the city council.**

The project conforms to the Residential View District standards as outlined below.

Residential View District (VMC Section 16.36.030.C):

If the planning commission grants a site development plan approval in the view district, it shall find that the proposed project:

1. **Will maximize open space preservation;**

The home occupies less than half the lot coverage that is allowed (22.4% proposed vs. 50% allowed) and thus is preserving additional open space on the lot. Additionally, the majority of the lower portion of the lot remains open and undeveloped.

2. **Protects view corridors, natural vegetation, land forms and other features;**

The steeply sloped lot allows for the homeowner to achieve proposed square footage in the structure by sensitively locating the mass of the proposed home towards the middle of the down-sloped lot. By doing so, the visual impact to adjacent residences is greatly minimized. The home is sensitively sighted to preserve a number of existing shrubs and trees on the parcel and achieves a balance of cut and fill slopes.

3. **Minimizes the appearance of visually intrusive structures;**

The home's (relatively) flat roof creates a usable space for the owner on that level while also minimizing visually intrusive structures. The retaining walls and resulting usable garden terraces maximize the usability of the upper portion of the lot while achieving the grade transition to the main structure from the street. The proposed neutral color palette aids in blending the house into the existing neighborhood fabric.

4. **Prevents the obstruction of property owners' views by requiring appropriate construction of new structures or additions to existing building or adjacent parcels;**

The upslope lots are heavily wooded towards the Hichborn street side and therefore views from those homes are not impeded by the proposed home at 0 Hichborn. Homes at 534 and 539 Hichborn are well uphill from the road and their respective views do not appear to be affected by the proposed home at 0 Hichborn. No comments have been received on the application to date.

5. Minimizes potential view loss from public areas;

The building's sensitive placement beginning approximately 50' down the lot from Hichborn street allows for the 35' overall height to be minimized – with half of the building above eye level from Hichborn and half below eye level and as a result, greatly minimizes any view loss from Hichborn Street.

6. Incorporates reasonably available design options that eliminate or lessen obstructive views;

The architects designed and located the residence in such a way as to minimize obstructive views while also blending the structure into the existing neighborhood. The bulk of the building is located to the western side of the lot allowing the east side of the lot to remain more open and thus preserve much of the existing vegetation. The relatively flat roof allows for more visibility of downtown / Mare Island Straights from the upper lots on Hichborn 534 and 539 Hichborn.

F. Environmental Review

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified a list of classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA, as a result. The project is categorically exempt pursuant to Section 15303(a) Class 3: "New Construction or Conversion of Small Structures" (a) One single-family residence, or second dwelling unit in a residential zone.) of the California Environmental Quality Act (CEQA) Guidelines.

Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

IV. NOTICING AND PUBLIC COMMENTS

On April 27, 2020, the Planning Division provided a public hearing notice to every property owner and identified neighborhood group within 200 feet of the project site, every property owner within 200 feet of the project site, the Planning Commission, the applicant, and the Times Herald newspaper for publishing pursuant to Vallejo Municipal Code (VMC) Section(s) 16.90.050.C and 16.82.030.C.

V. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and project consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the Planning Commission **APPROVE** Site Development (SD) #18-0011 based on the findings and provided in the attached Resolution No. PC 20-02 and subject to the Conditions of Approval provided as Exhibit A to Resolution No. PC20-02.

VI. EXPIRATION

Pursuant to VMC Section 16.90.050 (I), approval of this Site Development Permit shall expire automatically 18 months after its approval unless authorized construction has commenced prior to the expiration date (November 18, 2021) (if approved at this meeting).

VII. APPEAL PROCEDURE

Pursuant to VMC Chapter 16.102, 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 five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

VIII. MOTION

I, (Comm. _____), hereby move that the Planning Commission adopt Resolution No. PC 20-02 approving Site Development (SD) #18-0011, subject to the Conditions of Approval set forth in Exhibit A to Resolution No. PC 20-02.

Prepared by:



Cesar Orozco
Associate Planner

Reviewed by:



Aaron Sage
Planning Manager

IX. ATTACHMENTS

1. Resolution No. PC 20-02
 - Exhibit A – Conditions of Approval
2. Project Plans

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 20-02

**A RESOLUTION APPROVING
SITE DEVELOPMENT (SD) #18-0011
TO ALLOW THE CONSTRUCTION OF A NEW TWO STORY FACTORY BUILT,
MODULAR SINGLE FAMILY HOME ON A VACANT LOT WITHIN THE VIEW
DISTRICT**

**0 HICHBORN STREET
APN #0055-031-650**

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property is located at 0 Hichborn Street in the land use designation of Primary Single Family under the General Plan 2040 and is zoned Low Density Residential (LDR) under the Interim Zoning Policy; and

WHEREAS, on June 6, 2018, Robert Larsen ("Applicant"), submitted an application seeking approval of a Site Development Permit to allow the construction of a new two story factory built, modular single family home ("Project") located at Hichborn; and

WHEREAS, on May 15, 2019, the application was deemed complete for processing; and

WHEREAS, on May 18, 2020, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code (VMC), conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, presented to and considered by the Planning Commission and the oral and written reports from City staff dated May 18, 2020, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division ("Project Information"); and

WHEREAS, on May 18, the Planning Commission hereby approves Resolution No. 20-02 PC, with Conditions of Approval, approving an application for a Site Development Review (SD#18-0011) to allow the Project, and is hereby referenced as Attachment 1; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified a list of classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA, as a result. The project is categorically exempt pursuant to Section 15303(a) Class 3: "New Construction or Conversion of Small Structures" (a) One single-family residence, or second dwelling unit in a residential zone.) of the California Environmental Quality Act (CEQA) Guidelines.

Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

III. GENERAL PLAN CONSISTENCY

The General Plan 2040 land use designation for the project site is R-SF "Primarily Single Family". The General Plan characterizes this designation as follows:

"Primarily Single-Family (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre."

The project is consistent with the R-SF in that it involves the construction of a single-family home of comparable in size and character to the homes in the immediate and surrounding areas of the Vallejo Heights Subdivision.

Policy NBE-1.15 Energy Efficiency. Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.

With sustainability initiatives in mind, the manufacturer, Glass Homes, employees cutting-edge building technology of modular construction whereby much of the home is built in a temperature-controlled facility. The home includes electric venting deck mounted skylights for ease of operation and additional ventilation. On the second floor, double glazed "rooflights" are proposed for ventilation / access.

Policy NBE-2.3 Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.

See combined answer below.

Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.

The building is proposed on a vacant, low density residentially zoned parcel and would employ a modern architectural style. It is sighted to take advantage of the attractive views of downtown Vallejo / Marin County hills and would seamlessly blend into the existing scale and architectural styles of the surrounding neighborhood. Although modern and contemporary in design and construction methods, the height and scale is representative of other hillside homes of various eras that are built and located in the surrounding neighborhood.

IV. VALLEJO MUNICIPAL CODE COMPLIANCE

On August 29, 2017, the City Council adopted the Interim Zoning Policy to facilitate development that is consistent with General Plan 2040 prior to the adoption of the Development Code (Zoning Ordinance). Under the Interim Zoning Policy, General Plan 2040 land use designations correlate to existing zoning districts for the purpose of applying development regulations in reviewing projects. All of the applicable land use and development standards of the zoning district are applied in reviewing a project. General Plan 2040 prevails in the event that there is an express conflict with the zoning regulations.

V. VMC Section 16.70.070 – REQUIRED LANDSCAPING

- 1. Trees. At least one street tree is required for each fifty feet of street frontage or fraction thereof.**

The applicant is providing a street tree along the narrow lot frontage to comply with the VMC Section 16.70.090 and tree species would be from the Public Works departments' approved street tree planting list.

- 2. Materials. No more than fifty percent of the front yard setback shall be covered by nonporous surfaces, such as concrete, brick or asphalt, for driveways and walkways. Of the remaining portion of front setback, no more than thirty percent shall be covered by decorative nonliving materials such as sand, stone, gravel, wood or water.**

From Hichborn St., the front yard property line is approximately 18'-6" from the back of the sidewalk. The 15' front yard setback then starts from this point. Within this 15' setback zone, the hardscape areas are not in excess of 50%. Of the remaining area, the amount of decorative, nonliving materials does not exceed 30%.

- 3. Trimming. Landscaping of front yard setbacks shall be completed within six months of occupancy.**

Applicant agrees to adhere to this landscape requirement.

VI. VMC Section 16.75.040 - STANDARDS FOR ONE-FAMILY AND TWO-FAMILY DWELLING UNIT PROJECTS

- 1. Site Planning.** The development of the site shall be consistent with the existing development on neighboring properties but shall not be less than the minimum standards as prescribed in VMC Chapters 16.14, 16.16. or 16.18 whichever is applicable. (For single, vacant lots in established residential areas, consistency shall be determined by using the average dimensions for front, side, and rear yard setbacks and average lot coverage for similarly zoned properties within a two hundred-foot radius of the proposed site.) Consideration shall be given, to the extent feasible, to privacy and access to sunlight of neighboring properties when orienting structures, driveways, and outdoor living areas.

Overall site planning is similar in scope and scale to similarly zoned properties within the immediate vicinity of the proposed residence. The applicant's design for the residence provides privacy at the residential entry. The plan has sited the home to the west of the lot to accommodate the drive on the eastern side and therefore provide more openness to the eastern side of the lot which preserves existing vegetation and provides ample outdoor living areas. By siting the structure to the west of the lot, the parking area and a privacy fence help to provide additional buffering from the two existing residences to the east.

- 2. Architectural Treatment.** The architectural treatment shall be in harmony with the overall neighborhood character in terms of structure height and mass, roof lines, number of stories, materials, and the rhythm of entrances, doors, and windows. Privacy, and access to sunlight and views for both the adjacent properties and the new structures shall be considered, to the extent feasible, in the placement of windows and outdoor living areas, such as decks and balconies.

Although modern and contemporary in design and construction methods, the height and scale is representative of other hillside homes of various eras in the surrounding neighborhood. The horizontal siding and windows, trim, railings and doors emphasize and lengthy and horizontal layout of the modern styled home. The flat roof appropriately minimizes view obstructions the way a gable style roof would. The attractive and neutral color sections of the Hardie Plank materials would allow the house to blend in to the surrounding neighborhood rather than draw attention with a more vivid color palette. The walls on the sides of the residence have few, horizontally oriented windows which would further enhance both the residences' and the neighbors' privacy for the existing residences to the east and when the lot to the west builds out. Decks are on the rear, east side and roof of the residence. A wooden deck on the east side and three garden terrace areas provide the usable outdoor space for the home owner. Minimal outdoor living space is proposed on the west side of the residence providing further privacy along this elevation.

- 3. Circulation and Access.** Where available, access to parking shall be off paved alleys. Paving in the front and side setback shall be kept to the minimum as prescribed in VMC Section 16.70.070F.

The residence is accessed through a residential drive and privacy gate from Hichborn Street. Paving in the front setback has been kept to a minimum (due to city of Vallejo road right-of-way, the front yard property line is set back approximately 18'-6" from the back of sidewalk. It is from this point that the 15' front yard setback begins and is the start of the 4% grade down to the carport).

- 4. Utilities. Meter boxes, transformers, pump stations and other utility fixtures shall be screened from view or placed underground where appropriate; however, they shall be placed where they are easily accessible for servicing and/or reading. Light standards shall be in scale with the building architecture.**

Utility placement, screening and lighting would be addressed as conditions of approval to the applicant's use permit.

VII. FINDINGS RELEVANT TO THE APPROVAL OF THE SITE DEVELOPMENT PERMIT (VMC Section 16.90.050.F)

- 1. That the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of this title.**

The project involves Site Development for a property currently zoned Low Density Residential (LDR). The project is consistent with the LDR District in terms of applying for a Site Development permit to build one modular, single-family home on a 7,500 sq. ft. lot. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code, as proposed and conditioned.

- 2. That the proposed development is consistent with the Vallejo general plan.**

The project site is designated as R-SF - "Primarily Single Family" on the General Plan 2040 land use map. The proposed residential development is consistent with the General Plan in that "the R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks."

The project is consistent with the R-SF designation in that it involves the construction of a single-family home of comparable in size and character to the homes in the immediate and surrounding areas of the Vallejo Heights Subdivision.

- 3. That the proposed development shall serve 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; only elements of design which have some significant relationship to outside appearance shall be considered.**

The project is consistent with this site development plan criterion in that it involves the construction of a single-family home comparable in size and character to the homes in the immediate and surrounding areas of the Vallejo Heights Subdivision. The proposed building location on the lot would take advantage of the views of downtown Vallejo / Marin County hillsides and seamlessly blend into the existing scale and architectural styles of the surrounding neighborhood.

- 4. That the proposed development shall be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.**

The proposed building would employ a modern, contemporary architectural style of sound and quality construction methods. By developing a vacant lot with a building of quality architecture, the development would enhance the area visually and provide significant private investment in the neighborhood.

- 5. That the design of the development conforms in all significant respects with the proposals of any applicable district plan or development and control map which has been adopted by the city council.**

The project conforms to the Residential View District standards as outlined below.

VIII. Residential View District (VMC Section 16.36.030.C):

The planning commission finds that the proposed project:

- 1. Will maximize open space preservation;**

The home occupies less than half the lot coverage that is allowed (22.4% proposed vs. 50% allowed) and thus is preserving additional open space on the lot. Additionally, the majority of the lower portion of the lot remains open and undeveloped.

- 2. Protects view corridors, natural vegetation, land forms and other features;**

The steeply sloped lot allows for the homeowner to achieve proposed square footage in the structure by sensitively locating the mass of the proposed home towards the middle of the down-sloped lot. By doing so, the visual impact to adjacent residences is greatly minimized. The home is sensitively sighted to preserve a number of existing shrubs and trees on the parcel and achieves a balance of cut and fill slopes.

- 3. Minimizes the appearance of visually intrusive structures;**

The home's (relatively) flat roof creates a usable space for the owner on that level while also minimizing visually intrusive structures. The retaining walls and resulting usable garden terraces maximize the usability of the upper portion of the lot while achieving the grade transition to the main structure from the street. The proposed neutral color palette aids in blending the house into the existing neighborhood fabric.

IV. RESOLUTION APPROVING THE PROJECT AT 0 HICHBORN STREET

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby APPROVES Site Development Permit #18-0011 based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached to this Resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 6th day of April, 2020 by the following vote to-wit:

AYES:

NOES:

ABSENT:

ROBERT SCHUSSEL, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

AFSHAN HAMID, SECRETARY
City of Vallejo Planning Commission

CONDITIONS OF APPROVAL
Construction of new 2 story home on vacant lot
Site Development (SD) #18-0011
0 Hichborn St
APN#0055-031-650

PERMIT DESCRIPTION:

The approval is to erect a 2,538 square feet (sf). two story factory built, modular single family home over part slab foundation - part columns to engineer's design and applicable codes within the View district with no visual impact. The contemporary use of materials (Hardie plank siding, Ipe wood siding, glass and railings) make for a fresh, modern home with clean architectural lines. The homes location fully takes advantage of the view to the west of the Napa River / Mare Island Straights and Marin County landscape. Foundation work, carport and landscaping is to be constructed on site. The house consists of 3 bedrooms, 2 bathrooms, a living room, kitchen mechanical room, powder room and 4 decks.

The first floor has 985 sf of habitable area with a 237 sf covered porch, and a 210 sf carport. The second floor has 1,106 sf of habitable area. The house's total square footage is 2,538. (APN #0055-031-650)

A. Planning Division

Cesar Orozco 707-648-5436, cesar.orozco@cityofvallejo.net

1. These Conditions apply to and constitute the approval of a Site Development (SD#18-0011) to erect a 2,538 square feet (sf). two story factory built, modular single family home over part slab foundation - part columns to engineer's design and applicable codes.
2. The project shall be constructed in accordance with the approved plans titled "Site Development Plan for Robert Larsen Residence", as prepared by Glass Homes, Inc., dated "December 8, 2018, except as amended by the approved Conditions of Approval.
3. All the plan sets submitted for building permits shall be internally-consistent with this approval and the plans dated December 8, 2019.
4. The approved plans depict a total of 2,036 square feet of new impervious surfaces. The project shall be subject to the applicable stormwater control measures, as outlined in the Contra Costa County Clean Water Program Stormwater C.3 Guidebook (7th Edition) in the event that additional site improvements, as part of the project, create new impervious surfaces in excess of 2,500 square feet.
5. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
VMC 16.70.090(D)

B. PRE-BUILDING PERMIT:

1. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
2. Prior to building permit issuance, the applicant shall submit a color board indicating exterior materials and colors to the Planning Division for review and approval. Color chips shall be attached to the building elevation drawings. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes, which affect the exterior character, shall be resubmitted to the Planning Division for approval.
3. Prior to building permit issuance, submit 3 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:
 - a. Location, species and size of all mature trees six inches in trunk diameter or greater;
 - b. Replacement of any mature trees to be removed;
 - c. City-approved street trees to be planted at least 6 feet from any sewer line;
 - d. Specification of low-growth-type species adjacent to doors, windows, and walkways;
 - e. Low-water-using and drought-resistant plant materials;
 - f. Screening of the required backflow preventers;
 - g. All trees to be a minimum of 15-gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5-gallon;
 - h. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage; and
4. Prior to occupancy/final building inspection, install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscape plans with respect to size, health, number and species of plants, and the overall design concept.
5. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
6. Prior to building permit issuance, submit details and location of any proposed fencing to the Planning Division for review and approval. Fencing shall comply with Chapter 16.70 (VMC).

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Construction of new 2 story home on vacant lot (SD#18-0011)

7. Prior to occupancy/final building inspection, install fencing per approved plans.
8. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.
9. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
10. All roof-mounted mechanical devices and their components such as air conditioners, heating equipment, exhaust fans, vents or ducts, or similar equipment shall be screened from view in a manner approved by the Planning Division. All wall-mounted air conditioners shall be flush mounted.
11. Prior to building permit issuance, obtain an administrative permit from the Planning Division for any temporary office or construction trailer if necessary.
12. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
13. If the Planning Division, either independently or as a result of complaints from the public, becomes aware that the use is being conducted in a manner which violates the conditions of this use permit or other applicable City regulations, and Planning staff is unable to obtain compliance or abatement, staff will refer the use permit to the Planning Commission for possible suspension or revocation per Section 16.82.110, Vallejo Municipal Code.
14. The permit and approval shall expire 18 months from the date on which they became effective unless construction permits are obtained, and work has begun. The effective date of the permit and approval is May 18, 2020.
15. A request for a time extension from the expiration date of November 18, 2021 can be considered if an application with required fee is filed at least 45 days before the original expiration date November 18, 2021 otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.
16. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property

Resolution No. PC 20-02

Construction of new 2 story home on vacant lot (SD#18-0011)

of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

C. BUILDING DIVISION:

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4327

1. The project is subject to the California Building Code.
2. Building permits are required.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.
4. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.

D. FIRE DEPARTMENT:

Vince Sproete | vincent.sproete@cityofvallejo.net | (707) 654-7868

Standard Conditions: The following code requirement conditions will apply prior to detailed construction plans submitted to the city for review:

1. Approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
2. An NFPD 13D automatic fire sprinkler system is required for all residential buildings. Please submit 3 sets of plans and 1 set of calculations of each house to the Fire Prevention Office and obtain a permit prior to installation. Adequate pressure and GPM must be verified prior to residential construction.
3. All access roads shall be installed and maintained serviceable prior to and during combustible construction.
4. Fire hydrants must be installed and approved by the Fire Department prior to combustible construction. Fire hydrants shall be spaced a maximum of 500 feet apart.

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Construction of new 2 story home on vacant lot (SD#18-0011)

Max distance to any hydrant is 250 feet. Indicated all existing and proposed fire hydrants on the plans.

5. All roof material shall be rated class "A" or better.
6. Provide smoke detectors in all sleeping rooms and common hallways. Electrical circuits supplying detectors shall be on separate dedicated lines with no other devices or circuits.
7. Carbon monoxide detectors shall be installed in accordance with the manufacturer's recommendations.

E. PUBLIC WORKS DEPARTMENT:

Jeanine Jackson | Jeanine.jackson@cityofvallejo.net | (707) 648-5306

1. Submit directly to Public Works department all Civil drawings including but not limited to improvement plans, demo plan, utility plans, landscape and irrigation plans, erosion control plans and stormwater control plans. (COV, Regulations & Standard Specifications, 2011).
2. Submit engineer's cost estimate for the proposed development consistent with the City's unit price for all construction items.
3. Submit soils and geotechnical report for the project prior to issuance of the Building permits.
4. Comply with the Construction Activities Storm Water General Permit from the Regional Water Quality Control Board (RWQCB) for all construction work to comply with Chapter 12.41.09 of the Vallejo Municipal Code pertaining to Stormwater Management and Discharge Control. Show erosion control and sediment control methods and best management practices prepared by a registered Civil Engineer in the plan submittal. Submit a copy of Storm Water Pollution Prevention Plan (SWPPP).
5. Driveway approach shall meet City driveway standards with ADA compliance.
6. Install street trees fronting the property as required by the City Engineer from the approved City tree list.
7. Apply and Obtain Street address for the property.

Standard Conditions: The following code requirement conditions will apply prior to detailed construction plans submitted to the city for review:

8. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, submit a numbered list to the Planning Division stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.

9. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The City Engineer has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).
10. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the Department of Public Works for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7-A).
11. **GRADING** Prior to issuance of grading permit, submit a soils report for review. An independent soils and geological review of the project may be required. The City shall select the soils engineer with the cost of the study to be borne by the developer/project sponsor. Site grading shall comply with City Municipal Code. (VMC, Chapter 12.40).
12. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).
13. **ON-SITE SOILS ENGINEER.** During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the Department of Public Works shall shut down the grading operation. (VMC, Section 12.40.080).
14. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).
15. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the Department of Public Works for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (COV, Regulations & Standard Specifications, 2011, Section 2.4.1).
16. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the City Engineer. (VMC, Section 10.04.260).
17. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the Department of Public Works prior to performing any work within City streets or rights-

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Construction of new 2 story home on vacant lot (SD#18-0011)

of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).

18. **ENCROACHMENT PERMIT.** Prior to building permit issuance, obtain an encroachment permit from the Department of Public Works for all work proposed within the public right-of-way. (VMC, Section 10.16).
19. **TRAFFIC CONTROL PLAN.** Prior to start of construction; submit a traffic control plan to the Department of Public Works for review and approval. (CA MUTCD).
20. **COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the Department of Public Works and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).
21. **PLAN CHANGES.** The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the Department of Public Works and, when applicable, by Vallejo Sanitation and Flood Control District. Changes shall be made in the field only after approval by the City. At the completion of the project, the design engineer must prepare and sign the "as built" plans. (COV, Regulation & Standard Specification Section 1.1.9).
22. **BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090, Resolution).
23. **INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the Department of Public Works including but not limited to streets and utilities.
24. **SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the City Engineer. (VMC, Section 10.04).
25. **STREET TREES.** Prior to release for occupancy, plant required street trees in accordance with City Municipal Code. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. Street tree(s) shall be inspected by Public Works Landscape Inspector prior to release for occupancy. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).
26. **ADA COMPLIANCE WITHIN CITY ROW.** In order to ensure ADA compliance within any and all City ROW, ADA compliance will be addressed in accordance to the state government and federal codes: HEALTH AND SAFETY CODE DIVISION 13 PART 5.5. ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS [19955 - 19959.5] (Part 5.5 added by Stats. 1969, Ch. 1560.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&divisi

[on=13.&title=&part=5.5.&chapter=&article=](#) GOVERNMENT CODE DIVISION 5
CHAPTER 7 ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED
PERSONS [4450 – 4461] (Chapter 7 added by Stats. 1968, Ch. 261.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article= FEDERAL THE AMERICAN WITH
DISABILITIES ACT OF 1990 https://www.ada.gov/2010_regs.htm

F. WATER DEPARTMENT:

Victor Gonzalez | victor.gonzalez@cityofvallejo.net | (707) 648-4345

1. Apply and pay for Hydrant Flow Test with the Water Department. Same test may be used for adjacent project. Required for Fire Department approval.
2. Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
3. **WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.

All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.

4. WATER SYSTEM PLANS (VSSSD Section 4.1). All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of existing and proposed domestic service connection(s).
 - c. Location and size of irrigation service connection(s), if any.
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of any new water mains.
 - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
5. FIRE FLOW REQUIREMENTS (VSSSD Section 4.1). Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual

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Construction of new 2 story home on vacant lot (SD#18-0011)

pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.

- a. For single family residential units, the fire flow is 1,500 gpm.
 - b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
6. HYDRAULIC CALCULATIONS (VSSSD Section 4.1). Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
 7. FIRE PROTECTION SYSTEMS (VSSSD Section 4.1). Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
 8. WATER EASEMENTS (VSSSD Section 4.1). Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
 - c. Other facilities will be reviewed by the Water Department.
 9. WATER METERS (VMC Sections 11.04.110 AND 11.16.090). Each premises shall be metered separately and shall have a separate fire sprinkler service connection.
 10. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.

G. VALLEJO FLOOD AND WASTEWATER DISTRICT:

Gustavo Silva, Associate Engineer | gussilva@vallejowastewater.org | (707) 644-8949

1. Provide a Utility Site Plan showing the proposed Sanitary Sewer & Storm Drain Improvements.
2. Perform a Sanitary Sewer & Storm Drain Analysis to make sure the existing Sewer & Storm Drain Systems have the capacity for the proposed added flow.
3. Submit Plan Review Fees and fill out Sanitary Sewer & Storm Drain Information Form and pay District's Connection Fees.

SCOPE OF WORK:

PROPOSAL TO ERECT A TWO STOREY FACTORY BUILT MODULAR HOME OVER PART CONCRETE FOUNDATION PART COLUMNS TO ENGINEER'S DESIGN AND APPLICABLE CODE. FOUNDATION WORK, CARPORT AND LANDSCAPING SHALL BE CONSTRUCTED ON SITE. THE HOUSE CONSISTS OF A LIVING ROOM, KITCHEN, MECHANICAL ROOM, POWDER ROOM, 3 BED ROOMS, 2 BATH ROOMS AND 4 DECKS. THERE IS A STAIR TO THE 2ND FLOOR ROOF WITH AN ENTIRELY UNENCLOSED AREA.

OWNER:	ROBERT LARSEN
ADDRESS:	13260 W CORTEL RD TUCSON AZ 85736
PHONE:	(520) 261-9183

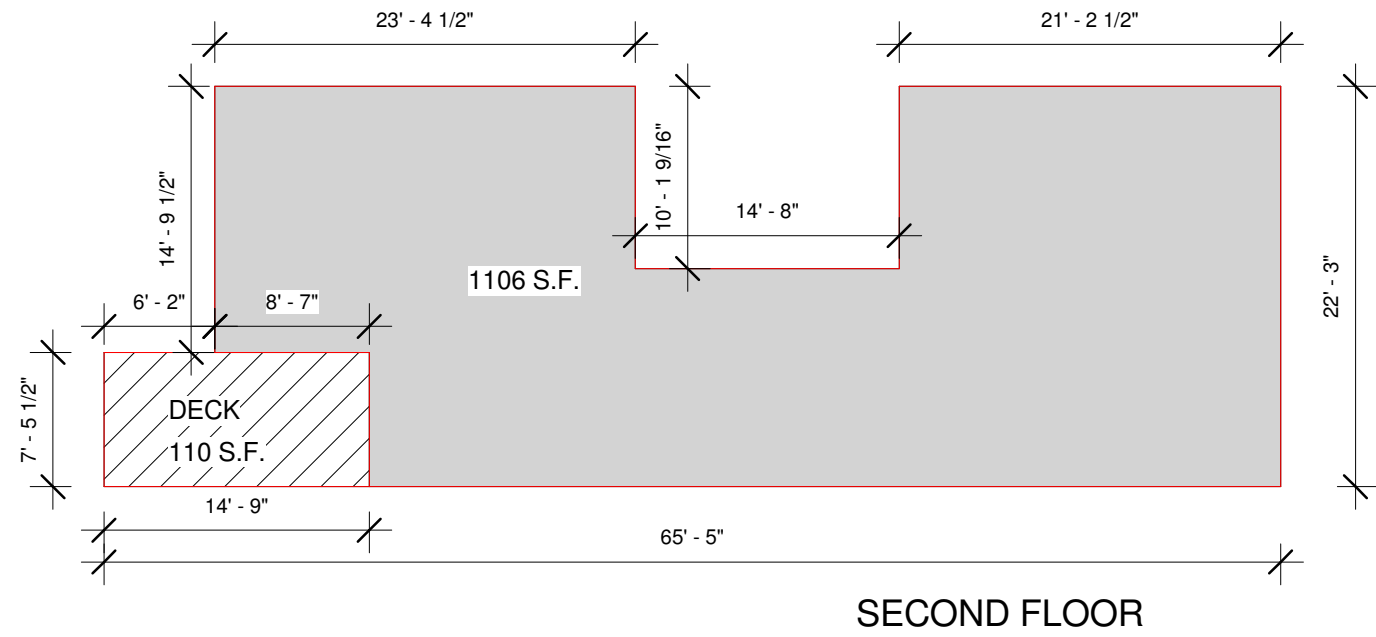
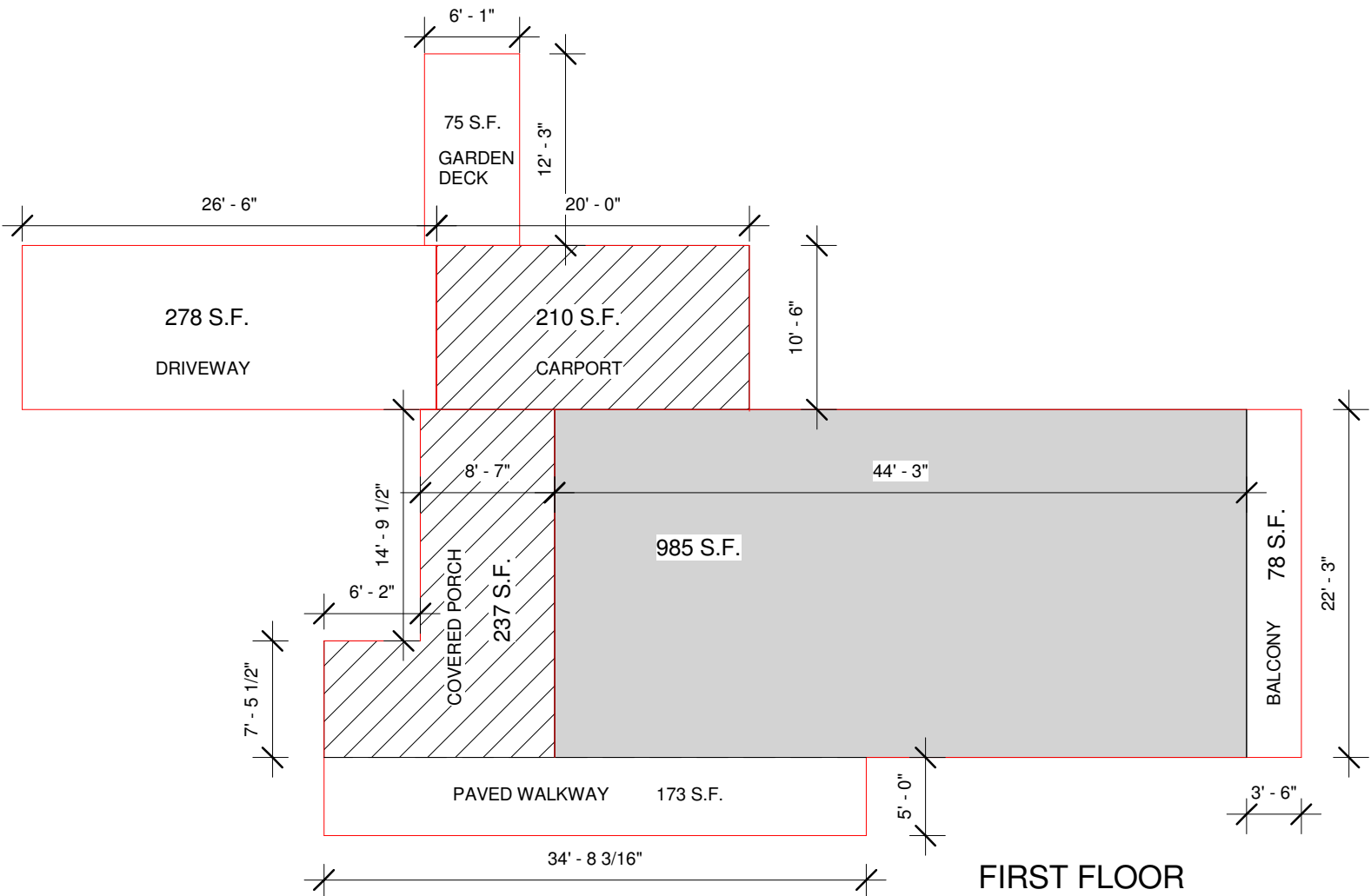
PLAN PREPARER:	GLASS HOMES INC.
ADDRESS:	PO BOX 427382 SAN FRANCISCO CA 94142
EMAIL:	admin@homesofglass.com
PHONE:	(415) 816-4222

GENERAL CONTRACTOR:	GLASS HOMES INC.
ADDRESS:	PO BOX 427382 SAN FRANCISCO CA 94142
EMAIL:	admin@homesofglass.com
PHONE:	(415) 816-4222

SETBACKS	
NORTH	19'- 4"
SOUTH	65'- 3"
EAST	12'- 3"
WEST	5'- 0"
NUMBER OF DWELLING UNITS	ONE
PARKING	1 CARPORT
MAX. HEIGHT	35'-0"

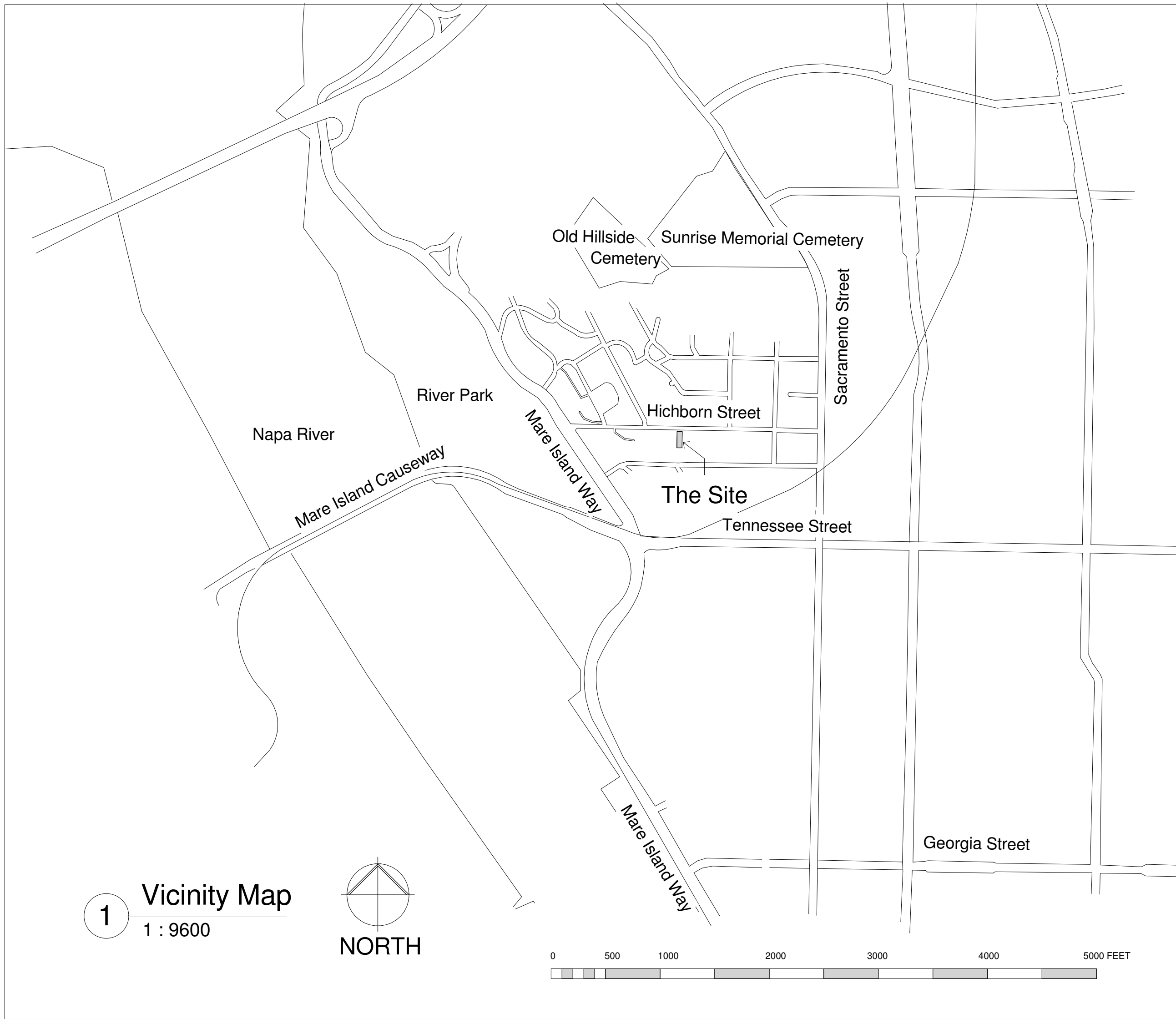
SQ. FT HOUSE	2538 sq.ft
LOT COVERAGE:	1683/ 7500 =22.44%
FLOOD ZONE	NO
LOT SQ.FT	7500 sq.ft
BLDG. AREA FOR FAR	210+237+985+1106 =2538
FAR	2538/7500 = 0.33

C3 REQUIREMENT	
IMPERVIOUS AREA	sq.ft
HOUSE	985 sq.ft
COVERED PORCH	237 sq.ft.
BALCONY	78 sq.ft
WALKWAYS	173 sq.ft.
CARPORT	210 sq.ft
DRIVEWAY	278 sq.ft
GARDEN DECK	75 sq. ft.
TOTAL IMPERVIOUS AREA	2036 sq.ft.
THEREFORE NO C3 REQUIREMENT	



AREA DIAGRAMS

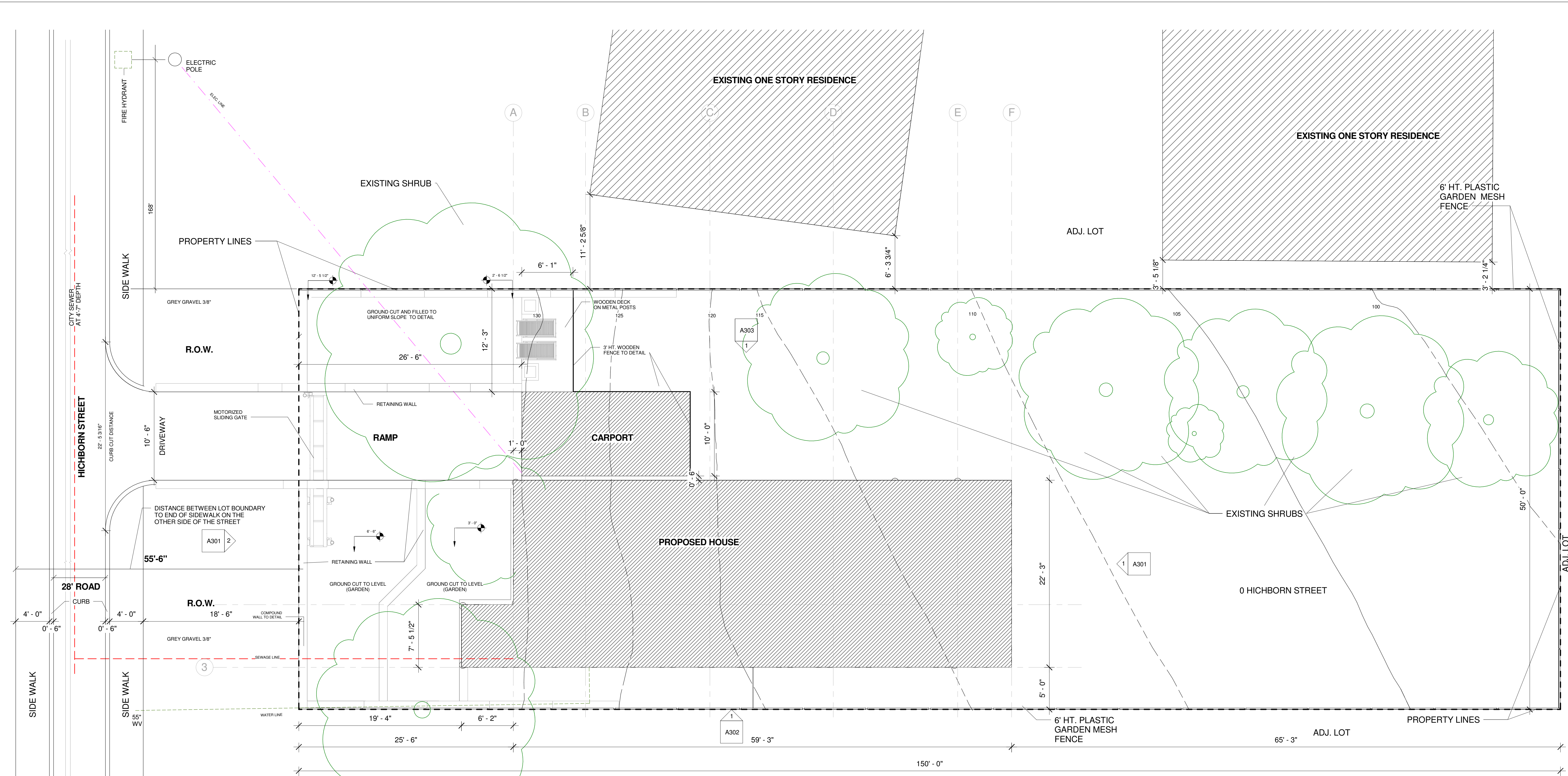
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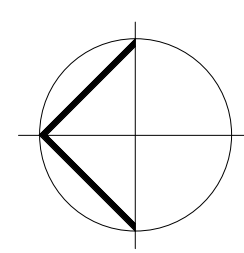
LIST OF DRAWINGS	
Sheet Number	Sheet Name
000	BOUNDARY AND TOPOGRAPHIC SURVEY
A100	COVER SHEET, VICINITY MAP, NOTES
A102	SITE AND LANDSCAPE PLAN
A103	STORY POLES
A201	FOUNDATION PLAN
A211	FIRST FLOOR PLAN
A221	SECOND FLOOR PLAN
A231	ROOF PLAN
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A303	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS
A403	BUILDING SECTIONS
A404	BUILDING SECTIONS
A805	DOOR, WINDOW & ROOM SCHEDULE
A901	BUILDING VIEWS1
A902	BUILDING VIEWS2
E211	FIRST FLOOR ELECTRICAL PLAN
E221	SECOND FLOOR ELECTRIC PLAN
E231	ROOF FLOOR ELECTRIC PLAN
M001	MECHANICAL SCHEDULES
M221	SECOND & ROOF FLOORS MECHANICAL PLANS
P211	FIRST FLOOR PLUMBING PLAN
P221	SECOND & ROOF FLOOR PLUMBING PLANS



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Glass Homes, Inc.			UPDATE				06/06/18						
P.O. Box 427382, San Francisco, CA 94142			CORRECTIONS AS PER CITY COMMENTS DT.07/03/18				12/17/18						
			CORRECTIONS AS PER CITY COMMENTS DT.02/01/19				02/18/19						
			CORRECTIONS AS PER CITY COMMENTS DT.03/28/19				04/03/19						
Designer: Chris Sullivan			Description				Rev.	Date	Issued	Address: 650 LARSEN EAST, 0 HICHBORN STREET APN 0055-031-650 VALLEJO, SOLANO COUNTY, CA 94590	Drawn By: RBR	Date 12/08/18	A100
											Checked By: CHK	Scale As indicated	



1 Site & Landscape
3/16" = 1'-0"

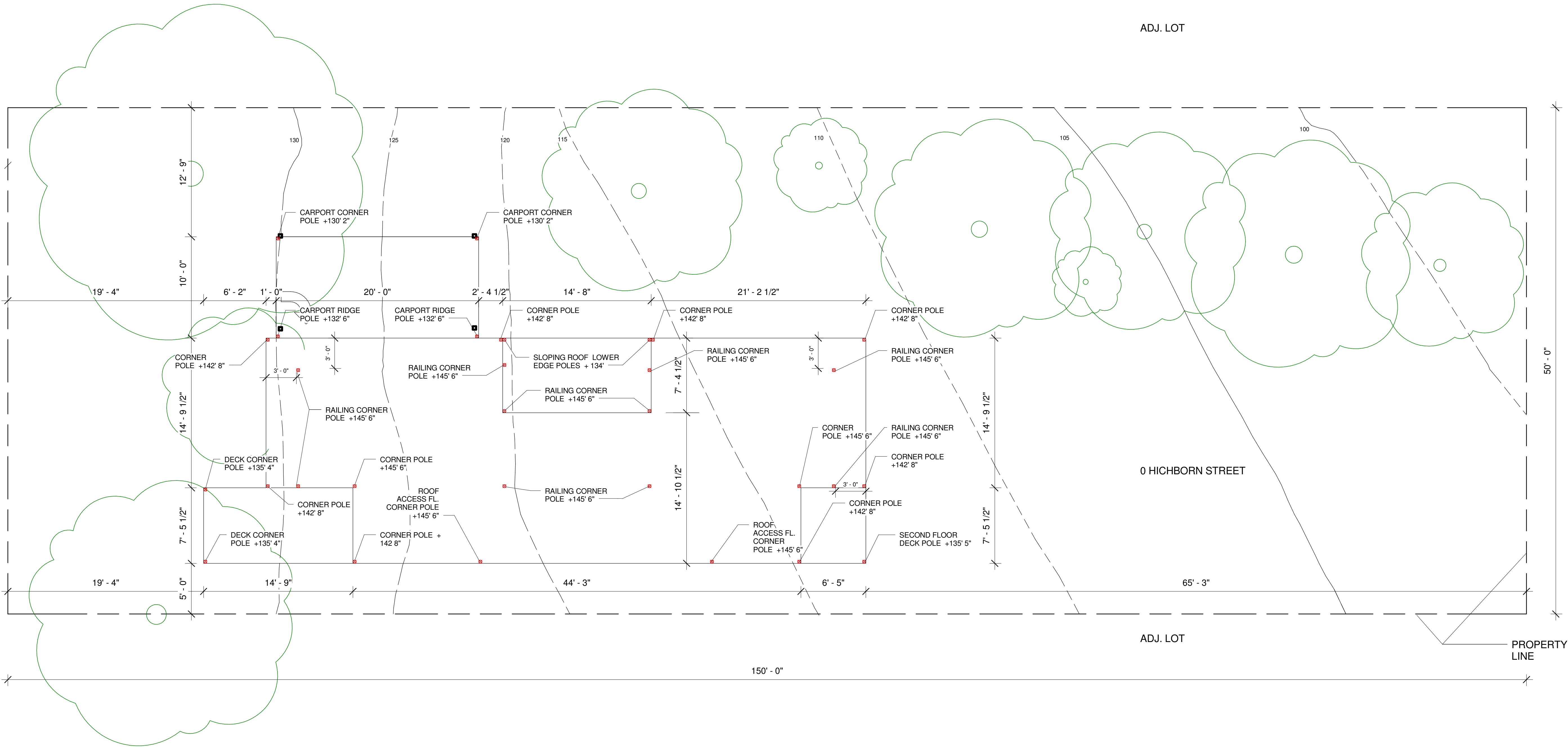


NOTE:
0 LEVEL CORRESPONDS WITH 121' 2" OF THE VERTICAL DATUM SHOWN ON THE SURVEY SHEET.
FOR LANDSCAPE DETAILS PL. REFER LANDSCAPE DESIGNER'S DRAWINGS.

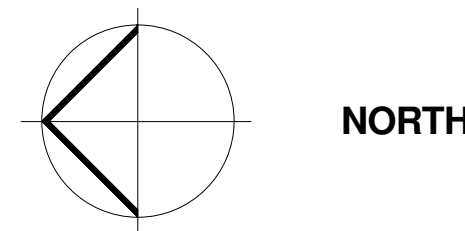


General Contractor and Factory Glass Homes, Inc. P.O. Box 427382, San Francisco, CA 94142		THIS DRAWING AND ALL THE DIMENSIONS CONTAINED HEREIN IS AUTHORISED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GLASS HOMES INC.	Submission			12/01/18	Client ROBERT LARSEN 13260 W CORTEL RD TUSCON AZ 85736 Ph No. (520) 261- 9183	Job Title: SITE DEVELOPMENT PLAN FOR ROBERT LARSEN RESIDENCE Address: 650 LARSEN EAST, 0 HICHBORN STREET APN 0055-031-650 VALLEJO, SOLANO COUNTY, CA 94590	Drg. Title SITE AND LANDSCAPE PLAN	Drg. No. A102
			UPDATE	06/06/18						
			CORRECTIONS AS PER CITY COMMENTS DT.07/03/18	12/17/18						
			CORRECTIONS AS PER CITY COMMENTS DT.02/01/19	02/18/19						
			CORRECTIONS AS PER CITY COMMENTS DT.03/28/19	04/03/19						
Designer:	Chris Sullivan		Description	Rev.	Date	Issued				

HICHBORN STREET



1 Story Poles
3/16" = 1'-0"

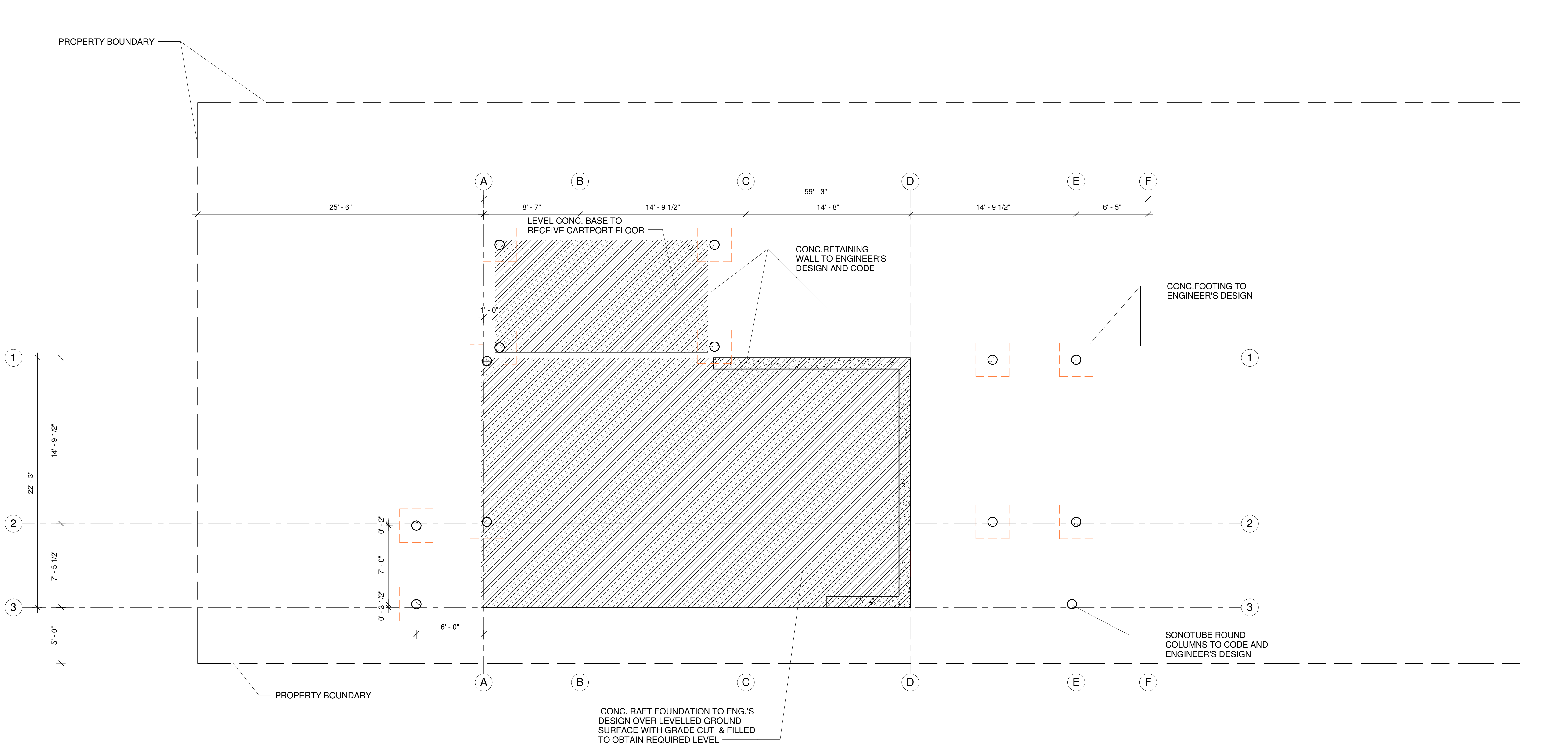


NOTE:
0 LEVEL CORRESPONDS WITH 121' 2" OF THE VERTICAL DATUM SHOWN ON THE SURVEY SHEET.

FOR LANDSCAPE DETAILS PL. REFER LANDSCAPE DESIGNER'S DRAWINGS.



General Contractor and Factory Glass Homes, Inc. P.O. Box 427382, San Francisco, CA 94142 Designer: Chris Sullivan	THIS DRAWING AND ALL THE DIMENSIONS CONTAINED HEREIN IS AUTHORISED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GLASS HOMES INC.	Submission				12/01/18	Client ROBERT LARSEN 13260 W CORTEL RD TUSCON AZ 85736 Ph No. (520) 261- 9183	Job Title: SITE DEVELOPMENT PLAN FOR ROBERT LARSEN RESIDENCE	Drg. Title STORY POLES	Drg. No. A103
		UPDATE				06/06/18				
		CORRECTIONS AS PER CITY COMMENTS DT.07/03/18				12/17/18				
		CORRECTIONS AS PER CITY COMMENTS DT.02/01/19				02/18/19				
		CORRECTIONS AS PER CITY COMMENTS DT.03/28/19				04/03/19				
		Description				Rev.				
								Drawn By: Author	Date	12/08/18
								Checked By: Checker	Scale	3/16" = 1'-0"



1 **Basement Level**
1/4" = 1'-0"



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Glass Homes, Inc.		UPDATE				06/06/18				FOUNDATION PLAN		
P.O. Box 427382, San Francisco, CA 94142		CORRECTIONS AS PER CITY COMMENTS DT.07/03/18				12/17/18						
		CORRECTIONS AS PER CITY COMMENTS DT.02/01/19				02/18/19						
		CORRECTIONS AS PER CITY COMMENTS DT.03/28/19				04/03/19						
Designer: Chris Sullivan			Description				Rev.			Date	Issued	
									Checked By: CHK		Scale 1/4" = 1'-0"	



General Contractor and Factory
Glass Homes, Inc.
P.O. Box 427382, San Francisco, CA 94142
Designer: Chris Sullivan

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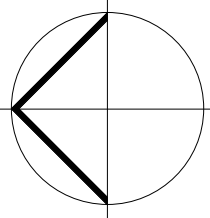
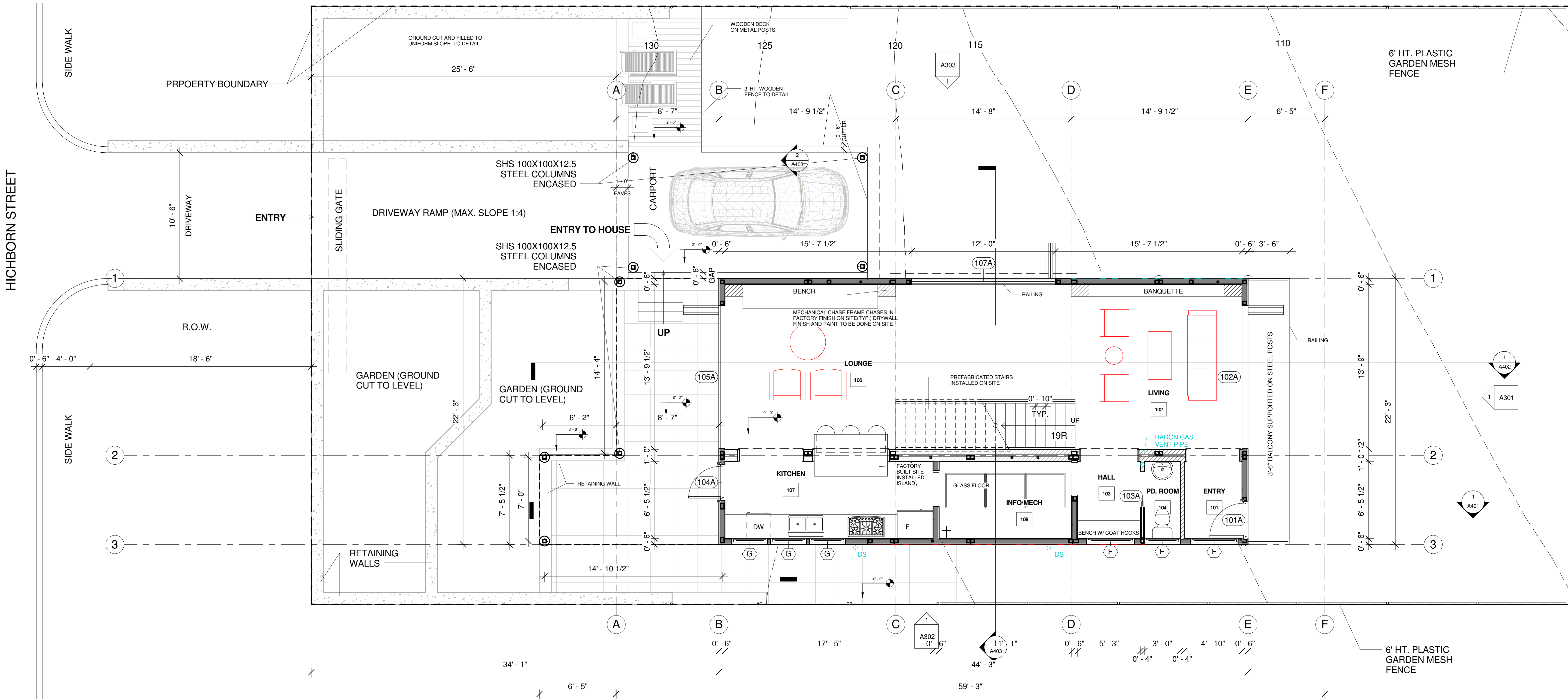
Submission		12/01/18		
UPDATE		06/06/18		
CORRECTIONS AS PER CITY COMMENTS DT.07/03/18		12/17/18		
CORRECTIONS AS PER CITY COMMENTS DT.02/01/19		02/18/19		
CORRECTIONS AS PER CITY COMMENTS DT.03/28/19		04/03/19		
Description	Rev.	Date	Issued	

Client
ROBERT LARSEN
13260 W CORTEL RD
TUSCON AZ 85736
Ph No. (520) 261-9183

Job Title: **SITE DEVELOPMENT PLAN FOR ROBERT LARSEN RESIDENCE**
Address: 650 LARSEN EAST, 0 HICHBORN STREET
APN 0055-031-650
VALLEJO, SOLANO COUNTY, CA 94590

Drg. Title
FIRST FLOOR PLAN
Drawn By: RBR Date 12/08/18
Checked By: CHK Scale 1/4" = 1'-0"

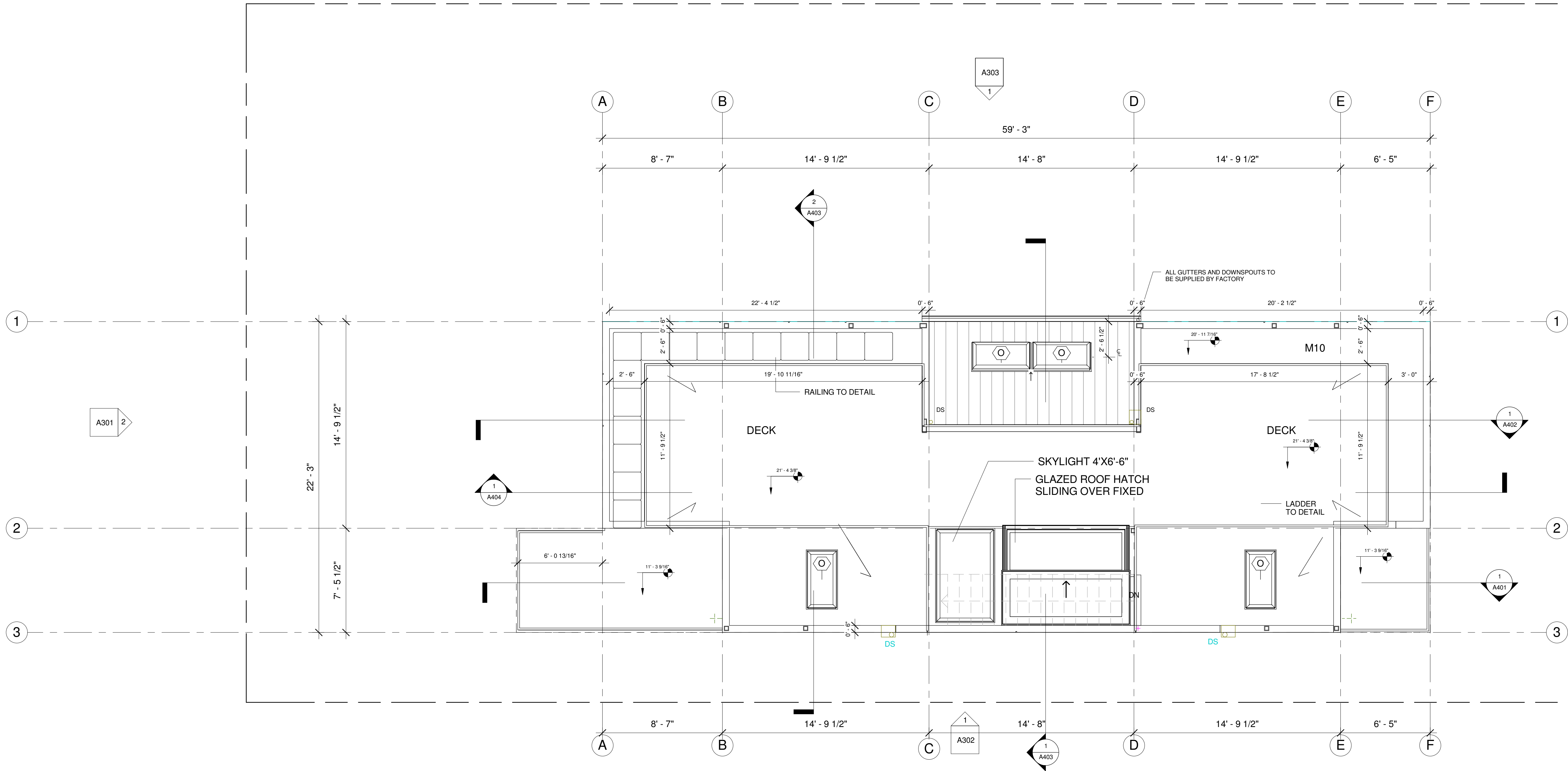
Drg. No.
A211



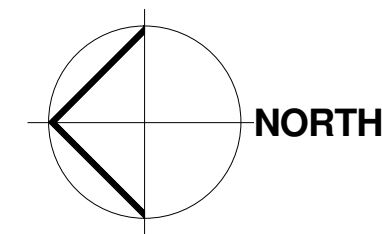
NORTH

NOTE:

0 LEVEL CORRESPONDS WITH 121' 2" OF THE VERTICAL DATUM SHOWN ON THE SURVEY SHEET.



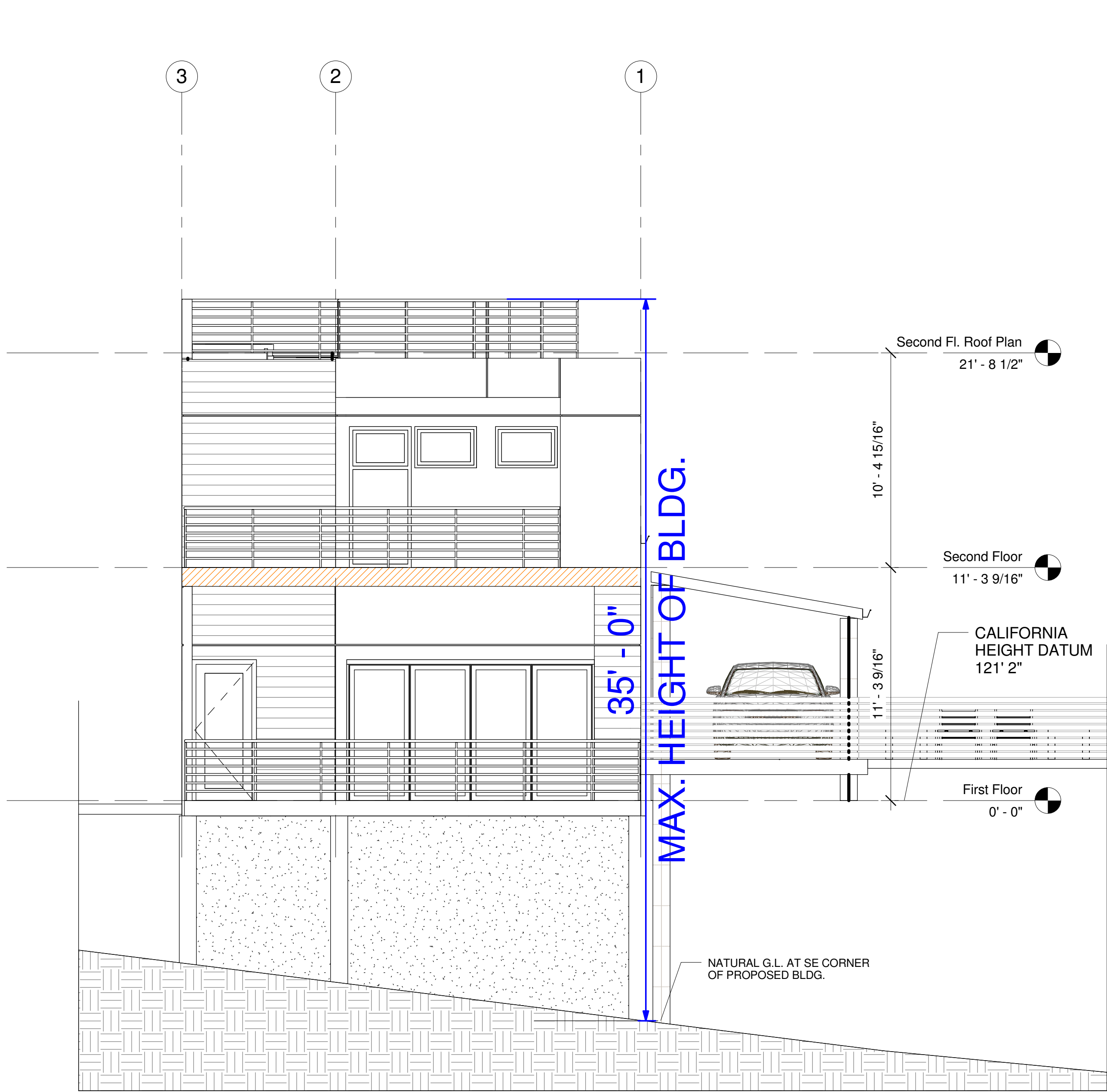
1 Second Fl. Roof Plan
1/4" = 1'-0"



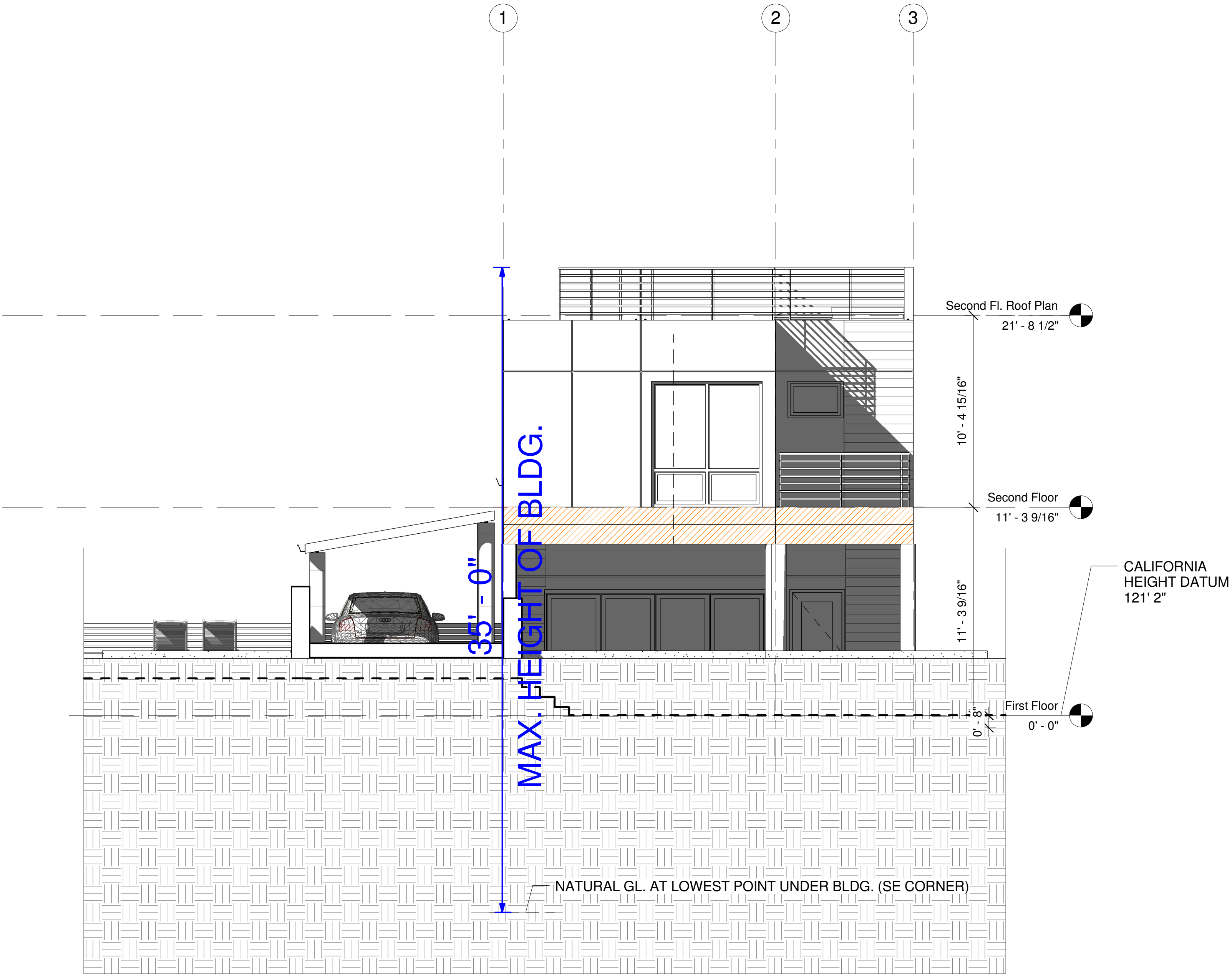
NOTE:
0 LEVEL CORRESPONDS WITH 121' 2" OF THE VERTICAL DATUM SHOWN ON THE SURVEY SHEET.



General Contractor and Factory Glass Homes, Inc. P.O. Box 427382, San Francisco, CA 94142		THIS DRAWING AND ALL THE DIMENSIONS CONTAINED HEREIN IS AUTHORISED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GLASS HOMES INC.	Submission					12/01/18	Client ROBERT LARSEN 13260 W CORTEL RD TUSCON AZ 85736 Ph No. (520) 261- 9183	Job Title: SITE DEVELOPMENT PLAN FOR ROBERT LARSEN RESIDENCE Address: 650 LARSEN EAST, 0 HICHBORN STREET APN 0055-031-650 VALLEJO, SOLANO COUNTY, CA 94590	Drg. Title ROOF PLAN		Drg. No. A231
Designer: Chris Sullivan			UPDATE					06/06/18					
			CORRECTIONS AS PER CITY COMMENTS DT.07/03/18					12/17/18					
			CORRECTIONS AS PER CITY COMMENTS DT.02/01/19					02/18/19					
			CORRECTIONS AS PER CITY COMMENTS DT.03/28/19					04/03/19					
			Description					Rev.	Date	Issued	Drawn By: RBR Date 12/08/18		
											Checked By: CHK Scale 1/4" = 1'-0"		

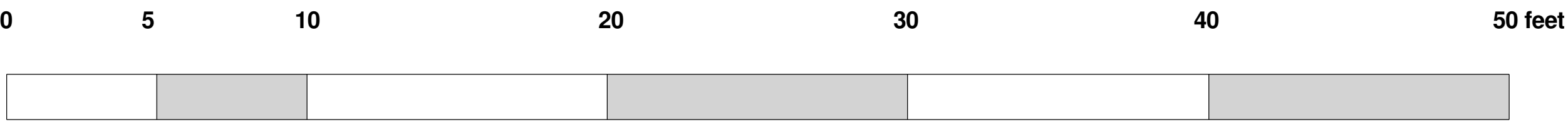


1 SOUTH
1/4" = 1'-0"

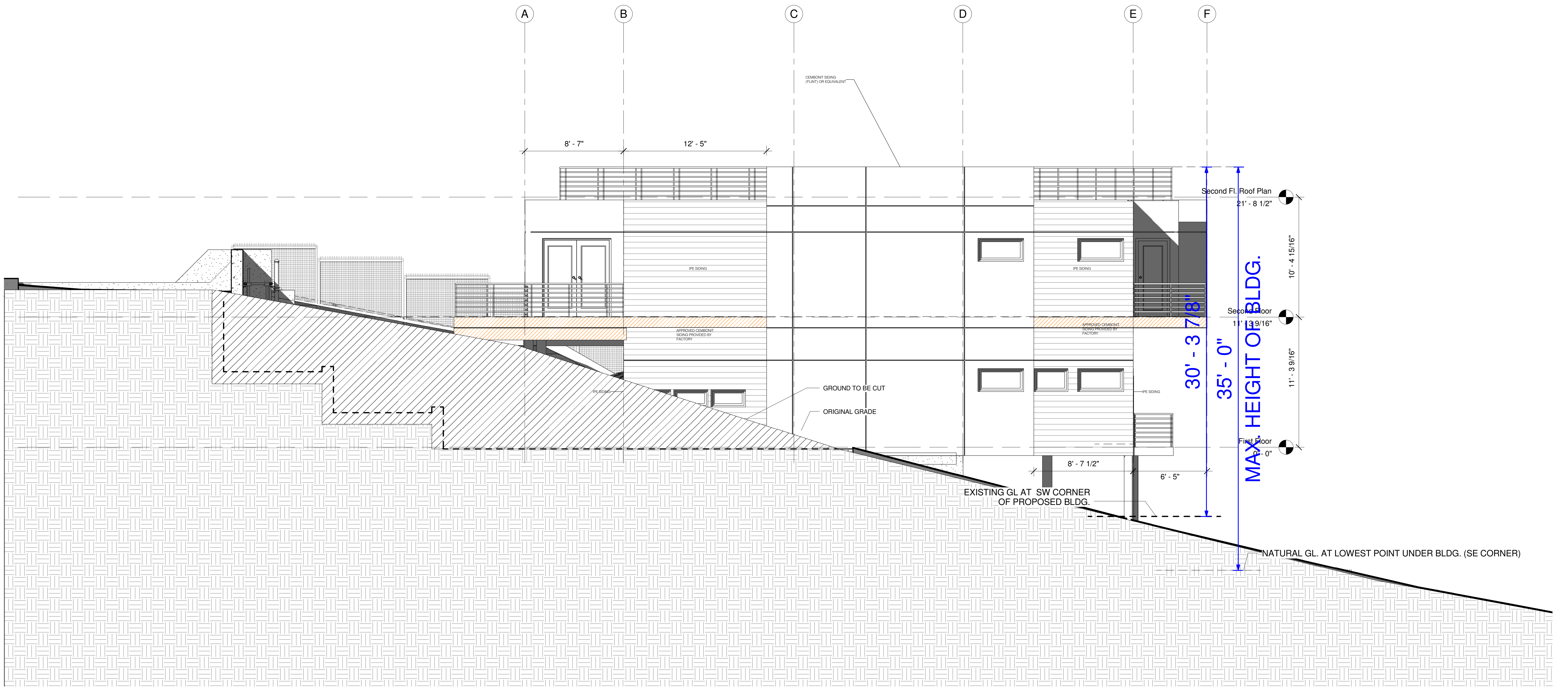


2 NORTH
1/4" = 1'-0"

NOTE:
0 LEVEL CORRESPONDS WITH 121' 2" OF THE VERTICAL DATUM SHOWN ON THE SURVEY SHEET.



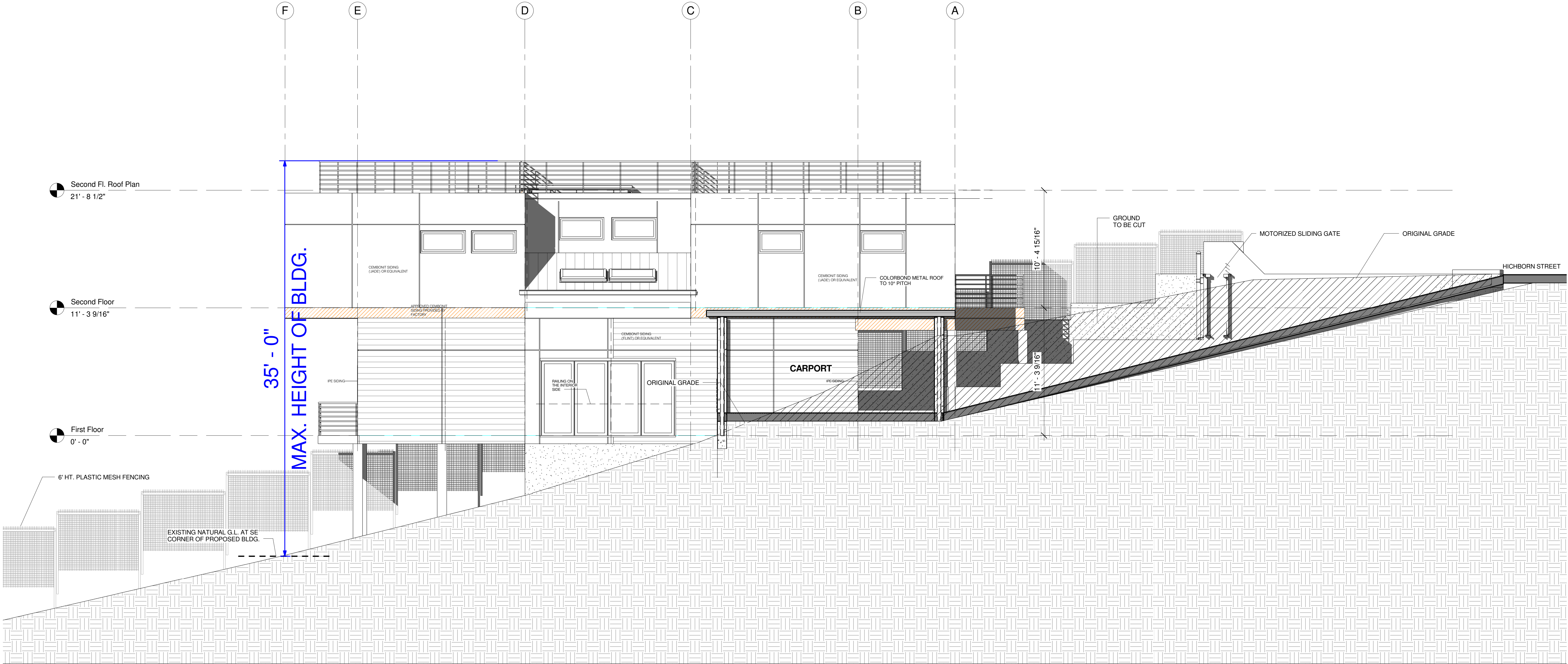
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		UPDATE				06/06/18					
		CORRECTIONS AS PER CITY COMMENTS DT.07/03/18				12/17/18					
		CORRECTIONS AS PER CITY COMMENTS DT.02/01/19				02/18/19					
		CORRECTIONS AS PER CITY COMMENTS DT.03/28/19				04/03/19					
Designer: Chris Sullivan		Description				Rev.	Date	Issued	Address: 650 LARSEN EAST, 0 HICHBORN STREET APN 0055-031-650 VALLEJO, SOLANO COUNTY, CA 94590	Drawn By: RBR Checked By: CHK	Date 12/08/18 Scale 1/4" = 1'-0"



1 WEST
1/4" = 1'-0"



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		UPDATE				06/06/18						
		CORRECTIONS AS PER CITY COMMENTS DT.07/03/18				12/17/18						
		CORRECTIONS AS PER CITY COMMENTS DT.02/01/19				02/18/19						
		CORRECTIONS AS PER CITY COMMENTS DT.03/28/19				04/03/19						
		Description				Rev.	Date	Issued		Drawn By: Author	Date 12/08/18	
										Checked By: Checker	Scale 1/4" = 1'-0"	



1 EAST
1/4" = 1'-0"



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Glass Homes, Inc.		UPDATE			06/06/18							
P.O. Box 427382, San Francisco, CA 94142		CORRECTIONS AS PER CITY COMMENTS DT.07/03/18			12/17/18							
		CORRECTIONS AS PER CITY COMMENTS DT.02/01/19			02/18/19							
		CORRECTIONS AS PER CITY COMMENTS DT.03/28/19			04/03/19							
Designer: Chris Sullivan		Description				Rev.	Date	Issued		Drawn By: RBR	Date 12/08/18	
										Checked By: CHK	Scale 1/4" = 1'-0"	

Door Schedule					
Level	Mark	Comments	Width	Height	Description

First Floor					
First Floor	10		4' - 8"	8' - 0"	Internal Cased Opening
First Floor	11		5' - 0"	8' - 0"	Internal Cased Opening
First Floor	12		6' - 5"	8' - 0"	Internal Cased Opening
First Floor	13		5' - 6"	8' - 0"	Internal Cased Opening
First Floor	15		3' - 0"	7' - 0"	Internal Cased Opening
First Floor	16		3' - 0"	7' - 0"	Internal Cased Opening
First Floor	D1	101A	3' - 2"	6' - 10"	
First Floor	D2	102A	12' - 0"	6' - 10"	
First Floor	D3	107A	12' - 0"	6' - 10"	
First Floor	D4	105A	12' - 0"	6' - 10"	
First Floor	D5	104A	3' - 0"	6' - 10"	
First Floor	D6	103A	3' - 0"	7' - 0"	

Second Floor					
Second Floor	31		4' - 0"	8' - 0"	Internal Cased Opening
Second Floor	32		2' - 6"	6' - 10"	Internal Cased Opening
Second Floor	33		2' - 6"	6' - 10"	Internal Cased Opening
Second Floor	D21	204C	3' - 0"	6' - 10"	
Second Floor	D22	204B	2' - 6"	6' - 10"	
Second Floor	D23	205A	2' - 6"	6' - 7"	
Second Floor	D24	204A	3' - 0"	6' - 7"	
Second Floor	D25	201A	3' - 0"	6' - 10"	
Second Floor	D26	202A	3' - 0"	6' - 10"	
Second Floor	D27	202C	6' - 0"	6' - 10"	
Second Floor	D28	203A	2' - 6"	6' - 10"	

Window Schedule						
Level	Mark	Comments	Width	Height	Sill Height	Description

First Floor						
First Floor	W1	G	3' - 0"	1' - 6"	3' - 6"	
First Floor	W2	G	3' - 0"	1' - 6"	3' - 6"	
First Floor	W3	G	3' - 0"	1' - 6"	3' - 6"	
First Floor	W4	F	4' - 0"	2' - 0"	4' - 10"	
First Floor	W5	E	3' - 0"	2' - 0"	4' - 10"	
First Floor	W6	F	4' - 0"	2' - 0"	4' - 10"	

Second Floor						
Second Floor	W21	C	3' - 0"	6' - 10"	0' - 0"	
Second Floor	W22	H	3' - 0"	2' - 0"	4' - 10"	
Second Floor	W23	H	3' - 0"	2' - 0"	4' - 10"	
Second Floor	W24	F	4' - 0"	2' - 0"	4' - 10"	
Second Floor	W25	F	4' - 0"	2' - 0"	4' - 10"	
Second Floor	W26	E	3' - 0"	2' - 0"	4' - 10"	
Second Floor	W27	E	3' - 0"	2' - 0"	4' - 10"	
Second Floor	W28	F	4' - 0"	2' - 0"	6' - 0"	
Second Floor	W29	F	4' - 0"	2' - 0"	6' - 0"	
Second Floor	W30	E	3' - 0"	2' - 0"	4' - 10"	
Second Floor	W31	D	3' - 0"	3' - 4"	3' - 6"	
Second Floor	W32	F	4' - 0"	2' - 0"	4' - 10"	
Second Floor	W33	F	4' - 0"	2' - 0"	4' - 10"	
Second Floor	W34	B	6' - 0"	6' - 10"	0' - 0"	
Second Floor	W35	E	3' - 0"	2' - 0"	4' - 10"	
Second Floor	W36	F	4' - 0"	2' - 0"	4' - 10"	
Second Floor	W37	F	4' - 0"	2' - 0"	4' - 10"	
Second Floor	W38	O	2' - 0"	4' - 0"		Electric venting deck mounted skylight
Second Floor	W39	O	2' - 0"	4' - 0"		Electric venting deck mounted skylight

Second Fl. Roof Plan						
Second Fl. Roof Plan	W47	O	2' - 0"	4' - 0"		Electric venting deck mounted skylight
Second Fl. Roof Plan	W54	O	2' - 0"	4' - 0"		Electric venting deck mounted skylight
Second Fl. Roof Plan	W55		0' - 0"	0' - 0"		Larger double glazed sliding rooflight for ventilation or access, sliding section travels over fixed section of glazing providing 50% clear opening, rooflight footprint remains the same open or closed
Second Fl. Roof Plan	W56		4' - 0"	6' - 0"		Electric venting deck mounted skylight

Room Schedule					
Level	Name	Number	Upper Limit	Base Finish	Area

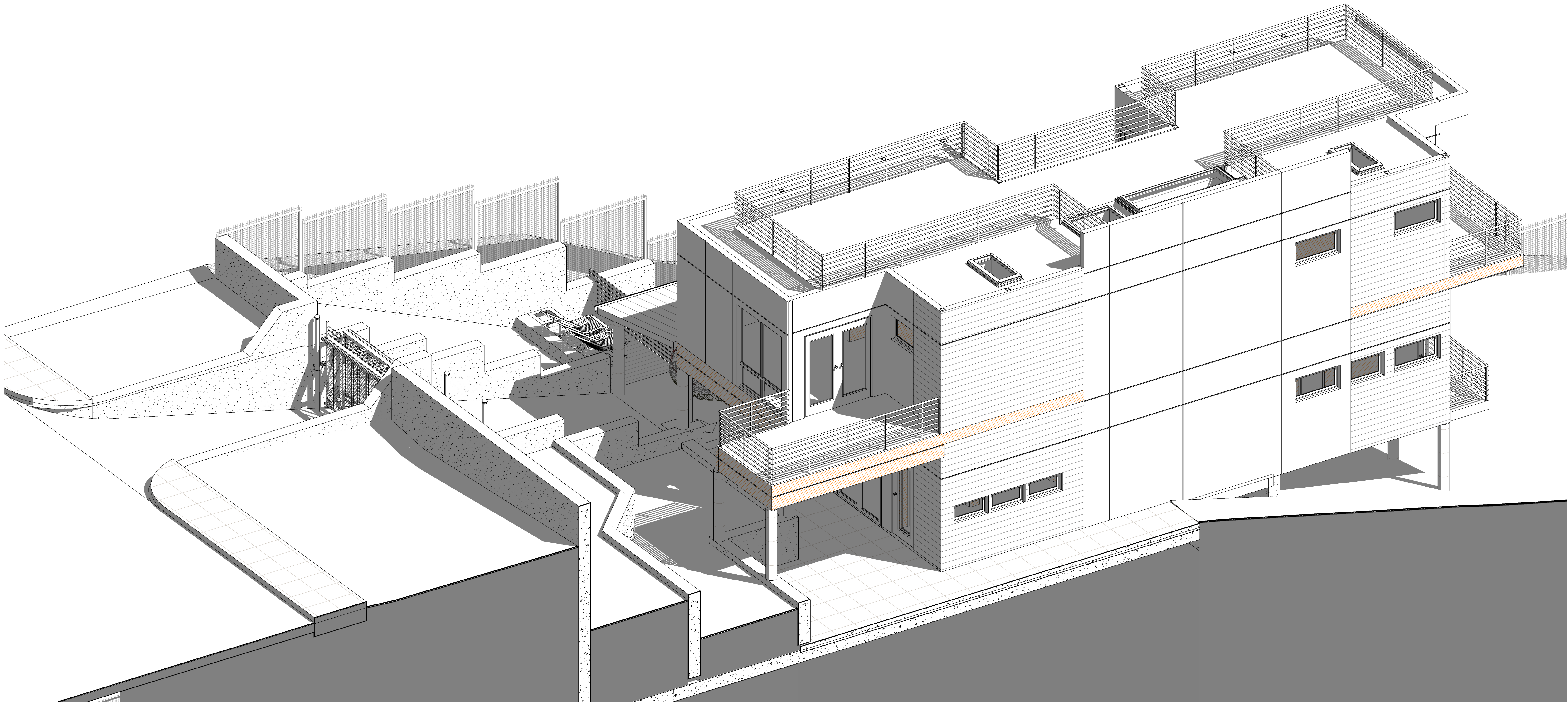
First Floor					
First Floor	LIVING	102	First Floor		399 SF
First Floor	KITCHEN	107	First Floor		112 SF
First Floor	INFO/MECH	108	First Floor		72 SF
First Floor	HALL	103	First Floor		34 SF
First Floor	PD. ROOM	104	First Floor		19 SF
First Floor	ENTRY	101	First Floor		31 SF
First Floor	LOUNGE	106	First Floor		197 SF

Second Floor					
Second Floor	BED ROOM #3	202	Second Floor		154 SF
Second Floor	BED ROOM #2	201	Second Floor		114 SF
Second Floor	BATH #2	203	Second Floor		56 SF
Second Floor	HALL	204	Second Floor		389 SF
Second Floor	MASTER BEDROOM	205	Second Floor		192 SF
Second Floor	M. CLOSET	207	Second Floor		46 SF
Second Floor	MASTER BATH	206	Second Floor		75 SF
Second Floor	IPE DECK #1	208	Second Floor		75 SF
Second Floor	IPE DECK #2	209	Second Floor		110 SF

Second Fl. Roof Plan					
Second Fl. Roof Plan	ACCESS TO 2ND FLOOR DECKS	16	Second Fl. Roof Plan		Not Enclosed

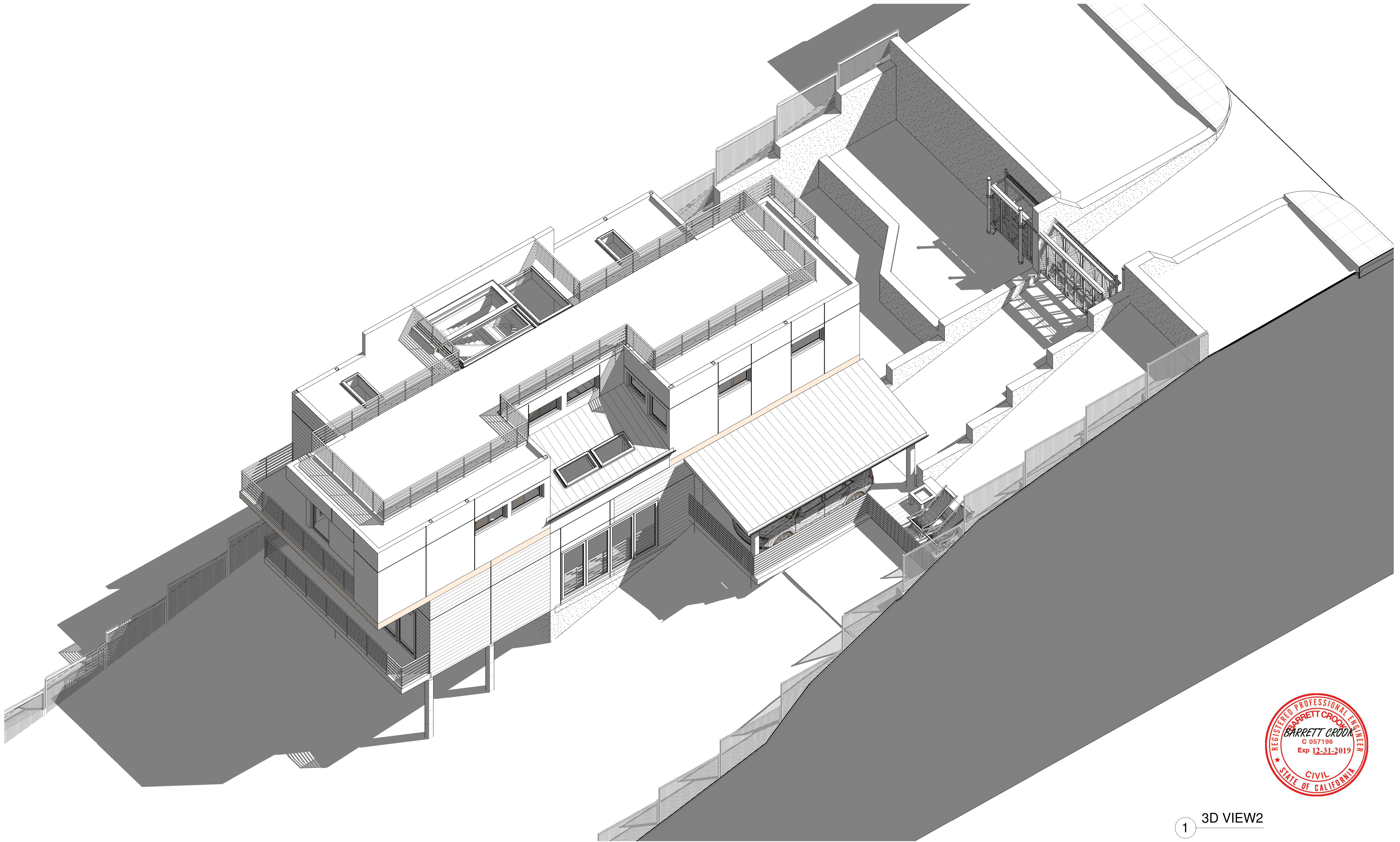


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				UPDATE			06/06/18					
				CORRECTIONS AS PER CITY COMMENTS DT.07/03/18			12/17/18					
				CORRECTIONS AS PER CITY COMMENTS DT.02/01/19			02/18/19					
				CORRECTIONS AS PER CITY COMMENTS DT.03/28/19			04/03/19					
Designer: Chris Sullivan				Description			Rev.	Date	Issued	Address: 650 LARSEN EAST, 0 HICHBORN STREET APN 0055-031-650 VALLEJO, SOLANO COUNTY, CA 94590	Drawn By: RBR	Date 12/08/18
										Checked By: CHK	Scale	



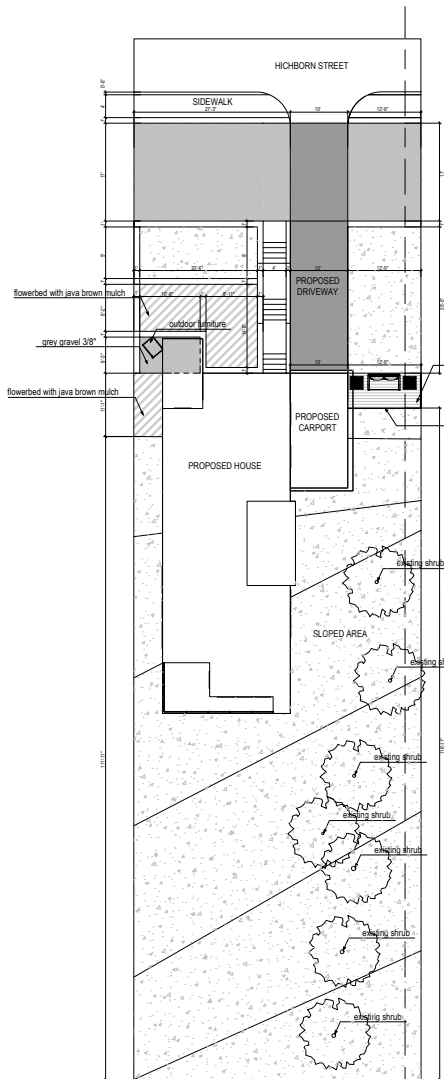
1 3D VIEW1

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Glass Homes, Inc.			UPDATE				06/06/18					
			CORRECTIONS AS PER CITY COMMENTS DT.07/03/18				12/17/18					
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P.O. Box 427382, San Francisco, CA 94142			Description				Rev.					Date
Designer: Chris Sullivan									Checked By: CHK	Scale		



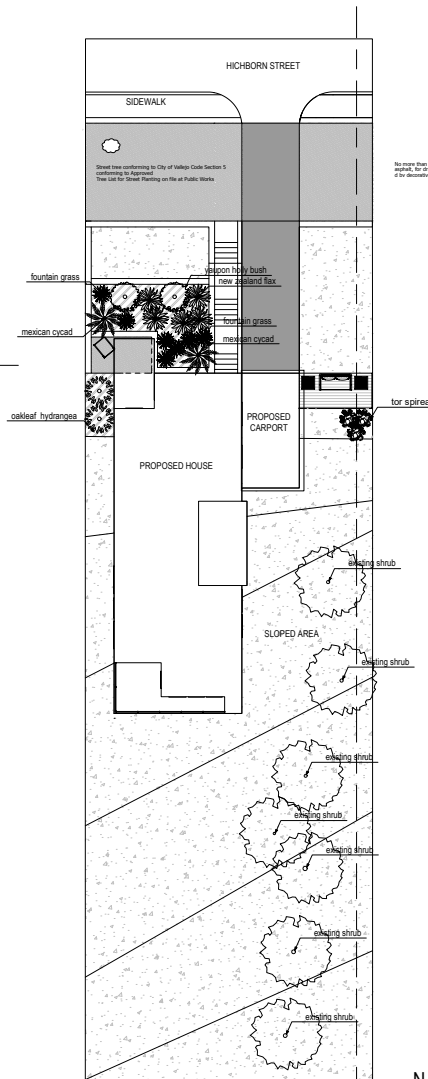
1 3D VIEW2

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Designer: Chris Sullivan		UPDATE		06/06/18		ROBERT LARSEN	Address: 650 LARSEN EAST, 0 HICHBORN STREET		Drawn By: Author	Date	12/08/18	Checked By: Checker		Scale	
		CORRECTIONS AS PER CITY COMMENTS DT.07/03/18		12/17/18		13260 W CORTEL RD	APN 0055-031-650								
		CORRECTIONS AS PER CITY COMMENTS DT.02/01/19		02/18/19		TUSCON AZ 85736	VALLEJO, SOLANO COUNTY, CA 94590								
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			Description	Rev.	Date	Issued									



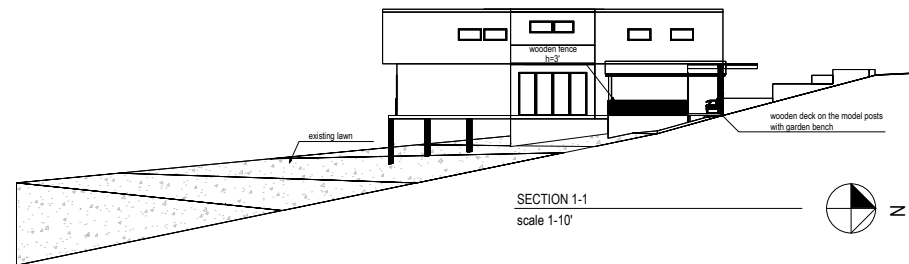
LAYOUT PLAN
scale 1-10'

SECTION 1-1



PLANTING PLAN
scale 1-10'

SECTION 1-1



SECTION 1-1
scale 1-10'



PLANT SCHEDULE				
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY	
	OAKLEAF HYDRANGEA / HYDRANGEA QUERSIFOLIA	3 / 5 GAL	2	
	YALPON HOLLY BUSH / ILEX VOMITORIA	3 / 5 GAL	2	
	TOR SPIREA / SPIREA BETULIFOLIA	3 / 5 GAL	1	
ANNUALS / PERENNIALS	COMMON NAME / BOTANICAL NAME	SIZE	QTY	
	FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES	1 GAL	6	
	NEW ZEALAND FLAX / PHORMIUM TENAX VARIEGATA	1 GAL	8	
PALMS AND SUCCULENTS	COMMON NAME / BOTANICAL NAME	SIZE	QTY	
	MEXICAN CYCAD / DIOON EDULE	1 GAL	2	
	BUILDINGS	1680 sq ft		
	JAVA BROWN MULCH FOR FLOWERBEDS	311 sq ft		
	GREY AND WHITE GRAVEL 3/8"	66 sq ft		
	DECKING	78 sq ft		
	LANDSCAPE ELEMENTS	311 sq ft		
	EXISTING LAWN	4900 sq ft		



Signed: 10-03-19

Job Title: SITE DEVELOPMENT PLAN FOR ROBERT LARSEN RESIDENCE		Drg. Title: LANDSCAPE		Drg. No: LANDSCAPE PLAN	
Address: 650 LARSEN EAST, 0 HICHBORN STREET APN 0055-031-650 VALLEJO, SOLANO COUNTY, CA 94590		Submitted: 02/25/19	Resubmitted: 09/30/19		
		Checked by: CHK	Scale: 1-10'		



MEMORANDUM

PLANNING DIVISION

DATE: May 18, 2020
TO: Vallejo Planning Commission
FROM: Michelle Hightower, Senior Planner
Afshan Hamid, Planning Manager
SUBJECT: New Zoning Code Project, Non-Residential District Standards and Draft Zoning Map

BACKGROUND

On March 16, 2020, the Planning Commission was scheduled to hold a Study Session to review the draft regulations for non-residential districts (District Standards Report B: Non-residential) for the new Zoning Code. Due to COVID-19, Staff postponed the Study Session to May 18, 2020. During this time, Planning Staff and consultants Dyett & Bhatia have continued to enhance the draft regulations, prepared a detailed General Plan 2040 Zoning Code Analysis for the non-residential districts, and completed a draft Zoning Map.

Report B and the Draft Zoning map are the final documents for review prior to releasing the Draft Zoning Code for public comments by early summer. The Draft Zoning Code will consider feedback received throughout the Zoning Code update process including responses from the stakeholders interviews, and public and commissioner comments received during the seven community open houses, one Architectural Heritage and Landmarks Commission Study Session and eight Planning Commission Study Sessions.

Staff and the consultants initially introduced all of the proposed zoning districts for the new Code in July 2019 during Module 2. This included a summary of the proposed districts intent and purpose, allowed residential density and development intensity, and corresponding General Plan land use designations. Since that time, the consultants have modified several of the districts and developed detailed standards to address consistency with the General Plan, Sonoma Boulevard Specific Plan and State law.

The new Code will carry forward several non-residential districts from the existing Code and include a number of new districts to implement the policies of the General Plan 2040. The new Code will also include tables and graphics to clearly identify and illustrate allowed land uses, permitting requirements and development standards from the existing Code, as well as new regulations to comply with State law. The goal is to provide objective standards, a more streamlined review, and encourage economic development including housing and mixed use along commercial corridors, near employment centers, shopping districts and other services and areas accessible to transit.

NON-RESIDENTIAL DISTRICTS

The new Code proposes 16 non-residential districts that align with the General Plan Land Use map and includes two additional districts to address adopted Specific Plans and Planned Development Master Plans retained to regulate land use and development in certain areas of the City. Listed in the table below are the proposed non-residential districts for the new Code.

Zoning District Abbreviation	Zoning District Name
NMX	Neighborhood Mixed Use
WMX	Waterfront Mixed Use
DMX	Downtown Mixed Use
NC	Neighborhood Commercial
WC	Waterfront Commercial
CC	Central Corridor
RC	Regional Commercial
O	Office
M	Medical Office
IL	Limited Industrial
IG	General Industrial
PROS	Parks, Recreation and Open Space
PS	Public and Semi-public Facilities
RCN	Resource Conservation
SP	Specific Plans
PD	Planned Development (Mixed Use, Residential, Commercial and Industrial PDs)

The new Code also proposes consistency with General Plan 2040 and Housing Element policies with several key changes and improvements from the existing Code. This includes the following:

- Allowing residential development at street level along major corridors (existing Code only allows residential above street level);
- Requiring buildings along major corridors to have a minimum height to encourage mixed-use development (existing Code only provides a maximum height limit);
- Including two new districts that incorporate land uses established in the Downtown Vallejo Specific Plan - DMX Downtown Mixed Use, and Waterfront Planned Development Master Plan - WMX Waterfront Mixed Use (these areas are currently zoned MUPD Mixed Use Planned Development);
- Establishing a Regional Commercial District that allows a variety of land uses including multi-family residential in areas currently zoned for commercial use only (these areas are generally zoned as CF Freeway Shopping and Service in the existing Code, which does not allow residential activity and MUPD Mixed Use Planned Development);

- Categorizing certain uses as small vs. large based on size, such as colleges or trade schools or grocery stores that are less than 10,000 square feet to allow a more expeditious review for smaller projects that are not expected to generate significant impacts (existing Code does not include requirements based on size);
- Incorporating specific development standards for all non-residential districts (existing Code only addresses building height in most non-residential district sections);
- Creating Office Districts to support two of the City's largest employers nearby, Kaiser Permanente Hospital and Sutter Medical Center, and other employment centers that will allow mixed-use commercial and residential development;
- Concentrating auto related uses in certain areas of the City by incorporating more specific land use classifications and relaxing the permitting requirements where these uses are encouraged;
- Establishing a Transit Oriented Development (TOD) Overlay District in three areas of the City that have transit centers. Staff is proposing the TOD based on a more comprehensive review of the General Plan and Housing Element policies and actions; and
- Adding a density bonus for residential development when a project provides affordable housing, childcare, public plaza or public art.

DRAFT ZONING MAP

The consultants with staff's assistance have developed a draft Zoning Map based on the General Plan land use map and policies. Because zoning is more specific than general plans, certain areas designated with a broad land use category in the General Plan have a more precise zoning district. For example, areas designated as Business/Limited Residential in the General Plan are mapped with a mixed-use, commercial, office or industrial zoning district based on the land use development pattern and General Plan policy and vision for the area. This allows for a more consistent application of development standards and compatible land uses.

For the May 18th meeting, Staff will present sections of the Zoning map to have focused discussion on policy and the proposed non-residential districts. Input received from the discussion will be incorporated into the Draft Zoning Map, which Staff proposes to bring in its entirety to the Planning Commission on June 15, 2020.

CONCLUSION AND RECOMMENDATION

Staff requests that the Planning Commission provide comments on the draft non-residential district standards and selected areas of the Zoning map as presented in Report B. The General Plan and Housing Element Policy Matrix is also provided as Appendix 1 to demonstrate how the draft regulations and map address the General Plan and Housing Element goals, policies and actions. An updated version of the Draft Definitions and Classification is included as Appendix 2 as a reference for the land use tables. Please note, minor edits have been made to the report and appendices since the initial release on May 5, 2020.

Staff recommends the Planning Commission:

1. Receive the Staff presentation and public testimony regarding Non-Residential District Standards
2. Provide verbal feedback to Staff focusing on policy questions and comments provided in the District Standards B Report

ATTACHMENTS

1. District Standards B: Non-Residential Districts Report – Revised 5/8/20
Appendix 1: General Plan and Housing Element Policy Matrix
Appendix 2: Updated Zoning Code Draft Definitions and Classifications

REVISED

5/8/20



DISTRICT STANDARDS B: NON-RESIDENTIAL DISTRICTS

Prepared for

City of Vallejo

Michelle Hightower, Project Manager

Afshan Hamid, Planning Manager

By

DYETT & BHATIA

Urban and Regional Planners

May 2020

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INTRODUCTION

This report proposes revised regulations for the mixed-use, commercial, industrial and other non-residential base districts in the new Zoning Code. The new Code will incorporate a number of the districts from the existing Code but also presents several new base zoning districts to implement the policies of the General Plan and the Sonoma Boulevard Corridor Specific Plan. Some of the provisions being carried forward have been revised where General Plan policies suggest changes are needed to improve land use compatibility and to facilitate infill development and job creation. The draft regulations also include development standards and respond to development and other issues raised by the Planning Commission, stakeholders and the technical analysis conducted on the existing zoning regulations. In some cases, best practices in peer communities were consulted to arrive at a recommendation. Comments from the Planning Commission and public on these draft regulations will guide work on revisions that will be reflected in a new draft Zoning Code to be published in Summer 2020.

This report also includes sections of the draft zoning map to help identify the zoning districts as presented in the draft regulations. Staff seeks a focused discussion on the map sections regarding proposed policies for the respective districts. The entire zoning map will be presented when the new Zoning Code is released for public review. The zoning map and district regulations are intended to ensure that the city protects and preserves the existing neighborhoods and small neighborhood serving uses while allowing future growth and investment in areas that may be supported by the market, directing new multi-family housing in areas with access to jobs and services, such as the Priority Development Areas (PDAs), and creating more robust employment districts, including areas designated as Priority Production Areas (PPAs).

PROPOSED NON-RESIDENTIAL ZONING DISTRICTS

The new Code is proposed to include a total of 14 mixed-use and non-residential base districts. The seven mixed-use and commercial zoning districts are intended to implement General Plan designations for “Primarily Single Family”, Neighborhood Corridor,” “Retail and Entertainment”, Business/Limited Residential” and the District designations for the “Central Corridor”, “Downtown/Waterfront District”, and “North Gateway District”. The remaining seven zoning districts address office/residential and medical uses, which may apply to sites within the “Business/Limited Residential” General Plan classification as well as some areas designated as “Public Facilities and Institutions”. Others implement the “Business/Light Industrial”, “General industrial”, “Public Facilities”, “Parks Recreation and Open space” and “Wetlands” General Plan designations.

Mixed-Use and Commercial Districts

The proposed Mixed-Use and Commercial Districts are divided into two chapters as follows:

Mixed-Use Districts

- NMX Neighborhood Mixed Use
- DMX Downtown Mixed Use
- WMX Waterfront Mixed Use

Commercial Districts

- NC Neighborhood Commercial
- WC Waterfront Commercial

- CC Central Corridor
- RC Regional Commercial

The mixed-use and commercial districts accommodate a series of urban villages that include clusters of retail sales and services, multi-family residential, and civic uses. The urban villages along Sonoma Boulevard implement the Sonoma Boulevard Specific Plan. The villages are served by public transit and provide commercial uses and services catering to the daily needs of residents who live in the village and in surrounding residential neighborhoods. Urban villages serve as community focal points at key intersections with spaces and facilities for civic uses and are designed to accommodate pedestrians and cyclists. Certain elements of urban villages currently exist in some areas of Vallejo, such as along Marin and Florida Streets. This area contains a number of mixed-use buildings consisting of ground floor neighborhood serving retail and office uses and housing above and has access to nearby transit stops on Sonoma Boulevard. The new Code proposes to strengthen and encourage the urban village.

Office and Medical Districts

Two zoning districts are proposed for office and medical office development. These districts implement the General Plan designations for “Business/Limited Residential”, “Public Facilities and Institutions” and “Business/Light Industrial” with more specific land use policies and development standards appropriate for these uses. The O district allows multi-family residential use as well as medical uses. These districts generally apply to areas currently zoned Limited Office (LO) and Public and Quasi Public Facilities (PF). The districts are:

- O Office
- M Medical

Industrial Districts

Two industrial districts are proposed: one for limited industrial development with activities largely conducted within buildings that also allow multi-family residential and live-work, and the other for general industrial development, which allows for a broader range of industrial uses. These districts apply to areas the General Plan classifies as Business/Limited Residential, Business/Light Industrial and Industrial and include areas now zoned Intensive Use-Limited (IU-L) and Intensive Use (IU).

The new districts are:

- IL Limited Industrial
- IG General Industrial

Other Districts

Five additional districts are proposed to implement the General Plan designations for “Public Facilities and Institutions,” “Parks, Recreation, and Open Space,” and “Wetlands”, General Plan policies and the specific plans for Mare Island, Solano 360 and White Slough. A district for planned development also is proposed, carrying forward but streamlining existing regulations for planned development.

These districts are:

- PROS Parks, Recreation and Open Space

- PS Public and Semi-public Facilities
- RCN Resource Conservation
- PD Planned Development
- SP Specific Plans

In some cases, more than one proposed zoning district would apply to areas the General Plan classifies under a single land use classification. For example, the proposed PS Public and Semi-Public District would include large institutions such as Kaiser Permanente, but K-12 schools, which the General Plan designates as Public Facilities and Institutions, are proposed to be allowed in residential zoning districts. Similarly, some areas the General Plan classifies as Business/Light Industrial are proposed to be zoned O Office while others would be zoned IL Light Industrial.

The following table lists all of the proposed zoning districts with the corresponding General Plan land use classifications and existing zoning districts. The table includes some revisions from Report A regarding the residential districts the Planning Commission received on February 3, 2020. The RC Regional Corridor district has been renamed Regional Commercial district, the OR Office Residential district has been renamed O Office district, and the Architectural Heritage and Historic Preservation Chapter has been removed as an Overlay District and is included as a general regulations Chapter. These changes are intended to better reflect the purposes of these districts and regulations.

TABLE 1
PROPOSED ZONING AND GENERAL PLAN CORRESPONDENCE

Proposed Zoning District	General Plan Land Use Plan	Existing Zoning District	Residential Density/Development Intensity
RR Rural Residential	Primarily Single Family	RR Rural Residential	To be shown on Zoning Map
RLD Residential Low Density	Primarily Single Family	LDR Low Density Residential	Up to 9 units/acre excluding ADUs
RMD Residential Medium	Mix of Housing Types	MDR Medium Density Residential	Up to 25 units/acre
RHD Residential High Density	Primarily Multi-Family	HDR High Density Residential	Up to 40 units/acre
NMX Neighborhood Mixed Use	Retail/Entertainment, Business/Limited Residential, Neighborhood Corridor	CL Linear Commercial, CP Pedestrian Shopping and Service	16-30 units/acre 2.0 FAR
DMX Downtown Mixed Use	Central Corridor, District - Downtown Waterfront	MUPD Mixed Use Planned Development, Downtown Specific Plan	30 – 90 units/acre 6.0 FAR
WMX Waterfront Mixed Use	District Downtown/ Waterfront, Central Corridor	Existing Waterfront PDMP	30 – 90 units/acre 6.0 FAR
NC Neighborhood Commercial	Primarily Single Family, Neighborhood Corridor	CN Neighborhood Shopping and Service	16-30 units/acre 2.0 FAR
WC Waterfront Commercial	Retail/Entertainment, Business/Limited Residential	CW Waterfront Shopping and Service	2.0 FAR

TABLE 1
PROPOSED ZONING AND GENERAL PLAN CORRESPONDENCE

Proposed Zoning District	General Plan Land Use Plan	Existing Zoning District	Residential Density/Development Intensity
CC Central Corridor	Central Corridor, Business/Limited Residential, District-North Gateway	Sonoma Boulevard Specific Plan, CL, CP, HDR, and others	16-50 units/acre 3.0 FAR
RC Regional Commercial	Retail/Entertainment	CF, HDR, CP, MUPD and others	1.5 FAR Minimum lot size 10,000
O Office	Business/Limited Residential, Public Facilities and Institutions, Business/Light Industrial	LO Limited Office	2.0 FAR Minimum lot size 5,000-6,000 for corner lots
M Medical	Public Facilities and Institutions	PF Public and Quasi-Public Facilities	1.0 FAR Minimum lot size 10,000
IL Light Industrial	Business/Limited Residential, Business/Limited Industrial, Light Industrial	IU-L Intensive Use-Limited	2.5 FAR
IG General Industrial	Industrial	IU Intensive Use	2.0 FAR
PROS Parks, Recreation and Open Space	Parks, Recreation and Open Space	RC Resource Conservation District	to 1.0 per MNP Minimum lot size 10,000
RCN Resource Conservation	Wetlands	RC Resource Conservation	
PS Public and Semi-Public	Public Facilities and Institutions	PF Public and Quasi-Public Facilities, M Medical	2.0 FAR Minimum lot size 5,000-6,000 for corner lots
PD Planned Development	District Designations (not otherwise zoned)	MUPD Mixed Use Planned Development, PDR Planned Development Residential, PDC Planned Development Commercial, PDI Planned Development Industrial	As specified in approved - PD district and approved use permit
SP Specific Plan	SP Districts	MUPD Mixed Use Planned Development	As specified in approved SP

At the time the Sonoma Boulevard Specific Plan was adopted in August 27, 2017, it was anticipated that transect zones from Form Based Code (FBC) would apply. As discussed with the Planning Commission, the City did not move forward with the FBC; therefore, the SBSP will be amended. The new Zoning Code will carry forward the principle intent of the Sonoma Boulevard Specific Plan and not apply the FBC nomenclature.

POLICY ISSUES FOR DISCUSSION

The General Plan 2040 provided plan objectives as a result of a community wide inclusive process. Part of the overall objectives were to focus future growth to foster a vibrant Downtown/Waterfront District, provide a balance of employment and housing limit certain uses and opportunities locally, promote infill development, incentivize development and redevelopment near existing and planned transit facilities, and strengthen and enhance connections between neighborhoods. In developing the non-residential district regulations of the new Zoning Code, Staff and the consultant evaluated the General Plan objectives along with policies and actions in the Housing Element. The following policy issues for discussion were based on how the new Zoning Code will implement these policies and actions. Appendix 1 provides a comprehensive table of the policies and actions addressed in the draft regulations and referenced below, and how they are implemented in the Zoning Code.

1. Land Use Compatibility: The General Plan states: “*Policy NBE-2.3: Inviting compatible Design. Promote attractive development that is compatible with surrounding uses. Action NBE-2.3B Update City regulations to specify standards for moderate density, higher density, and mixed-use development and adequate transition to adjacent lower-density residential uses.*”

Staff has evaluated several existing corridors with the intent of aligning these for future development opportunities and growth. These corridors include Tennessee Street, Solano Avenue, Springs Road and Broadway Street, which currently have one- to two-story structures with commercial and/or industrial uses as well as some single-family homes being utilized as commercial or office activity. An example of a good urban form that exists in Vallejo is on Tennessee Street between Broadway and Monterey Streets. Staff proposes to strengthen these corridors by requiring a minimum building height of 40 feet but not exceeding five stories. This would create a more urban appearance in contrast to the strip development that now exists in many areas. Certain uses would remain one-story such as a gas station or drive-thru restaurant.

- a. **Does the Planning Commission support the minimum height and maximum story requirements?**
 - b. Where the corridors abut residential, a daylight plane transition and landscaping buffer would be required between new commercial development and existing residential. **Does the Planning Commission support the need for a transition and proposed buffer?**
 - c. Sonoma Blvd in South Vallejo is now proposed as a mixed-use area with high density housing. The uses would provide an important connection between Mare Island Way leading up to Cal Maritime and implements General Plan policy NBE-3.10A. **Does the Planning Commission support this development policy?**
2. Mixed-use for Corridors: The Housing Element and General Plan (see NBE-3.13B, NBE-3.14 and NBE-3.14B) includes specific policies and actions to encourage mixed-use development along the corridors that are required to be implemented through the Zoning Code. (See Program A1.1.3). The General Plan further includes policies to identify key intersections, other locations, and catalyst sites along neighborhood corridors for Urban Villages and to serve as catalyst sites for development.

Staff proposes to allow medium and high density residential as well as mixed use along the commercial corridors. This is accomplished by including the following statements regarding mixed-use development in the Code: “Any combination of permitted commercial uses may be established in the same building on the same lot as a residential use subject to compliance with all

applicable requirements for the use and the development intensity.” Additionally, consistent with General Plan policy NBE 3.14C, staff proposes to encourage mixed-use projects by restricting certain uses at near key intersections, which include the following:

1. Sonoma Blvd./Serenio Dr.
2. Sonoma Blvd./Tennessee St.
3. Sonoma Blvd./Couch St.
4. Sonoma Blvd./Lemon St.
5. Sonoma Blvd./Magazine St.
6. Tennessee St. /Broadway St.
7. Tennessee St./Tuolumne Ave.
8. Springs Rd./Oakwood Ave.
9. Solano Ave./Georgia St.
10. Solano Ave./Florida St.
11. Springs Rd./Rollingwood Dr.

Does the Planning Commission support staff’s proposal regarding mixed-use development?

3. Streamlining Review Based on Size: Pursuant to Policy EET 2.2 and Action EET 2.2A, staff is proposing to categorize certain uses based on size (small vs. large) such as colleges or trade schools or grocery stores less than 10,000 square feet. This would allow for a more expeditious review process for small projects that meet the requirements for the CEQA infill exemption.
 - a. *Grocery Stores*: Pursuant to Policy CP 1.1 and Action CP 1.1B, staff proposes broader definition for retail food sources to include expanded uses for farmers’ market and adding produce store and public market. A public market can be a combination of retail food and beverage sales and eating establishments, similar to Emeryville’s Public Market or Napa’s Oxbow Market. Staff also proposes a new classification for grocery stores with 10,000 square feet or less permitted as of right, and requiring a minor use permit for more than 10,000 square feet up to 50,000 square feet, and a major use permit for stores that are more than 50,000 square feet. This encourages neighborhood and community serving uses and more accessibility to healthy food options.

Does the Planning Commission support this approach to review?

4. Mixed-use for Retail Areas: Staff proposes to allow medium and high density residential in typical non-residential areas. This supports Housing Element Programs A2.1.1 and H4.1.1 and General Plan Policy NBE-2.8. (See Appendix 1) For example, in the Park Place shopping center between Sonoma Blvd. and Broadway as well as other underutilized retail centers, medium or high-density housing or mixed-use would be allowed. This type of development is taking place at Hilltop Mall in Richmond where there is horizontal mixed-use with medium and high density residential proposed adjacent to the shopping mall.

Does the Planning Commission support this strategy for new development?

5. Auto-related Uses. Staff recognizes the auto industry is important to Vallejo and similar to other cities such as Concord, staff encourages these types of uses in a concentration of areas along with additional classifications, defined development standards as well as locations. Staff proposes auto uses based on activity in preferred locations:
 1. New Auto Sales: I-80 along Auto Mall Parkway in Northgate.
 2. Auto Repair: Broadway Street between Tuolumne Street and Highway 37, and Lemon Street between 6th Street and south of Carlson Street.
 3. Auto Repair and used Auto Sales: Solano Avenue between Georgia Street and Mariposa Avenue.

Does the Planning Commission support this approach for auto related uses?

6. Jobs/Housing Balance: Two of the City's largest employers Kaiser Permanente and Sutter Solano Medical Center are currently surrounded by a mix of low to medium density residential development. Staff proposes to strengthen jobs in these areas by allowing additional medium to high density housing, as well as mixed-use and office development in nearby underutilized areas. This supports several General Plan policies related to employment districts and mixed-use development. (See NBE 2.7, NBE-3.12, NB3.12A, NBE-3.10, NBE-3.10A, NBE-3.10B in Appendix 1). Staff proposes the following zoning districts to align with the General Plan policies and actions:
 - a. Sereno Drive south on Broadway: Proposed as O Office and NMX Neighborhood Mixed Use, which allows medium density housing.
 - b. Sereno Drive west to Sonoma Boulevard: Proposed as CC Central Corridor and NMX Neighborhood Mixed Use, which supports a transit-oriented project/urban village.
 - c. Couch Street and Lincoln Highway: Proposed as NMX Neighborhood Mixed Use, which supports offices, retail and housing.
 - d. Sereno Drive / Broadway / Tuolumne Street / Almond Street: Proposed as NMX Neighborhood Mixed Use, which will support auto related uses as well as housing.

Does the Planning Commission support the above zoning districts?

7. Transit Oriented Development Overlay District: Additionally, the General Plan (See NBE-3.12) and Housing Element Program H2.1.4 support and encourage transit-oriented development (TOD) at vacant and underutilized sites near transit centers. The City has the potential to partner and develop a more robust transit system and support these policies. Staff proposes TOD overlay districts at three locations, downtown, Sereno Village near Kaiser Permanente, and Curtola Park & Ride. These areas will include development incentives such as reduced parking standards and increased density. To qualify for these incentives, the projects must be mixed use with residential, retail and service oriented commercial businesses.

If the Planning Commission supports this proposal for an overlay district, staff and consultant will develop as part of the Code.

Does the Planning Commission support the above zoning districts and TOD overlay areas?

8. Additional Density: The Housing Element and General Plan (see CP-5.1B) also includes a program to grant density bonuses for affordable housing projects consistent with State requirements as discussed in the District Report A: Residential. (See Housing Element program A 3.12) Staff proposes to include the State Density Bonus program and as well as an additional increase in density that would be tied to the provision of public benefits, such as installation of public art, payment of a housing in lieu fee, additional on-site senior or child day care service, or public plaza or public park.

Does the Planning Commission support staff's proposal to include an additional increase?

Base Districts

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Chapter 16.08	Office and Medical Districts	51
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Chapter 16.06 Mixed-Use Districts

Sections:

16.06.010	Purpose and Applicability
16.06.020	Land Use Regulations
16.06.030	Development Regulations
16.06.040	Additional Regulations

16.06.010 Purpose and Applicability

This chapter establishes the use regulations and site development standards for the mixed-use districts. The specific purposes of the Mixed-Use Districts are as follows:

NMX Neighborhood Mixed Use: To create and establish regulations for a neighborhood-serving mixed-use district along the corridors. The neighborhood mixed use areas are along the primary commercial corridors including Tennessee Street, Solano Avenue, Springs Road, Broadway, Sonoma Boulevard as well as other areas. Permitted land uses include small stores, markets, professional offices, boutiques, barbershops, beauty salons, and restaurants. Residential development at the street level and above ground floor commercial is permitted. Other permitted uses include retail, personal, and automotive services, community facilities, community gardens and other uses conducted primarily inside buildings and compatible with a neighborhood-oriented mixed-use environment. Design and development standards will ensure that development at neighborhood nodes is appropriately scaled to ensure the physical form relates to and does not overwhelm adjacent single-family residential neighborhoods. This district is consistent with the “Neighborhood Corridor”, “Retail/Entertainment” and “Business/Limited Residential” General Plan 2040 land use designations.

DMX Downtown Mixed Use: The DMX District is intended to create and establish regulations to implement the Downtown Vallejo Specific Plan that will promote a vibrant, pedestrian-oriented place that seamlessly integrates downtown with the waterfront. A broad range of permitted uses are allowed to allow flexibility in the use of space. Standards for physical form will create an urban character in Downtown, with minimal setbacks and views into ground floor space to activate frontages. This district is consistent with the “District – Downtown/Waterfront” and “Central Corridor” General Plan 2040 land use designations.

WMX Waterfront Mixed Use: The WMX District is intended to create and establish regulations for a waterfront mixed-use district that will allow waterfront shopping and services, and other activities and residential development implementing the Waterfront Planned Development Master Plan. Design and development standards will create a pedestrian-oriented environment that is seamlessly integrates the waterfront with Downtown. Public access to the shoreline must be provided where development is adjacent to the Mare Island Strait as provided in State and Bay Conservation Development Commission requirements. This district is consistent with the “District - Downtown/Waterfront” and “Retail/Entertainment” General Plan 2040 land use designations.

16.06.020 Land Use Regulations

Table 16.06.020-1 prescribes the land use regulations for all mixed-use districts. The regulations for each district are established by letter designations as shown in the table.

Use classifications are defined in Chapter 16.TBD, Key Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code. Land uses in the WMX district must comply with Table 3 of the Waterfront Planned Development Master Plan.

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Residential				
Single-Unit Residential, Attached (Duplex, Townhouse)	P/L1	P/L1, L7	P	
Multiple Unit Residential	See sub-classifications below			
<i>Triplex, Fourplex</i>	P/L1	P/L1	P	
<i>More than Four units</i>	P/L1	P/L1	P/L1	
Group Residential	See sub-classifications below			See Chapter 16.TBD, Group Residential
<i>Small (Less than 5,000 sf)</i>	P	P	x	
<i>Large (5,000 sf or More)</i>	MNP	MJP	x	
Shopkeeper Unit	P	P	x	
Single Room Occupancy	MNP	MJP	x	See Chapter 16.TBD, Single-Room Occupancy Residential
Supportive Housing	P/L1	P/L1	P/L1	
Transitional Housing	P/L1	P/L1	P/L1	
Public and Semi-Public				
Adult Day Care	See sub-classifications below			
<i>Small (Less than 5,000 sf)</i>	P	P	P	
<i>Large (5,000 sf or More)</i>	MNP	MNP	MNP	
Childcare Center	See sub-classifications below			
<i>Small (Less than 5,000 sf)</i>	P	P	x	
<i>Large (5,000 sf or More)</i>	MNP	MNP	x	
College and Trade School, Public or Private	See sub-classifications below			

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
<i>Small (Less than 10,000 sf)</i>	P	P	x	
<i>Large (10,000 sf or More)</i>	MNP	MJP	x	
Community Assembly	See sub-classifications below			
<i>Small (Less than 5,000 sf)</i>	P	P	P	See Chapter 16.TBD, Community Assembly
<i>Large (5,000 sf or More)</i>	MNP	MNP	MNP	
Emergency Shelter	x	x	x	See Chapter 16.TBD, Emergency Shelters
Government Office	P	P	P	
Hospitals and Clinics	See sub-classifications below			
<i>Clinic</i>	MNP/L9	MNP	x	
<i>Extended Care</i>	MNP	x	x	
<i>Hospital</i>	MJP	x	x	
Park and Recreation Facilities	P	MNP	P	
Public Safety Facility	P	P	P	
School (K-12)	See sub-classifications below			
<i>Small (Less than 10,000 sf)</i>	P	P	x	
<i>Large (10,000 sf or More)</i>	MJP	MJP	x	
Social Services Center	See sub-classifications below			
<i>Small (Less than 5,000 sf)</i>	P	P	P	See Chapter TBD, Social Services Center
<i>Large (5,000 sf or More)</i>	MNP/L9	MNP	MNP	
Commercial				
Adult Business	See sub-classifications below			
<i>Adult Video or Bookstore</i>	x	MJP/L2	x	See Chapter 16.TBD, Adult Business
<i>Adult Nightclub</i>	x	MJP	x	
<i>Adult Motion Picture Theater</i>	x	x	x	
<i>Adult Viewing Room</i>	x	x	x	
Animal Care, Sales and Services	See sub-classifications below			

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Grooming and Pet Store	P	P/L7	x	
Pet Clinic/Hospital	MNP/L9	MNP	x	
Pet Day Care Service	P	x	P	
Auto/Vehicle Sales See sub-classifications below				
Auto Broker, Office Only	P	P	P	See Chapter 16.TBD, Auto/Vehicle Sales
Auto Broker, Office w/Indoor Display	P	x	x	
Auto/Vehicle New Sales, Leasing and Rentals - Minor (No Outdoor Display)	MNP	MNP/L7	x	
Auto/Vehicle New Sales, Leasing and Rentals - Major	x	x	x	
Auto/Vehicle Used Sales	MNP/L10	x	x	
Auto/Vehicle Services See sub-classifications below				
Auto/Vehicle/Equipment Repair - Light	MNP	x	x	See Chapter 16.TBD, Auto/Vehicle Repair
Auto/Vehicle/Equipment Repair - Heavy	x	x	x	
Alternative Fuels and Recharging Facilities	P	P	P	
Auto/Vehicle Washing/Detailing	MNP	x	x	
Service Station – Full Service	MJP	x	x	
Service Station – Minimum Service	MNP	x	x	See Chapter 16.TBD, Service Stations
Banks and Financial Institutions See sub-classifications below				
Bank and Credit Union	P	P	P	
Check Cashing Business	P	MNP	MNP	
Business Services	P	P	P	
Cannabis Retail Sales	x	x	x	See Municipal Code Chapter 7.100, Marijuana

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
				and Chapter 16.TBD
Catering Service	MNP	x	P	
Commercial Entertainment and Recreation	See sub-classifications below			L6 and See Chapter 16.TBD, Alcohol Sales
<i>Cinema</i>	MNP	MNP	MNP	
<i>Electronic Game Center</i>	P	MNP/L7	MNP	
<i>Live Theatre</i>	MNP	MNP	MNP	
<i>Small-scale Facility (Indoor)</i>	P	P	MNP	
<i>Large-scale Facility (Indoor)</i>	MNP	MNP	MNP	
<i>Large-scale Facility (Outdoor)</i>	x	MJP/L7	MJP	
Community Garden	P	x	x	See Chapter 16.TBD, Community Gardens
Eating and Drinking Establishments	See sub-classifications below			L6 and See Chapter 16.TBD, Alcohol Sales and 16.TBD for Outdoor Dining
<i>Bar/Tavern/Lounge</i>	MNP	MNP	MNP	
<i>Brewpub</i>	MNP	MNP	MNP	
<i>Restaurant, Full Service</i>	P	P	P	
<i>Restaurant, Limited Service</i>	P	P	P	L6 and See Chapter 16.TBD, Drive-In and Drive-Through and 16.TBD for Outdoor Dining
<i>Restaurant with Drive-through</i>	MNP	x	x	
<i>Tasting Room/Wine Bar</i>	MNP	MNP	MNP	L6 and See Chapter 16.TBD for Outdoor Dining
Equipment Rental	x	x	P/L8	
Financial, Insurance and Real Estate Services	P	P	P	

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted				
Use Types	NMX	DMX	WMX^A	Additional Regulations
Food and Beverage Retail Sales	See sub-classifications below			L6 and See Chapter 16.TBD, Alcohol Sales
<i>Convenience Store</i>	P	P	MNP	L6 and See Chapter 16.TBD, Alcohol Sales
<i>Farmers' Market</i>	MNP	MNP	MNP	See Chapter 16.TBD, Farmers' Market
<i>Produce Store</i>	P	P	P	L6 and See Chapter 16.TBD, Alcohol Sales
<i>Grocery Store/Supermarket Small (Less than 10,000 sf)</i>	P	P	P	
<i>Grocery Store/Supermarket Medium (10,000 sf - 50,000 sf)</i>	MNP	MNP	MNP	
<i>Grocery Store/Supermarket Large (More than 50,000 sf)</i>	MJP	MJP	MJP	
<i>Liquor Store</i>	MJP	MJP	MJP	
<i>Liquor Store, General</i>	MNP	MNP	MJP	
<i>Public Market 30,000 sf</i>	MJP	MJP	MNP	
Public Market Large (More than 3				
Funeral and Interment Service	MJP	x	x	
Laboratory	P/L9	P	x	
Live/Work Unit	P	P	x	See Chapter 16.TBD, Live/Work Units
Maintenance or Repair Services	P	P	x	
Mobile Food Truck, Off-street	P	P	P	See Chapter 16.TBD, Mobile Food Vendors
Nursery and Garden Center Small (Less than 10,000 sf)	P	P	x	
Nursery and Garden Center Large (10,000 sf or More)	MNP	x	x	
Offices	See sub-classifications below			
<i>Business and Professional</i>	P	P	P	

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
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MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
<i>Medical and Dental</i>	P	P	P	
Parking Facilities, Commercial	P	MNP	MNP	See Chapter 16.TBD, Landscaping
Personal Services	See sub-classifications below			
<i>General Personal Services</i>	P	P	P	
<i>Massage Service</i>	MNP/L3	MNP/L3, L7	MNP/L3	See Chapter 16.TBD, Massage Establishments
<i>Massage Therapy</i>	P	P/L7	P	
<i>Tattoo or Body Modification Parlor</i>	MNP	MNP	MNP	
Retail Sales	See sub-classifications below			
<i>Building Materials, Sales and Services</i>	x	x	x	
<i>Firearm Sales</i>	x	x	x	
<i>General Retail Small (Less than 10,000 sf)</i>	P	P	P	L6 and see Chapter 16.TBD, Alcohol Sales
<i>General Retail Large (10,000 sf – 80,000 sf)</i>	MNP	MNP	MNP	
<i>Larger Format Retail (More than 80,000 sf)</i>	x	x	x	
<i>Pawnshop</i>	x	x	x	
<i>Smoke shop</i>	MJP/L4	MJP/L4	x	See Chapter 16.TBD, Tobacco Sales
<i>Swap Meet (Indoor)</i>	P	P	P	
<i>Swap Meet (Outdoor)</i>	MJP	x	x	
Lodging	See sub-classifications below			
<i>Bed and Breakfast</i>	MNP	MNP	MNP	See Chapter 16, TBD, Bed and Breakfast
<i>Hotel, Motel</i>	MNP	MNP	MNP	
Industrial				

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Artisan/Small-scale/ Manufacturing	P	P	P	
Artist's Studio	See sub-classifications below			
<i>Studio-Light</i>	P	P	P	
<i>Studio-Heavy</i>	MNP	MNP	MNP	
Brewery Production	See sub-classifications below			
<i>Brewery – Micro</i>	MNP	MNP	MNP	L6 and See Chapter 16.TBD, Alcohol Sales
<i>Brewery - Large</i>	x	x	MNP	
Media Production	See sub-classifications below			
<i>Support Facility</i>	P	P	P	
<i>Full-Service Facility</i>	x	x	x	
Recycling Facilities	See sub-classifications below			
<i>Recycling, Large</i>	x	x	x	See Chapter 16.TBD, Recycling
<i>Recycling, Small</i>	MNP	x	x	
Research and Development	P	P	P	
Warehousing, Storage and Distribution	x	x	x	
Transportation, Communication and Utilities				
Communication Facilities	See sub-classifications below			
<i>Antennas</i>	MNP	MNP	MNP	See Chapter 16.TBD, Wireless Facilities
<i>Equipment within Buildings</i>	P	P	P	
<i>Light Fleet-based Service</i>	MNP	x	x	
Marina	x	x	P	
Passenger Station	MJP	MJP	MJP	
Utilities, Minor	P	P	P	
Other				

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures			
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots			
Temporary Use	See Chapter 16.TBD, Temporary Uses			
Notes:				
A Land uses in the WMX district must comply with Table 3 of the Waterfront Planned Development Master Plan.				
L1 1-9 units permitted subject to Director approval. A minor use permit and Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required.				
L2 May not be located within 500 feet from other adult businesses or 1,000 feet of a school or park.				
L3 May not be located within 500 feet from other massage services or 1,000 feet of a school or park; a major use permit is required for 3 or more operators.				
L4 May not be located within 500 feet from another tobacco shop, or 1,00 feet of a residential district, school or park.				
L5 Only allowed on the ground floor of a building; a major use permit is required for more than 25,000 square feet.				
L6 Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD.				
L7 Not permitted within the Georgia Street Corridor between Sonoma Boulevard and Mare Island Way.				
L8 Limited to marina related equipment sales.				
L9 Limited to small stores or offices up to 2,500 square feet; a minor use permit is required between 2,500 square feet and 5,000 square feet and a minor use permit is required for more than 5,000 square feet.				
L10 Permitted along Solano Avenue between Georgia and Mariposa Streets.				

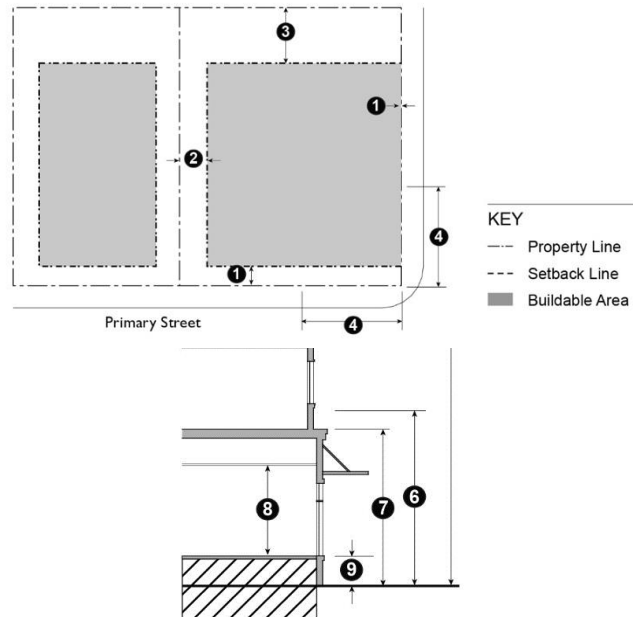
- A. WMX Exceptions.** Waterfront PDMP supersedes these regulations in the event of a conflict unless preempted by State requirements.
- B. Mixed-Use Development.** Any combination of permitted commercial uses may be established in the same building or on the same lot as a residential use subject to compliance with all applicable requirements for the use and the development intensity.

16.06.020 Development Regulations

Table 16.06.020-2 prescribes the development standards for the mixed-use districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Code and individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the table.

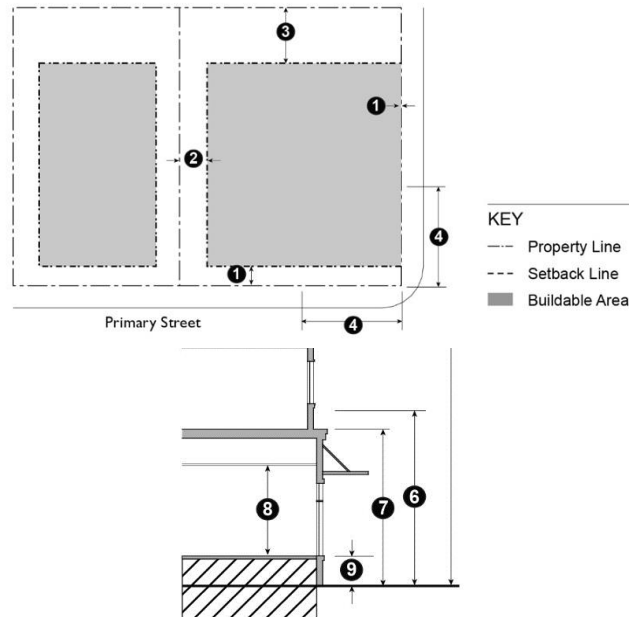
TABLE 16.06.020-2: DEVELOPMENT REGULATIONS: MIXED-USE DISTRICTS					
KEY - Property Line - Setback Line - Buildable Area					
District	NMX	DMX	WMX ^A	Additional Regulations	#
Lot and Density					
Minimum/Maximum Density (units/net acre)	16/30	30/90	30/90	See Chapter 16.TBD, Rules for Measurement	
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	See Chapter 16.TBD, Rules for Measurement	
Minimum Lot Width (ft.)	50	50	50		
Maximum Non-Residential Floor Area Ratio (FAR)	2.0	6.0	6.0		
Building Placement					
Setbacks, Commercial and Mixed-Use Development (ft.)					
Street Frontages (B)	0	0-10	0	Chapter 16.TBD, Building Projections into Yards	①
Interior Side (B)	0/5 where abutting R District			Chapter 16.TBD, Building	②

TABLE 16.06.020-2: DEVELOPMENT REGULATIONS: MIXED-USE DISTRICTS



District	NMX	DMX	WMX ^A	Additional Regulations	#
Rear (B)	5/10 where abutting R District			Projections into Yards	③
Corner Build Area (ft.) (C)	30; Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.				④
Building Height (stories)					
Building Maximum Height (stories)	5	8	Per Water-front PDMP	See sub-section C, D.1 and Chapter 16.TBD, Height Limit Exceptions	⑤
Building Minimum Height (ft.)	40	40	Same as above		⑥
Ground Floor Minimum Height (feet)					
Ground Floor Residential Uses	n/a	12	12		⑦
Ground Floor Non-residential Uses	15	15	15		⑦

TABLE 16.06.020-2: DEVELOPMENT REGULATIONS: MIXED-USE DISTRICTS



District	NMX	DMX	WMX ^A	Additional Regulations	#
First Floor Ceiling Height, Non-residential Uses	12	12	12		⑧
Parking Podium	Maximum height of a parking podium visible from the street is 9 feet from finished grade				⑨

- A. **WMX Exceptions.** Waterfront PDMP supersedes these regulations in the event of a conflict unless preempted by State requirements.
- B. **Build-to Line.** Buildings shall be constructed at the street frontage or required setback line (the “build-to” line) for at least 60 percent of the building frontage. At least two-thirds of the area between the building and lot line shall be paved so that it functions as a wider public sidewalk. This requirement may be modified or waived by the Director upon finding that:
1. Substantial landscaping will be located between the build-to line and ground floor residential units to soften visual impact of buildings;
 2. Entry courtyards, plazas, entries, or outdoor eating and display areas will be located between the build-to line and building, provided that the buildings will be built to the edge of the courtyard, plaza, or outdoor dining area; or

3. The building will incorporate an alternative entrance design facing the street that conforms to adopted design guidelines.

C. Required Setbacks for Residential Uses.

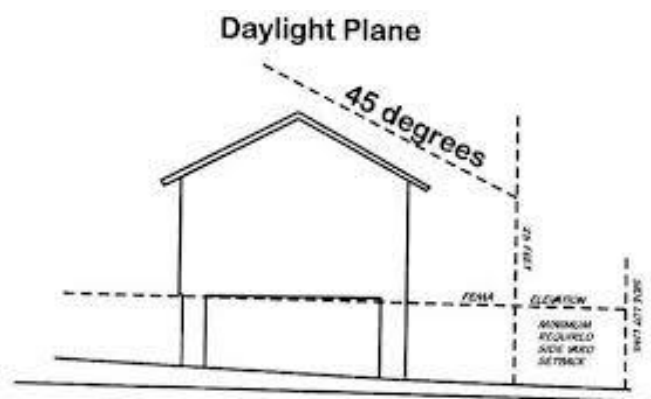
1. **Front Setbacks.** Buildings that are entirely residential and portions of buildings with residential uses on the ground floor may be setback up to eight feet from the street lot line. The setback must be landscaped, but up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Vehicle access is not allowed through the setback unless the frontage provides the only access to the residential portion of the site.
2. **Interior Side and Rear Setbacks.** In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows for residential units and facing an interior side or rear setback area.
 - a. For any wall containing windows, a setback of at least five feet shall be provided.
 - b. For any wall containing living room or bedroom windows, a setback of at least 10 feet shall be provided.
 - c. The required setbacks apply to that portion of the building wall containing a window and extending three feet on either side of the window.

D. Height Limitations and Exceptions.

- E. Purpose:** In order to encourage more development along corridors, regardless of district, however acknowledging and preserving existing single-family residential areas a height limit and buffer is proposed as follows:

1. **Daylight Plane Required Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the property line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25-foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Chapter 16.TBD, Rules for Measurement.

FIGURE 16.06.040.D: DAYLIGHT PLANE REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS



1. **Architectural Features.** A parapet wall, cornice or sloping roof or solar energy system may project up to four feet above the height limit. Uninhabited roof structures that screen mechanical equipment and elevator penthouses are not included in the measurement of building height. Mechanical Equipment shall be integrated and architecturally designed to match the building and not visible from adjacent streets.
 2. **Corner projections.** If the project site is on a corner site that is greater than 15,000 square feet, a tower or other projecting architectural elements may extend up to 12 feet above the top of a primary roof, provided that the square footage of the element(s) does not total more than 15 percent of the building footprint. The area above the uppermost permitted floor of the element(s) shall not be habitable space.
 - a. The composition of the tower element shall be balanced, where the width of the tower has a proportional relationship to the height of the tower.
 - b. The tower element shall be proportional to the rest of the building.
 - c. The tower element shall not be stepped back more than one foot at any point.
 - d. The maximum horizontal dimension of the tower element shall not exceed 100 feet.
 - e. Fenestration at the base of the tower shall be greater than the top.
 - f. The roof shall include architectural detailing, such as a cornice or eave.
 3. **Landscaped Buffer Required.** A landscaped area at least 4 feet in width planted with evergreen shrubs shall be installed along the rear property line adjacent to any residential district to create a sound barrier and privacy screen. Shrubs shall be a minimum of 5 feet in height at the time they are planted.
- F. Wide Buildings.** Any building over 60 feet wide shall be broken down to read as a series of buildings no wider than 60 feet each or 40 feet. Increases in the maximum building width and length may be approved through design review if recesses, offsets, or other architectural articulation modulate a “box-like” appearance.
- G. Building Projections.** The maximum width of any projection, including bay windows, is 10 feet, and the total of all projections along a building face shall not be more than 10 feet wide or 25 percent of the building frontage, whichever is greater.
- H. Limitations on Location of On-site Parking.** Parking may be located within 40 feet of the street facing property line in accordance with the following standards.
1. **Underground and Partially Submerged Parking.** Parking completely or partially underground, shall match the setbacks of the main structure. The maximum height of a parking podium visible from a street shall be five feet from finished grade.

2. **Surface Parking.** Above ground surface parking may be located within 40 feet of a street facing property line with the approval of an administrative use permit when the Director makes the following findings:
 - a. Buildings are close to the public sidewalk to the maximum extent feasible;
 - b. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and,
 - c. The site is small and constrained such that underground, partially submerged, or surface parking located more than 40 feet from the street frontage is not feasible.

I. Landscaping and Residential Open Space.

Where residential uses are provided, residential open space “outdoor living area” must be provided as common or private open space. Private areas consist of balconies, decks, patios, or fenced yards directly accessible from the residence. Common areas consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, rooftop areas, or other such improvements as are appropriate to enhance the outdoor living environment of the development and landscaped courtyard entries that are oriented towards the public street.

1. **Minimum Open Space.** At least 200 square feet of open space shall be provided for each unit in residential and mixed-use development of which 60 square feet shall be private open space on balconies or decks. At least 10 percent of the site shall be landscaped open space.
 - a. **Private Open:** 60 square feet shall be private open space on balconies or decks.
 - b. **Common Open Space:** For each unit, 200 square feet of open space shall be provided, and spaces should be distributed throughout the plan.
2. **Minimum Dimensions.**
 - a. **Private Open Space.** Private open space located on the ground level (e.g., yards, decks, or patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
 - b. **Common Open Space.** The minimum horizontal dimension is 20 feet.
3. **Usability.** A surface shall be provided that allows for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The maximum slope shall not exceed 10 percent.
4. **Accessibility.**
 - a. **Private Open Space.** The space shall be accessible to only one living unit by a doorway to a habitable room or hallway.

- b. *Common Open Space.* The space shall be accessible to the living units on the lot. It shall be served by any stairway or other accessway qualifying as an egress facility from a habitable room.

TABLE 16.06.020-2: LANDSCAPING AND OPEN SPACE STANDARDS – MIXED-USE DISTRICTS				
District	NMX	DMX	WMX	Additional Regulations
Minimum Private Open Space (sq. ft. per unit)	60	60	60	
Minimum Amount of Landscaping (% of site)	20	n/a	20	See Chapter 16.TBD, Landscaping

16.06.040 Additional Regulations

- A. **Minimum Required Active Commercial Uses on Frontages.** Development in mixed-use districts with more than 100 feet of frontage shall provide the following minimum ground-floor street frontage for active commercial uses.
1. **DMX District.** 40 percent on the primary frontage and 30 percent on secondary frontages.
 2. **NMX District.** 30 percent on the primary frontage and 20 percent on secondary frontages.
- B. **Reductions – When Allowed.** The minimum required active use on secondary frontages may be reduced with a minor use permit if the Director finds that (1) the proposed use has unique operation characteristics with which provide the required active use is incompatible, such as in the case of a cinema or theater, and (2) street facing walls exhibit architectural relief and detailing that enhance the pedestrian environment.
- C. **Pedestrian Entrances and Paths.**
1. **Entrances.** All non-residential activities located at the street level shall provide one direct at-grade entrance from the public right-of-way for each street frontage exceeding 50 feet.
 - a. Where such frontages exceed 100 feet, one entrance shall be provided for each 100 feet of frontage or portion thereof.
 - b. Separate pedestrian entrances for a single tenant must be at least 25 feet apart.
 - c. Recessed entrances shall not exceed 25 feet in width and the face of a door or gates shall be within 15 feet of the lot line.

2. ***Pedestrian Paths.*** In shopping centers and mixed-use development, each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 6 feet wide or as required by the City Engineer, whichever is greater. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. Pedestrian paths shall be separated from vehicular access areas by wheel stops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles. Pedestrian paths and sidewalks connecting building entrances to the street and public sidewalks shall be continuous, clear of obstructions, easily identifiable, and visually distinguishable from surrounding concrete or hardscape areas. Pedestrian paths and sidewalks must be separated from parking area by wheel stops, curbs, landscaping, or other physical barriers.

D. Additional Residential Density. See 16.TBD for additional density.

E. Street Preservation. Existing public right-of-way shall be preserved. Public right-of-way shall not be eliminated or abandoned, unless substantial public benefits are provided, such as a new park, a community garden or a trail on pedestrian passages.

F. Street Frontage Improvements. New development shall provide street frontage improvements consistent with City standards and as required by the City Engineer in accordance with the following:

1. ***Between the Property Line and Curb.***

- a. ***Sidewalks.*** Sidewalks shall be provided if none exists or if the existing sidewalks are in poor condition and shall require approval by the City Engineer.
- b. ***Street Furniture.*** Trash receptacles, benches, bike racks, and other street furniture shall be provided.
- c. ***Streetlights.*** Pedestrian-scaled streetlights not to exceed 14 feet in height, including attachments from which banners may be hung, shall be provided.
- d. ***Street Trees.*** Shade trees shall be planted no more than 30 feet on center. Tree guards shall be provided. Trees shall be a minimum of 15 gallons in size, and at least 10 percent of the required trees shall be 24-inch box size or larger.

2. ***Interior from Property Line.*** Except where occupied by a building or necessary for parking access, the street frontage, for a depth of 10 feet from the property line, shall be utilized for pedestrian circulation or active outdoor uses, including, but not limited to outdoor dining; paved for public uses so that it functions as part of a wider public sidewalk; or improved with landscaping, public art, and/or pedestrian amenities, such as outdoor seating.

G. Building Orientation and Entrances.

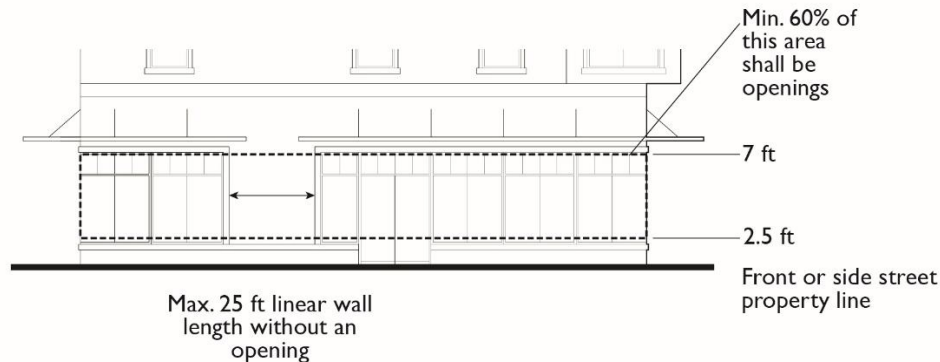
1. Buildings shall be oriented to face public streets.

2. Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on or within 20 feet of a public sidewalk. The Director may grant exceptions to this standard in the CS and CW Districts for uses with unique needs.
3. Entrances located at corners shall generally be located at a 45-degree angle to the corner and shall have a distinct architectural treatment, such as angled or rounded corners, arches, and other architectural elements.
4. Entrances to residential units shall be physically separated from the entrance to commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the facade.

H. Building Transparency; Required Openings for Non-Residential Uses. Exterior walls facing and within 20 feet of a front property line on any primary street shall include windows, glass doors, or other openings for at least 60 percent of the building wall area located between two and a half and seven feet above the level of the sidewalk.

1. **Maximum Length Without Openings.** No wall may run in a continuous plane for more than 25 feet or 40 percent of a building's façade without a window or other opening. If a lot has more than one street frontage, this standard applies to the primary frontage. The Director may approve alternatives to the building transparency requirement if the Director finds that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level. The Director may grant exceptions to this standard in for uses with unique needs including, but not limited to, theaters, parking structures.

FIGURE 16.06.040: REQUIRED OPENINGS FOR NON-RESIDENTIAL USES



2. **Design of Required Openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 24 inches deep and set into a wall. Windows that provide visibility into storage areas, vehicle parking areas, utility areas and display cases attached to outside walls do not qualify.
3. **Exceptions for Parking Garages.** Multi-level garages are not required to meet the building transparency requirement of this subsection. Instead, they must be screened and treated, consistent with the requirements of Chapter 16.TBD, Off-Street Parking and Loading.
4. **Alternatives Subject to Director's Approval.** Alternatives to the building transparency requirement may be approved if the Director finds that the proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, and street-facing building walls will exhibit architectural relief and detail and be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

I. Building Design and Articulation. In addition to complying with standards in Table 16.06.TBD, the following standards apply to commercial and mixed-use development.

1. **Design of Street-Facing Facades.** In order to make streets more attractive to pedestrians, the street-facing facades of new development shall incorporate the following design features at the ground-floor level:
 - a. Articulated façades at the ground floor street frontage, which may include such measures as indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awnings and marquees to provide shade and shelter;

- b. Exterior lighting which provides for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination which avoids off-site glare.
 - c. Residential uses at the ground floor street frontage shall incorporate planted areas, porches, front stairs and/or other elements that contribute to a pedestrian environment. Pedestrian-oriented design elements may also include street furniture or other seating surfaces on private property and design amenities scaled to the pedestrian such as awnings, drinking fountains, paseos, arcades, colonnades, plazas, noncommercial community bulletin boards, public or private art and alternative paving materials in areas of pedestrian access.
 - d. When provided, storefront security grates or grilles shall be located inside exterior windows, shall be retractable into pockets or overhead cylinders, and shall be completely concealed when retracted.
2. **Vertical Relationship.** Buildings shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
3. **Windows.**
- a. Window frames shall be inset at least two inches from the face of the building to enhance shadow-line around opening.
 - b. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
 - c. Exceptions may be granted by the Director to accommodate alternative window design complementary to the architectural style of the structure.
4. **Exterior Building Materials and Colors.**
- a. A unified palette of materials shall be used on all sides of buildings.
 - b. All standard colors from paint company palettes whose products are generally available in Vallejo and the surrounding area are approved color palette options in non-residential districts.
 - i. Trim colors selected from the same palette shall be used to help delineate windows and other exterior architectural features to provide architectural interest and enhance building appearance.
 - ii. When using brick, colors typically found in manufactured fired brick are permitted. All colors of natural stone are permitted.

5. ***Building Details.***

- a. Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
- b. All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
- c. Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.

6. ***Roof Articulation.*** Buildings exceeding 40,000 square feet in floor area shall be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.

J. Pedestrian Access on Large Sites (Over 5 acres).

1. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
2. ***Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes and trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
3. ***Adjacent Properties.*** Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security.
4. ***Transit.*** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
5. ***Interior Pedestrian Walkway Design.***
 - a. Walkways shall have a minimum clear, unobstructed width of six feet, where feasible, but at least four feet, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - b. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where MNP required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.

K. Shopping Centers. Shopping centers containing 25,000 square feet or more of floor area are subject to the following standards and criteria for approval.

1. **Entry Plazas/Passenger Loading Areas.** A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas shall include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters. Entry plazas with features described under paragraph 2 below may be counted toward the public plaza requirements.
2. **Location of Parking Areas.** Surface parking lots shall be located to provide users with maximum access to buildings within the shopping center without moving their vehicles either behind or to the side of buildings. Parking areas shall not be located between buildings and any primary street.
3. **On-Site Public Plazas.** Privately-owned, publicly accessible outdoor plazas for the use of customers and visitors shall be provided at a rate of five square feet per 1,000 square feet of floor area, up to 1,500 square feet for required outdoor plazas.
 - a. **Location.** Public plazas shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours.
 - b. **Amenities.** On-site privately-owned public outdoor space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with high-quality paving materials. Amenities shall be provided that enhance the comfort, aesthetics, or usability of the space, such as shade trees and other landscaping, shade structures, drinking fountains, water features, public art, and performance areas.
4. **Design Criteria.** In order to receive approval for a shopping center, the Director or the Planning Commission, whichever has final approval authority, shall find that all of the following criteria have been met.
 - a. **Integrated Theme.** Buildings and structures exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. **Site Entrance.** The driveway entrance provides an organizing element to the site design with features such as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.
 - c. **Building Entrances.** Building entrances to anchor tenants and other large stores are prominent and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements.
 - d. **Vehicular Circulation.** Safe, convenient vehicular circulation is provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Where pedestrian

circulation routes cross vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines, adequate warning signage, adequate lighting, and protective barrier posts or similar features at walkway entrances.

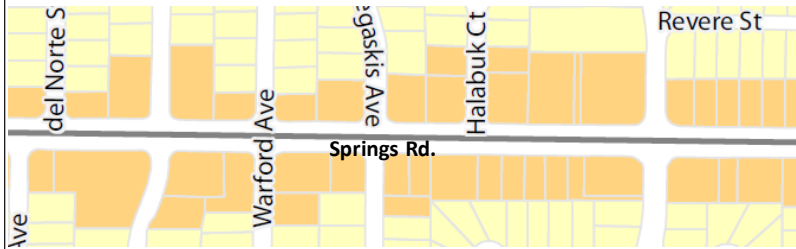
- e. *Cart Corrals.* Adequate, convenient cart corrals are provided near building entrances and throughout the parking areas.
- f. *Lighting.* A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting provides interesting compositions for outdoor lighting, as well as a safe, secure environment.
- g. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.

- L. **Public Access for Shoreline Development.** Any development abutting or within 100 feet of the San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements.

New Zoning Code Draft Zoning Districts

May 2020

NMX Neighborhood Mixed Use



Existing Development



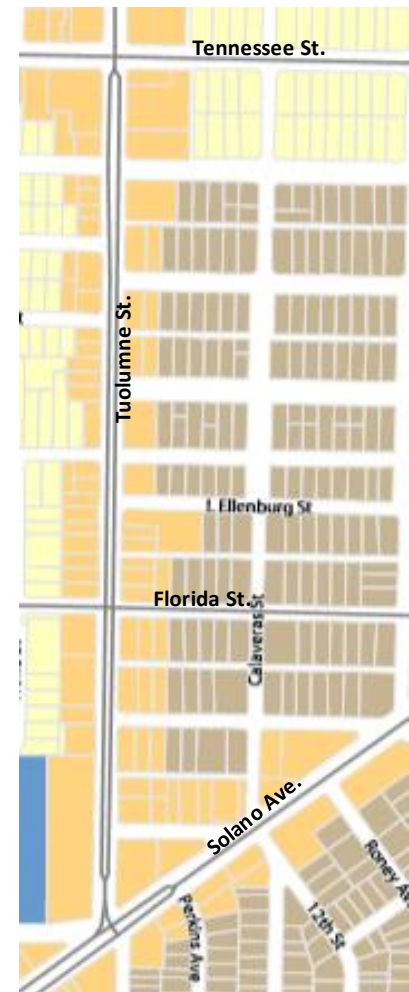
Potential Development



Existing Development



Potential Development



New Zoning Code Draft Zoning Districts

May 2020

DMX Downtown Mixed Use



Existing Development



Potential Development

WMX Waterfront Mixed Use



Existing Development



Potential Development

Chapter 16.07 Commercial Districts

Sections:

16.07.010	Purpose and Applicability
16.07.020	Land Use Regulations
16.07.030	Development Regulations
16.07.040	Additional Regulations

16.07.010 Purpose and Applicability

This chapter establishes the use regulations and site development standards for the commercial districts. The purpose of the Commercial and Corridor Districts is to:

- A.** Provide for the orderly, well-planned, and balanced growth of commercial and mixed-use districts.
- B.** Encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and the quality of life in Vallejo.
- C.** Promote pedestrian- and transit-oriented, medium and high-density multi-family housing, mixed-use commercial centers at appropriate locations.
- D.** Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along Vallejo streets and corridors.
- E.** Provide appropriate buffers and transition standards between commercial and adjacent residential neighborhoods.

More specifically, the purposes of the individual Commercial and Corridor Districts are as follows:

NC Neighborhood Commercial: The NC District is intended to create and establish regulations for a neighborhood shopping and service commercial district in which limited retail commercial goods and services are provided on small sites to meet the day-to-day needs of local residents. The principal uses in such districts would be food and beverage retail sales combined with general retail sales. Multi-unit dwellings and live/work units are allowed. This district is consistent with the Primarily Single Family and Neighborhood Corridor General Plan 2040 land use designations.

CC Central Corridor Commercial: The CC District is intended to create and establish regulations for a community-serving mixed-use district along the Sonoma Boulevard Central Corridor area, and areas subject to the Sonoma Boulevard Specific Plan. Permitted land uses include commercial, medical, business and professional services and offices for walk-clientele at street-level and mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation. This district is consistent with the Central Corridor, Business/Limited Residential and District – North Gateway General Plan 2040 land use designations.

WC Waterfront Commercial: The WC District is intended to create and establish regulations for a district that provides waterfront-related retail and service uses and visitor accommodations in building forms appropriately scaled to the waterfront. Public access to the shoreline must be provided where development

is adjacent to the Napa River, Mare Island Strait, or Carquinez Strait. No residential uses are allowed. This district is consistent with the “Retail/Entertainment” and “Business/Limited Residential” General Plan 2040 land use designations.

RC Regional Commercial: The RC District is intended to create and establish regulations for sites for general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Permitted land uses include shopping centers, auto sales and services, commercial recreation (amusement parks), hotels, restaurants, offices, community assembly, general retail and large format retail, mixed-use with housing, medium and high-density housing, personal and business services, and similar commercial use. Design and development standards will accommodate auto-oriented uses and require buffering and transitions to adjacent residential neighborhoods. This district is consistent with the “Retail/Entertainment” and “Business/Limited Residential” General Plan land use designations.

16.07.020 Land Use Regulations

Table 16.07.020-1 prescribes the land use regulations for all commercial and corridor districts. The regulations for each district are established by letter designations as shown in the table.

Use classifications are defined in Chapter 16.TBD, Key Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P	Permitted				
MNP	Minor Use Permit Required				
MJP	Major Use Permit Required				
L	See Notes at End of Table				
x	Not Permitted				
Use Types	NC	WC	CC	RC	Additional Regulations
Residential					
Single-Unit Residential Attached (Duplex, Townhouse)	P/L1	x	P/L1	P/L1	
Multi-unit Residential	See sub-classifications below				
<i>Triplex, Fourplex</i>	P/L1	P/L1	P/L1	P/L1	
<i>More than Four units</i>	P/L1	P/L1	P/L1	P/L1	
Shop-keeper Unit	P	P	P	P	
Group Residential	See sub-classifications below				See Chapter 16.TBD, Group Residential
<i>Small (Less than 5,000 sf)</i>	P	x	P	P	
<i>Large (5,000 sf or More)</i>	MNP	x	MNP	MNP	
Single Room Occupancy	P	x	MNP	MNP	See Chapter 16.TBD, Single Room Occupancy

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Supportive Housing	P/L1	x	P/L1	P/L1	
Transitional Housing	P/L1	x	P/L1	P/L1	
Public and Semi-Public					
Adult Day Care	See sub-classifications below				
<i>Small (Less than 5,000 sf)</i>	MNP	P	MJP	x	
<i>Large (5,000 sf or More)</i>	P	x	MJP	x	
Childcare Center	See sub-classifications below				
<i>Small (Less than 5,000 sf)</i>	P	P	P	P	
<i>Large (5,000 sf or More)</i>	MNP	x	P	P	
Colleges and Trade School, Public or Private	See sub-classifications below				
<i>Small (Less than 10,000 sf)</i>	x	MNP	P	P	
<i>Large (10,000 sf or more)</i>	x	MJP	MNP	MNP	
Community Assembly	See sub-classifications below				
<i>Small (Less than 5,000 sf)</i>	P	P	P	P	See Chapter 16.TBD, Community Assembly
<i>Large (5,000 sf or more)</i>	x	MJP	MJP	MJP	
Cultural Facility	P/L2	P	P	P	
Emergency Shelter	x	x	x	x	
Government Office	P	P	P	P	
Hospitals and Clinics	See sub-classifications below				
<i>Clinic</i>	P/L2	x	P	P	
<i>Extended Care</i>	MNP	x	MNP	MNP	
<i>Hospital</i>	x	x	MJP	MJP	
Park and Recreation Facilities	P	P	P	P	
Public Safety Facility	P	P	P	P	
School (K-12)	See sub-classifications below				
<i>Small (Less than 10,000 sf)</i>	P	x	MNP	MNP	
<i>Large (More than 10,000 sf)</i>	P	x	MJP	MJP	
Social Service Center					
<i>Small (Less than 10,000 sf)</i>	P	P	P	P	
<i>Large (10,000 sf or more)</i>	MNP	MNP	MNP	MNP	
Commercial					
Adult Business	See sub-classifications below				
<i>Adult Video or Bookstore</i>	x	x	MJP	MJP	L3 and See Chapter 16, TBD, Adult Business
<i>Adult Nightclub</i>	x	x	MJP	MJP	
<i>Adult Motion Picture Theater</i>	x	x	MJP	MJP	
<i>Adult Viewing Room</i>	x	x	MJP	MJP	

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P	Permitted				
MNP	Minor Use Permit Required				
MJP	Major Use Permit Required				
L	See Notes at End of Table				
x	Not Permitted				
Use Types	NC	WC	CC	RC	Additional Regulations
Animal Care, Sales and Service	See sub-classifications below				
<i>Grooming and Pet Store</i>	P/L2	x	MNP	MNP	
<i>Pet Clinic//Hospital</i>	P/L2	x	P	P	
<i>Pet Day Care Service</i>	MNP	x	P	P	
Auto/Vehicle Sales	See sub-classifications below				
<i>Auto Broker, Office Only</i>	P	P	P	P	See Chapter 16.TBD, Auto/Vehicle Sales and Leasing
<i>Auto Broker, Office w/Indoor Display</i>	x	x	P	P	
<i>Auto/Vehicle New Sales, Leasing and Rentals – Minor (No Outdoor display)</i>	x	x	P	P	
<i>Auto/Vehicle New Sales, Leasing and Rentals – Major</i>	x	x	MNP/L8	MNP/L8	
Auto/Vehicle Services	See sub-classifications below				
<i>Auto/Vehicle/Equipment Repair – Light</i>	x	x	P	MNP	See Chapter 16.TBD, Auto/Vehicle Repair
<i>Auto/Vehicle/ Equipment Repair – Heavy</i>	x	x	P	P	
<i>Alternative Fuels and Recharging Facility</i>	P	P	P	P	
<i>Auto/Vehicle Washing/Detailing</i>	x	x	MNP	MNP	See Chapter 16.TBD, Auto/Vehicle Washing/Detailing
<i>Service Station - Full Service</i>	MJP	x	MNP	MNP	See Chapter 16.TBD, Service Stations
<i>Service Station - Minimum Service</i>	x	x	P	P	
Auto/Vehicle and Equipment Facilities	See sub-classifications below				
<i>Commercial vehicles and equipment</i>	x	x	x	x	
<i>Recreational vehicles</i>	x	x	x	x	
Banks and Financial Institutions	See sub-classifications below				
<i>Banks and Credit Unions</i>	P	x	P	P	
<i>Check Cashing Business</i>	x	x	P	P	
Business Services	P	P	P	P	
Catering Service	MNP	P	P	P	
Commercial Entertainment and Recreation	See sub-classifications below				
<i>Cinema</i>	x	x	MNP	MNP	
<i>Electronic Game Center</i>	P/L2	x	MNP	MNP	

Table 16.07.020-1: Land Use Regulations: Commercial Districts P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
<i>Live Theatre</i>	P/L2	MNP	MNP	MNP	L7 and see Section 16.TBD, Alcohol Sales
<i>Large-scale Facility (Indoor)</i>	x	x	x	MJP	
<i>Large Scale Facility (Outdoor)</i>	x	MNP	MNP	MNP	
Community Garden	P	x	P	P	
Eating and Drinking Establishments	See sub-classifications below				L7 and See Chapter 16.TBD, Alcohol Sales and Outdoor Dining
<i>Bar/Tavern/Lounge</i>	MJP	MNP	MNP	MNP	
<i>Brewpub</i>	MNP	MNP	MNP	MNP	
<i>Restaurant - Full Service</i>	MNP	MNP	P	P	
<i>Restaurant - Limited Service</i>	P	P	P	P	
<i>Restaurant with Drive-thru</i>	x	x	MNP	MNP	
<i>Tasting Room/Wine Bar</i>	MNP	MNP	MNP	MNP	
Equipment Rental	x	P/L4	P	P	
Financial, Insurance and Real Estate Services	P/L2	P/L2	P	P	
Food and Beverage Retail Sales	See sub-classifications below				L7 and See Chapter 16.TBD, Alcohol Sales
<i>Convenience Store</i>	P/L2	P/L2	P	P	
<i>Farmers Market</i>	MNP	x	MNP	MNP	
<i>Grocery Small (Less than 10,000 sf)</i>	P	MNP	P	P	
<i>General Market Large (10,000 sf or More)</i>	x	x	MNP	P	
<i>Liquor Store</i>	MJP	x	MJP	MJP	
<i>Beer and wine sales</i>	MJP	MNP	P	P	
<i>Produce Store (Indoor/Outdoor)</i>	P	x	P	P	
<i>Public Market Small (Less than 30,000 sf)</i>	x	x	MNP	MNP	
<i>Public Market Large (30,000 or More)</i>	x	x	MJP	MJP	
Funeral and Interment Service	x	x	MJP	MJP	
Laboratory	x	x	P	P	
Live/Work Unit	P	P	P	P	See Chapter 16.TBD, Live/Work Units
Maintenance or Repair Services	P/L2	P	P	P	
Mobile Food Truck, Off-street	P	x	P	P	See Chapter 16.TBD, Mobile Food Vendors
Nursery and Garden Center Small (Less than 10,000 sf)	P	x	P	P	

Table 16.07.020-1: Land Use Regulations: Commercial Districts P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Nursery and Garden Center Large (10,000 sf or More)	MNP	x	P	P	
Office	See sub-classifications below				
<i>Business and Professional</i>	P /L2	P/L2	P	P	
<i>Medical and Dental</i>	P/L2	P/L2	P	P	
Parking Facilities, Commercial	x	x	P	P	See Chapter 16.TBD, Landscaping
Personal Services	See sub-classifications below				
<i>Massage Service</i>	MNP/L5	MNP/L5	MNP/L5	MNP/L5	See Chapter 16.TBD, Massage Establishments
<i>Massage Therapy</i>	P	P	P	P	
<i>Personal Services, Physical Training</i>	P	P	P	P	
<i>Tattoo or Body Modification Parlor</i>	x	x	MNP	MNP	
Retail Sales	See sub-classifications below				
<i>Building Materials, Sales and Services</i>	x	x	MNP	MNP	
<i>Firearm Sales</i>	x	x	MJP	MJP	
<i>General Retail - Small (Less than 10,000 sf)</i>	P	P	P	P	L6 and See Chapter 16.TBD, Alcohol Sales
<i>General Retail - Large (10,000 sf to 80,000 sf)</i>	x	x	P	P	
<i>Large Format Retail (More than 80,000 sq. ft.)</i>	x	x	MJP	MJP	
<i>Pawnshop</i>	x	x	MJP	MJP	
<i>Smoke Shop</i>	x	x	MJP/L6	MJP/L6	See Chapter 16.TBD, Tobacco Sales
<i>Swap Meet (Indoor)</i>	P	x	P	P	
<i>Swap Meet (Outdoor)</i>	x	x	MNP	MNP	
Lodging	See sub-classifications below				
<i>Bed and Breakfast</i>	P	P	P	P	See Chapter 16, TBD, Bed and Breakfast
<i>Hotel, Motel</i>	x	MNP	P	P	
Artisan/Small-scale/ Manufacturing	P/L2	P	P	P	
Artist's Studio	See sub-classifications below				

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P	Permitted				
MNP	Minor Use Permit Required				
MJP	Major Use Permit Required				
L	See Notes at End of Table				
x	Not Permitted				
Use Types	NC	WC	CC	RC	Additional Regulations
Studio-Light	P	P	P	P	
Studio-Heavy	x	x	MNP	MNP	
Brewery Production	See sub-classifications below				
Brewery – Micro	MNP	MNP	MNP	MNP	L6 and See Chapter 16.TBD, Alcohol Sales, and Outdoor Dining
Brewery - Large	x	x	P	MNP	
Media Production	See sub-classifications below				
Support Facility	P	x	P	P	
Full-service Facility	x	x	MNP	MNP	
Recycling Facilities	See sub-classifications below				
Recycling - Small	MNP	x	MNP	x	See Chapter 16.TBD, Recycling
Recycling - Large	x	x	MJP	MNP	
Research and Development	x	x	P	P	
Warehousing, Storage and Distribution	x	x	x	x	
Communication Facilities	See sub-classifications below				
Antennas	MNP	MNP	MNP	MNP	See Chapter 16.TBD, Wireless Communications
Equipment within Buildings	P	P	P	P	
Light Fleet-based Service	x	x	MNP	x	
Passenger Station	x	P	P	P	
Utilities, Minor	P	P	P	P	
Other					
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures				
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses				
Temporary Use	See Chapter 16.TBD, Temporary Uses				
L1	1-9 units permitted subject to Director approval. A minor use permit and Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required.				
L2	Limited to small stores or offices up to 2,500 square feet; a minor use permit is required between 2,500 square feet and 5,000 square feet and a minor use permit is required for more than 5,000 square feet.				
L3	May not be within 500 feet of another adult business and 1,000 feet of a school or park.				
L4	Limited to marina related equipment sales.				
L5	May not be within 500 feet of another service and 1,000 feet of a school or park; a major use permit is required for 3 or more operators.				
L6	May not be located within 500 feet another tobacco shop or 1,000 feet of a residential district, school or park.				

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P	Permitted				
MNP	Minor Use Permit Required				
MJP	Major Use Permit Required				
L	See Notes at End of Table				
x	Not Permitted				
Use Types	NC	WC	CC	RC	Additional Regulations
L7	Any retail or eating or drinking establishment that sells or serves alcohol after eleven-thirty p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD.				
L8	Minor Use Permit not required for new auto sales on Auto Mall Parkway and west side of Sonoma Blvd. between Yolano Drive and Highway 37.				

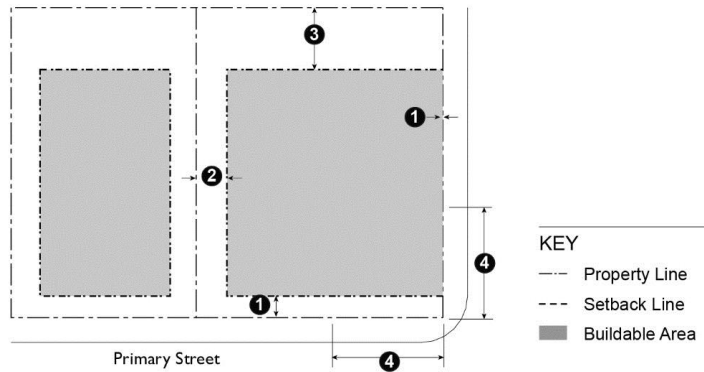
- A. Mixed-Use Development.** Any combination of permitted commercial uses may be established in the same building or on the same lot as a residential use subject to compliance with all applicable requirements for the use and the development intensity.

16.07.030 Development Regulations

Tables 16.07.030-1 and 16.07.030-2 prescribe the development standards for the mixed-use districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Code and individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the table.

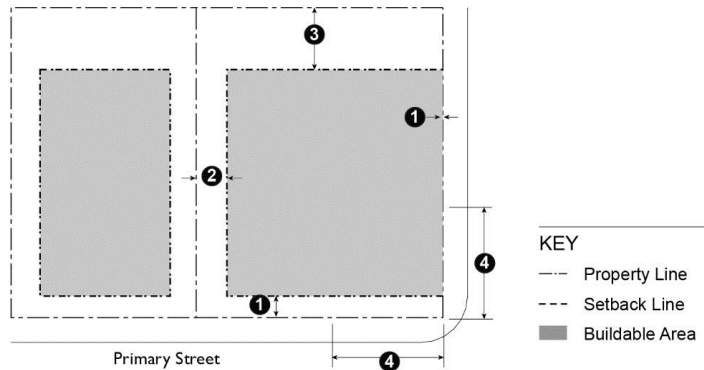
TABLE 16.07.020-2: DEVELOPMENT REGULATIONS: COMMERCIAL DISTRICTS						
District	NC	WC	CC	RC	Additional Regulations	#
Lot and Density						
Minimum/Maximum Density (units/net acre)	16/20	30/90	18/50	n/a		

TABLE 16.07.020-2: DEVELOPMENT REGULATIONS: COMMERCIAL DISTRICTS



District	NC	WC	CC	RC	Additional Regulations	#
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	10,000		
Minimum Lot Width (ft.)	50	50	50	100		
Maximum Non-Residential Floor Area Ratio (FAR)	2.0	2.0	3.0	1.5		
Building Placement						
Front Setback, Residential Development	Zero to 8 feet					
Setbacks, Residential-only Development	Residential-only development is subject to the setback requirements of the RHD District.				See Chapter 16.TBD, Building Projections into Yards	
Setbacks, Commercial and Mixed-Use Development (ft.)						
Street Frontages (A)	0	0/10 where abutting R District			See Chapter 16.TBD, Building Projections into Yards	①
Interior Side (B)	0/10 where abutting R District	5/10 where abutting R District				②
Rear (B)	0/10 where abutting R District	5/10 where abutting R District				③
Building Height						
Building Maximum Height (stories)	3	8	3	8	See sub-section C, and Chapter 16.TBD, Height Limits and Exceptions	⑤
Building Minimum Height (ft.)	n/a	n/a	40	40		⑥

TABLE 16.07.020-2: DEVELOPMENT REGULATIONS: COMMERCIAL DISTRICTS



District	NC	WC	CC	RC	Additional Regulations	#
Ground Floor Residential Uses	n/a	12	12	12		
Ground Floor Non-residential Uses	15	15	15	n/a	Ground Floor Non-residential Uses	
First Floor Ceiling Height, Non-residential Uses	12	12	12	n/a	First Floor Ceiling Height, Non-residential Uses	
Parking Podium	Maximum height of a parking podium visible from the street is 9 feet from finished grade.					

A. Build-to Line – NC and CC. Buildings shall be constructed at the street frontage or required setback line (the “build-to” line) for at least 60 percent of the building frontage. At least two-thirds of the area between the building and lot line shall be paved so that it functions as a wider public sidewalk. Vehicle access is not allowed through the setback unless the frontage provides the only access to the residential portion of the site. This requirement may be modified or waived by the Director upon finding that:

1. Substantial landscaping at least five feet wide will be located between the build-to line and ground floor residential units to soften visual impact of buildings;
2. Entry courtyards, plazas, entries, or outdoor eating and display areas will be located between the build-to line and building, provided that the buildings will be built to the edge of the courtyard, plaza, or outdoor dining area; or
3. The building will incorporate an alternative entrance design that will create an entry feature facing the street.

B. Required Side and Rear Yards for Residential Uses. In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows for residential units and facing an interior side or rear yard.

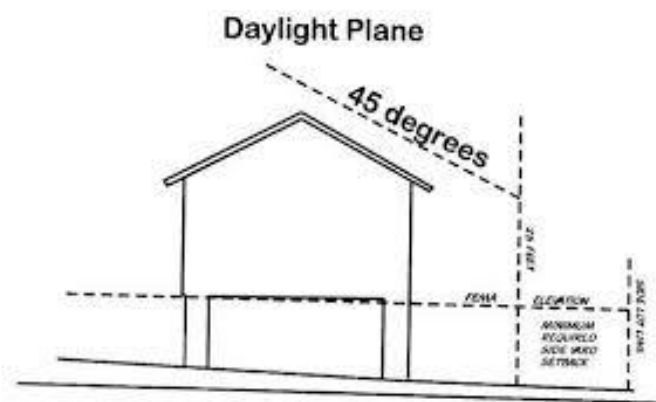
1. For any wall containing windows, a setback of at least 5 feet shall be provided.
2. For any wall containing living room or bedroom windows, a setback of at least 10 feet shall be provided.
3. The required setbacks apply to that portion of the building wall containing a window and extending three feet on either side of the window.

C. Height Limitations and Exceptions.

Purpose: In order to encourage more development along corridors, regardless of district, however acknowledging and preserving existing single-family residential areas a height limit and buffer is proposed as follows:

1. **Daylight Plane Required Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the property line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25-foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Chapter 16.TBD, Rules for Measurement.

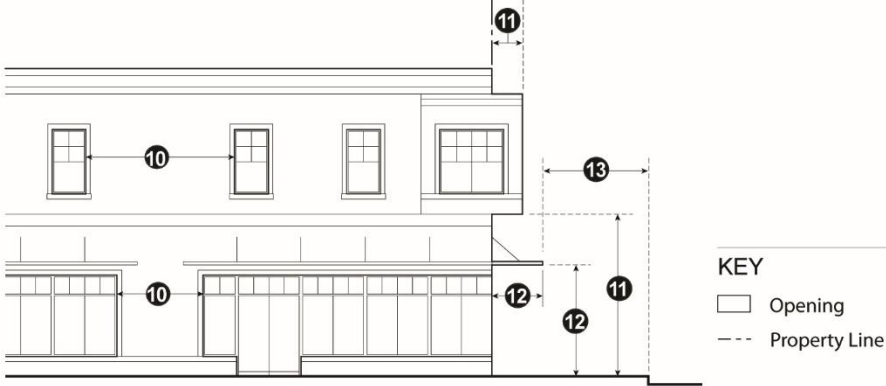
FIGURE 16.07.040.C: DAYLIGHT PLANE REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS



2. **Architectural Features.** A parapet wall, cornice, sloping roof or solar energy installation may project up to four feet above the height limit. Uninhabited roof structures that screen mechanical equipment and elevator penthouses are not included in the measurement of

building height. Mechanical Equipment shall be integrated and architecturally designed to match the building and not visible from adjacent streets.

3. **Corner Projections.** If the project site on a corner site that is greater than 15,000 square feet, a tower or other projecting architectural elements may extend up to 12 feet above the top of a pitched roof, provided that the square footage of the element(s) does not total more than 15 percent of the building footprint. The area above the uppermost permitted floor of the element(s) shall not be habitable space.
 4.
 - a. The composition of the tower element shall be balanced, where the width of the tower has a proportional relationship to the height of the tower.
 - b. The tower element shall be proportional to the rest of the building.
 - c. The tower element shall not be stepped back at any point.
 - d. The maximum horizontal dimension of the tower element shall not exceed 100 feet.
 - e. Fenestration at the base of the tower shall be greater than the top.
 - f. The roof shall include architectural detailing, such as a cornice or eave.
 5. **Landscaped Buffer Required.** A landscaped area at least 4 feet in width planted with evergreen shrubs shall be installed along the rear property line adjacent to any residential district to create a sound barrier and privacy screen. Shrubs shall be a minimum of 5 feet in height at the time they are planted.
- D. Upper Story Limitations.** For the RC and CC District, the maximum allowable number of stories shall not exceed three within 50 feet of an RLD District. All floors above the third story in the CC District shall contain only residential uses and shall be set back a minimum of 10 feet from the story below.

TABLE 16.07.020-2: BUILDING FORM STANDARDS – COMMERCIAL DISTRICTS						
						
District	NC	WC	CC	RC	Additional Regulations	#
Maximum Building Length (ft.)	100	150	150	200	(E)	
Maximum Length of Blank Wall (ft.)	10 for ground floor, 25 for upper floors	25 for upper floors	20 for ground floor, 25 for upper floors	50	(F)	⑩
Bay Window Projections (ft.)	Max. 3 feet from primary façade and min. 12 feet above sidewalk grade				(G)	⑪
Awnings & Overhangs (ft.)	Min. 4 feet from primary façade and 8 feet above sidewalk grade					⑫
Awning setback from Curb	Min. 2 feet clear					⑬

16.07.040 Additional Regulations

- A. Minimum Required Active Commercial Uses on Frontages.** Development in mixed-use districts with more than 100 feet of frontage shall provide the following minimum ground-floor street frontage for active commercial uses.
- CC District.** 40 percent on the primary frontage and 30 percent on secondary frontages.
 - NC District.** 30 percent on the primary frontage and 20 percent on secondary frontages.
- B. Reductions – When Allowed.** The minimum required active use on secondary frontages may be reduced with a minor use permit if the Director finds that (1) the proposed use has unique operation characteristics with which provide the required active use is incompatible, such as in the case or a

cinema or theater, and (2) street facing walls exhibit architectural relief and detailing that enhance the pedestrian environment.

C. Pedestrian Entrances and Paths.

1. **Entrances.** All non-residential activities located at the street level shall provide one direct at-grade entrance from the public right-of-way for each street frontage exceeding 50 feet.
 - a. Where such frontages exceed 100 feet, one entrance shall be provided for each 100 feet of frontage or portion thereof.
 - b. Separate pedestrian entrances for a single tenant must be at least 25 feet apart.
 - c. Recessed entrances shall not exceed 25 feet in width and the face of a door or gates shall be within 15 feet of the lot line.
2. **Pedestrian Paths.** In shopping centers and mixed-use development, each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 4 feet wide. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles. Pedestrian paths and sidewalks connecting building entrances to the street and public sidewalks shall be continuous, clear of obstructions, easily identifiable, and visually distinguishable from surrounding concrete or hardscape areas. Pedestrian paths and sidewalks must be separated from parking area by wheel stops, curbs, landscaping, or other physical barriers.

D. Additional Residential Density. Additional residential density up to 25% may be approved, exceeding the limits set in Table 16.05.030(1), when density bonuses are granted for affordable housing. The minimum density does not mean that residential use is required; however, where it is proposed, it must meet the minimum in Table 16.05.030(1). In order to qualify for additional 25% density beyond the State requirements, the project must demonstrate:

1. On-site childcare or senior care facility for a minimum of 20% of the units equal to number of children providing service for, or
2. On-site public plaza or public park maintained by the development, or
3. Contribution to in-lieu affordable housing fee, or
4. On-site public art approved by the Arts Commission.

E. Street Preservation. Existing public right-of-way shall be preserved. Public right-of-way shall not be eliminated or abandoned, unless substantial public benefits are provided, such as a new park, a community garden or a trail on pedestrian passages.

F. Street Frontage Improvements. New development shall provide street frontage improvements in accordance with the following:

1. ***Between the Property Line and Curb.***

- a. Sidewalks. Sidewalks shall be provided if none exists or if the existing sidewalks are in poor condition.
 - b. Street Furniture. Trash receptacles, benches, bike racks, and other street furniture shall be provided.
 - c. Streetlights. Pedestrian-scaled streetlights not to exceed 14 feet in height, including attachments from which banners may be hung, shall be provided.
 - d. Street Trees. Shade trees shall be planted no more than 30 feet on center. Tree guards shall be provided. Trees shall be a minimum of 15 gallons in size, and at least 10 percent of the required trees shall be 24-inch box size or larger.
2. ***Interior from Property Line.*** Except where occupied by a building or necessary for parking access, the street frontage, for a depth of 10 feet from the property line, shall be utilized for pedestrian circulation or active outdoor uses, including, but not limited to outdoor dining; paved for public uses so that it functions as part of a wider public sidewalk; or improved with landscaping, public art, and/or pedestrian amenities, such as outdoor seating.

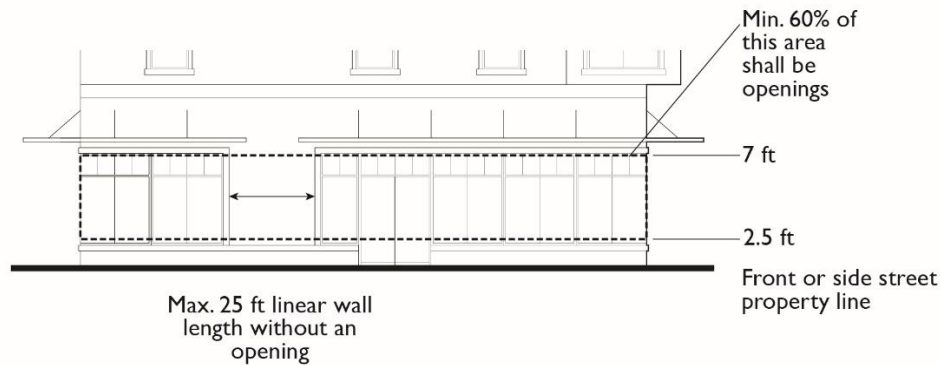
G. Building Orientation and Entrances.

1. Buildings shall be oriented to face public streets.
2. Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on or within 20 feet of a public sidewalk. The Director may grant exceptions to this standard in for uses with unique needs.
3. Entrances located at corners shall generally be located at a 45-degree angle to the corner and shall have a distinct architectural treatment, such as angled or rounded corners, arches, and other architectural elements.
4. Entrances to residential units shall be physically separated from the entrance to commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the facade.

H. Building Transparency; Required Openings for Non-Residential Uses.

Exterior walls facing and within 20 feet of a front or street side property line shall include windows, glass doors, or other openings for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 25 feet without a window or other opening. If a lot has more than one street frontage, this standard applies to the primary frontage.

FIGURE 16.07.040-G: REQUIRED OPENINGS FOR NON-RESIDENTIAL USES



1. **Design of Required Openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 24 inches deep and set into a wall. Windows that provide visibility into storage areas, vehicle parking areas, utility areas and display cases attached to outside walls do not qualify.
2. **Exceptions for Parking Garages.** Multi-level garages are not required to meet the building transparency requirement of this subsection. Instead, they must be screened and treated, consistent with the requirements of Chapter ____ (Parking and Loading Standards).
3. **Alternatives through Director's Review.** Alternatives to the building transparency requirement may be approved if the Director finds that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

I. Building Design and Articulation. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. The following standards apply to commercial and mixed-use development.

1. **Vertical Relationship.** Buildings shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
2. **Windows.**

- a. Window frames shall be inset at least two inches from the face of the building to enhance shadow-line around opening.
- b. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
- c. Exceptions may be granted by the Director to accommodate an alternative window design that is consistent with the architectural style of the structure.

3. ***Exterior Building Materials and Colors.***

- a. A unified palette of materials shall be used on all sides of buildings.
- b. Colors shall be used to help delineate windows and other architectural features to increase architectural interest.

4. ***Building Details.***

- a. Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
- b. All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
- c. Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.

3. ***Roof Articulation.*** Buildings exceeding 40,000 square feet in floor area shall be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.

J. Pedestrian Access on Large Sites (Over 5 acres).

- 1. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
- 2. ***Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes and trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
- 3. ***Adjacent Properties.*** Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security. ***Transit.*** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.

4. ***Interior Pedestrian Walkway Design.***

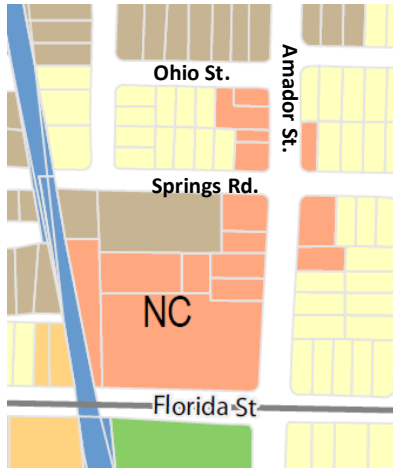
- a. Walkways shall have a minimum clear, unobstructed width of six feet, where feasible, but at least four feet, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
- b. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
- c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

- K. Public Access for Shoreline Development.** Any development along San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements.

New Zoning Code Draft Zoning Districts

May 2020

NC Neighborhood Commercial

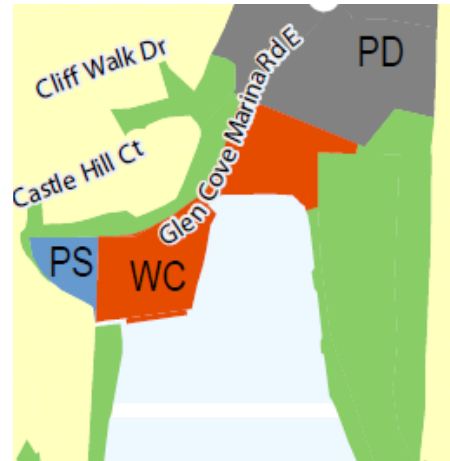


Existing Storefronts



Potential Storefronts

WC Waterfront Commercial



Existing Glen Cove Marina



New Zoning Code Draft Zoning Districts

May 2020

Central Corridor Commercial



Existing Development



Potential Development

Regional Commercial



Existing Development



Potential Development

Chapter 16.08 Office and Medical Districts

16.08.010 Purpose and Applicability

The purposes of the Office and Medical Districts are to:

- A. Provide sites for medical and office uses at appropriate locations.
- B. Encourage a mix of compatible uses within these districts including multi-family residential development.
- C. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character in these districts.
- D. Provide appropriate buffers and transition standards between these districts and adjacent residential neighborhoods.

The specific purposes of the Office and Medical Districts are as follows:

Office: The Office District is intended to create and establish regulations for an office district allowing professional and administrative offices, health care and life sciences, research and development, hotels, restaurants, limited retail and medium and high density residential uses within mixed-use buildings and with supporting business services, subject to design and development standards to ensure land use compatibility with supporting business services, subject to design and development standards to ensure land use compatibility. Residential-only development and office development with a residential component are allowed as major uses if design and compatibility standards are met. This district is consistent with the “Public Facilities and Institutions” and “Business/Limited Residential” General Plan 2040 land use designations.

M Medical: The M District is intended to create and establish regulations for a medical district, in which a concentration of medical facilities and supporting commercial services can be provided without the encroachment of incompatible uses. The principal land use in this district is a general hospital; residential care facilities also are allowed as major uses. Design and development standards will ensure land use compatibility and appropriate buffers and transitions to adjacent residential neighborhoods.

16.08.020 Land Use Regulations

Table 16.08.020 prescribes the land use regulations for Office and Medical districts. The regulations for each district are established by letter designations as shown in the table.

Use classifications are defined in Chapter 16.TBD, Key Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.08.020: Land Use Regulations: Office and Medical Districts			
P Permitted			
MNP Minor Use Permit Required			
MJP Major Use Permit Required			
L See Notes at End of Table			
x Not Permitted			
Use Types	O	M	Additional Regulations
Residential			
Multiple-unit Residential	See sub-classifications below		
<i>Triplex, Fourplex</i>	P/L1	P/L1	
<i>More than Four Units</i>	P/L1, L7	P/L1, L7	
Residential Care Facility	See sub-classifications below		
<i>Residential Care, General</i>	MJP	P	
<i>Residential Care, Limited</i>	P	P	
<i>Residential Care, Senior</i>	MJP	MP	
<i>Skilled Nursing Facility</i>	x	MNP	
Public and Semi-Public			
Colleges and Trade Schools, Public or Private	See sub-classifications below		
<i>Small (Less than 10,000 sf)</i>	P	P/L2	
<i>Large (10,000 sf or More)</i>	MNP	MNP/L2	
Community Assembly	See sub-classification below		
<i>Small (Less than 5,000 sf)</i>	P	P	See Chapter 16.TBD, Community Assembly
<i>Large (5,000 sf or more)</i>	MNP	MNP	
Government Office	P	P	
Hospitals and Clinics	See sub-classifications below		
<i>Clinic</i>	MNP	P	
<i>Extended Care</i>	x	MNP	
<i>Hospital</i>	x	MJP	
Commercial			
Auto/Vehicle Sales	See sub-classification below		
<i>Auto Broker, Office Only</i>	P	x	See Chapter 16.TBD, Auto Related Uses
Auto/Vehicle Services	See sub-classification below		
<i>Alternative Fuels and Recharging Facilities</i>	P	P	
Banks and Financial Institutions	See sub-classification below		
<i>Banks and Credit Unions</i>	P	x	
Business Services	P	P/L2	

Table 16.08.020: Land Use Regulations: Office and Medical Districts			
P Permitted			
MNP Minor Use Permit Required			
MJP Major Use Permit Required			
L See Notes at End of Table			
x Not Permitted			
Use Types	O	M	Additional Regulations
Eating and Drinking Establishments	See sub-classifications below		
Restaurant, Full Service	P	x	L5 and See Chapter16.TBD, Alcohol Sales
Restaurant, Limited Service	P	P/L3	
Food and Beverage Retail Sales	See sub-classifications below		
Grocery Store/Supermarket	P/L3	P/L3	L5 and See Chapter16.TBD, Alcohol Sales
Laboratory	P	P	
Live/Work Unit	P/L4	x	See Chapter 16.TBD, Live/Work Units
Offices	See sub-classifications below		
Business and Professional	P	P	
Medical	P	P	
Walk-in Clientele	P	P	
Parking Facilities, Commercial	MNP	MNP	
Personal Services	See sub-classification below		
General Personal Services	P	x	See Chapter 16.TBD, Massage Establishments
Massage Service	P/L6	P/L6	
Massage Therapy	P	P	
Industrial			
Media Production	See sub-classifications below		
Support Facility	P	x	
Full-Service Facility	P	x	
Research and Development	MNP	x	
Transportation, Communication and Utilities			
Communication Facilities	See sub-classifications below		
Antennas	MNP	MNP	
Equipment within Buildings	MNP	MNP	
Utilities, Minor	P	P	
Utilities, Major	MJP	MJP	
Accessory and Temporary Uses			
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures		
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots		

Temporary Use	See Chapter 16.TBD, Temporary Uses
Notes: L1 Residential must be part of a mixed-use development on the site; 1-9 units permitted subject to Director approval. Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required. L2 Only those related to medical education. L3 Limited to small businesses (5,000 sq. ft. or less). L4 Only permitted above the ground level. L5 Any retail or eating or drinking establishment that sells or serves alcohol after eleven-thirty p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. L6 May not be within 500 feet of another service and 1,000 feet of a school or park; a major use permit is required for 3 or more operators.	

- A. **Mixed-Use Development.** In the O District, any combination of permitted commercial uses may be established in the same building or on the same lot as a residential use subject to compliance with all applicable requirements for the use and the development intensity.

16.08.030 Development Regulations

Tables 16.08.030-1 and 16.08.030-2 prescribe the development standards for the mixed-use districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Code and individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the table.

TABLE 16.08 030: DEVELOPMENT STANDARDS – OFFICE AND MEDICAL DISTRICTS				
District	O	M	Additional Regulations	#
<i>Lot and Density Standards</i>				
Minimum/Maximum Density	16/30	n/a		

TABLE 16.08 030: DEVELOPMENT STANDARDS – OFFICE AND MEDICAL DISTRICTS				
Minimum Lot Size (sq. ft.)	5,000	10,000		
Corner Lots	6,000	10,000		
Minimum Lot Width (ft.)	50	50		①
Corner Lots	60	60		②
Building Form and Location				
Maximum Height (ft.)	55; 35 within 50 feet of an R District	75; 35 within 50 feet of an R District	See Chapter 16.TBD, Exceptions to Height Limits	③
Ground Floor Minimum (ft.)				
Ground Floor Commercial Uses	15	15		④
First Floor Ceiling Height, Commercial Uses (ft. clear)	12	12		⑤
Minimum Setbacks (ft.)				
Front	15		See Chapter 16.TBD, Building Projections into Yards	⑥
Interior Side	5 plus 2 feet for each story over 2			⑦ ⑩
Street Side	10			⑩
Rear	10, 15 adjacent to R District			⑧
				⑨ ⑩
Maximum Floor Area Ratio (FAR)	2.0	1.0	See Chapter 16.TBD, Rules for Measurement	

E. Additional Development Standards. All development in the Office and Medical Districts is subject to the following standards.

1. **Landscaping.** A minimum of 25 percent of the site must be landscaping. The minimum required landscaped area may be reduced to 20 percent of site area when the site includes an area with minimum dimensions of 30 feet by 30 feet planted with at least one large-canopy tree. At least 50 percent of the ground area within this space must be planted with ground cover plants and the remainder may be hard-surfaced for use by pedestrians.
2. **Public Improvements.**
 - a. **Sidewalks.** Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition.
 - b. **Street Furniture.** Trash receptacles, benches, bike racks, and other street furniture shall be provided.
 - c. **Streetlights.** Pedestrian-scale streetlights shall be provided.

- d. **Street Trees.** Shade trees shall be planted no more than 30 feet on center. Tree guards shall be provided. Trees shall be a minimum 15 gallons in size, and at least 10 percent of the required trees shall be 24-inch box size or larger.
3. **Orientation of Primary Building Entrance.** The primary building entrance shall face or be oriented to within 45 degrees of or parallel to the street frontage.
4. **Building Articulation.** Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
5. **Exterior Building Materials.** A unified palette of materials shall be used on all sides of buildings. Exterior building materials shall be stone, brick, stucco, and concrete block, painted wood clapboard, painted metal clapboard or other quality, durable materials.
6. **Pedestrian Access on Large Site (Over 10 acres).** On-site pedestrian circulation and access must be provided according to the following standards.
 - a. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. **Circulation Network.** Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. **Transit.** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 - d. **Interior Pedestrian Walkway Design.**
 - i. Walkways shall have a minimum unobstructed width of six feet and shall be hard-surfaced.
 - ii. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - iii. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
7. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be screened so as not to be visible from public streets. Drop-off areas may be located at the primary building entry.

New Zoning Code Draft Zoning Districts

May 2020

O Office



Existing Development



Potential Development

M Medical



Kaiser Medical Ctr.



Sutter Solano Medical Ctr.

Chapter 16.09 Industrial Districts

Sections:

16.09.010	Purpose and Applicability
16.09.020	Land Use Regulation
16.09.030	Development Regulation
16.09.040	Additional Regulations

16.09.010 Purpose and Applicability

The purpose of the Industrial Districts is to:

- A. Designate adequate land for businesses, manufacturing and industrial operations, and related storage, distribution and services supporting industry in the City;
- B. Maintain and strengthen the City's economic and fiscal resources and provide employment opportunities for residents of the City and surrounding communities.
- C. Establish appropriate development and design standards and buffering requirements to protect adjacent uses and ensure land use compatibility; and
- D. Minimize the impacts of industrial development on adjacent residents.

More specifically, the purposes of the Industrial Districts are as follows:

IL Limited Industrial: To create and establish regulations for a diverse range of light industrial uses, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR) uses, and limited office and residential uses. Exterior storage areas are permitted, subject to buffering and screening standards. Secondary and accessory uses, such as banks, cafes, printers, and office supply stores to serve the needs of employees and business may be conditionally permitted with discretionary review. This district is intended to accommodate industrial complexes, flex space, and industrial buildings for single or multiple users, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. No large format retail uses, or auto-oriented commercial services are allowed. This district is consistent with the "Business/Light Industrial" General Plan 2040 land use designation.

IG General Industrial: To create and establish regulations for an industrial district allowing a broad range of industrial activities, including general industrial, heavy industrial, and manufacturing uses. It also allows marine services, flex space, warehouses, and other uses that require large, warehouse-style buildings with flexible floorplans or space for outdoor facilities. Ancillary office uses are permitted. This designation includes uses that may potentially generate more noise, hazards and truck traffic than do light industrial uses and establishes buffering and transition standards for any adjacent residential uses. Uses in this designation may also utilize rail and ships to transport materials and manufactured goods. Some industrial uses may require exterior storage areas. This district is consistent with the "Industrial" General Plan 2040 land use designation.

16.09.020 Land Use Regulations

Table 16.09.020 prescribes the land use regulations for the Industrial District. The regulations for each district are established by letter designations in the table.

Use classifications are defined in Chapter TBD, Key Terms and Definitions. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	GL	Additional Regulations
Residential			
Single-Unit Residential <i>Single Unit Dwelling – Attached (Townhouse or zero-lot line)</i>	MNP/L1	x	
Multiple-Unit Residential <i>(Four or More Units)</i>	MNP/L1	x	
Public and Semi-Public			
Childcare	P/L5	x	
College and Trade School, Public or Private	MJP	x	
Government Office	P	P	
Public Safety Facility	P	P	
Commercial Use Types			
Animal Care, Sales and Services	See sub-classifications below		
<i>Animal Boarding</i>	MNP	P	
<i>Auctioning</i>	MNP	P	
<i>Kennel</i>	MNP	P	
<i>Pet Clinic//Hospital</i>	MNP	P	
Auto/Vehicle Sales	See sub-classifications below		
<i>Auctions</i>	x	MNP	See Chapter 16.TBD, Auto Related Uses
<i>Auto Broker, Office Only</i>	P	P	
<i>Auto Broker, Office w/Display</i>	MNP	P	
<i>Auto/Vehicle Used Sales</i>	MNP/L4	MNP/L4	
Auto/Vehicle Services	See sub-classifications below		
<i>Alternative Fuels and Recharging Facilities</i>	P	P	See Chapter 16.TBD, Auto-Related Uses
<i>Auto/Vehicle/Equipment Repair (Light and Heavy)</i>	P	P	
<i>Auto/Vehicle Washing/Detailing</i>	P	P	
<i>Service Station - Full Service</i>	P	P	

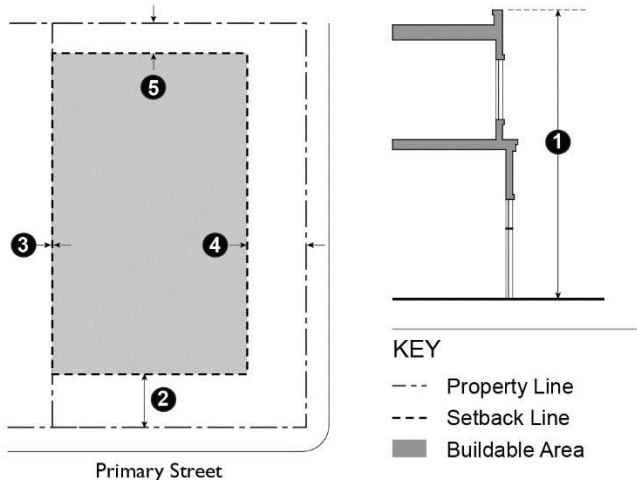
Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	GL	Additional Regulations
Service Station - Minimum Service	P	P	
Auto Storage Lot	x	MJP	
Wrecking, Towing and Impound	x	MNP	
Auto Vehicle and Equipment Facilities	See sub-classification below		
Commercial vehicles and equipment	MJP	P	
Recreational vehicles	MJP	P	
Banks and Financial Institutions	See sub-classifications below		
Bank and Credit Union	P/L5	x	
Check Cashing Business	P/L5	x	
Catering Service	P	P	
Eating and Drinking Establishment	See sub-classifications below		
Restaurant (Limited Service)	P/L5	x	L3 and See Chapter 16.TBD Alcohol Sales
Equipment Rental	P	P	
Laboratory	P	P	
Maintenance or Repair Services	P	P	
Nursery and Garden Center	P	MJP	
Food and Beverage Retail Sales	See sub-classifications below		
Public Market Small (Less than 30,000 sf)	P	P	L3 and See Chapter 16.TBD Alcohol Sales
Public Market Large (More than 30,000 sf)	MNP	MNP	
Research and Development	MNP	MNP	
Retail Sales	See sub-classification below		
Building Materials, Sales and Services	P	P	
Industrial			
Artisan/Small-scale Manufacturing	P	P	
Artist's Studio	See sub-classifications below		
Studio-Light	P	x	
Studio-Heavy	P	P	
Breweries	See sub-classifications below		
Brewery, Brew-on-Premises	P	MNP	L3 and See Chapter 16.TBD, Alcohol Sales
Brewery, Production	P/L3	P	
Cannabis Uses	See sub-classifications below		
Cannabis Cultivation	P/L2	x	
Cannabis Distribution	MJP	x	
Cannabis Manufacturing	MJP	x	
Industry, General	MJP	P	
Industry, Limited	P	P	
Media Production	See sub-classifications below		

Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	GL	Additional Regulations
<i>Support Facility</i>	P	P	
<i>Full-Service Facility</i>	P	P	
Recycling Facilities	See sub-classifications below		
<i>Recycling, Large</i>	MJP	P	See Chap. 16.TBD, Recycling
<i>Recycling, Small</i>	P	P	
Research and Development	P	MNP	
Salvage and Wrecking	x	MNP	
Warehousing, Storage, and Distribution	See sub-classifications below		
<i>Chemical, Mineral, and Explosive Storage</i>	x	MJP	
<i>Indoor Warehousing and Storage</i>	P	P	
<i>Outdoor Storage</i>	x	P	
<i>Mini-Storage</i>	MNP	MNP	
Transportation, Communication and Utilities			
Communication Facilities	See sub-classifications below		
<i>Antennas and Towers</i>	MNP	MNP	
<i>Equipment within Buildings</i>	P	P	
Freight/Truck Terminal and Warehouse	MNP	P	
Light Fleet-Based Service	MNP	P	
Utilities, Minor	P	P	
Utilities, Major	MJP	MJP	
Other			
Accessory Use	See Chapter 16.TBD, Accessory Uses		
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses		
Temporary Use	See Chapter 16.TBD, Temporary Uses		
Notes:			
L1	Residential must be part of a mixed-use development on the site; 1-9 units permitted subject to Director approval. Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required.		
L2	Only indoor cultivation allowed with a major use permit, including within greenhouses.		
L3	Any retail or eating or drinking establishment that sells or serves alcohol after eleven-thirty p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD.		
L4	Minor Use Permit not required for Used Auto Sales on west side of Broadway between Tuolumne Street and Highway 37.		
L5	Limited to small businesses (5,000 sq. ft. or less).		

- A. Accessory Sales.** Incidental sales of food and beverages produced on-site is allowed.
- B. Drive-In and Drive-Through Facilities.** Drive-in and drive-through facilities are not permitted in Industrial districts.

16.09.030 Development Regulations

Table 16.09.030 prescribes the development standards for Industrial Districts. Additional regulations are denoted in a right-hand column. Section numbers in this column refer to other Sections of this Code, while individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 16.09.030: DEVELOPMENT STANDARDS – INDUSTRIAL DISTRICTS				
				
District	IL	IG	Additional Regulations	#
Minimum/Maximum Density	16/30	n/a		
<i>Building Form and Location</i>				
Maximum Height (ft.)	45	75	See Sec. 16.09.040.A and Chapter 16.TBD, Exceptions to Height Limits	①
Minimum Setbacks (ft.) (B)				
Front	10	10	See Chapter 16.TBD, Building Projections into Yards	②
Interior Side	0; 15 where abutting an R district	0; 15 where abutting an R district)		③
Street Side	10	10		④
Rear	0; 15 where abutting an R district		See Chapter 16.TBD, Building Projections into Yards	⑤
Maximum Floor Area Ratio (FAR)	2.5	2.0	See Chapter 16.TBD, Rules of Measurement	

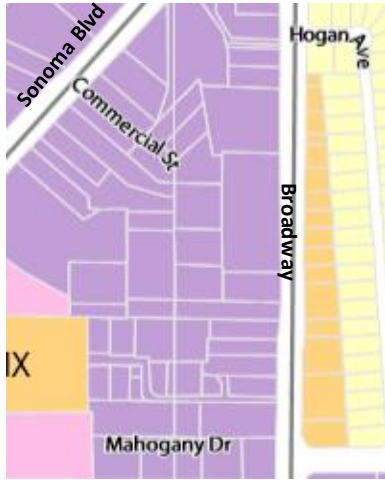
16.09.040 Additional Regulations

- A. **Transitional Standards.** Where an Industrial District adjoins an R District, the following standards apply:
 - 1. The maximum height is 35 feet within 50 feet of an RLD District, and 45 feet within 50 feet of an RMD and RHD District.
 - 2. A landscaped planting area, a minimum of 10 feet in width, shall be provided along all R District boundaries, with trees planted at a minimum interval of 20 feet.
- B. **Perimeter Landscaping.** A perimeter planting strip shall be provided along all arterial streets and street frontages that are opposite Mixed-Use and Residential districts.
- C. **Building Design Near Interstate Highway 80.** For any site that is fully or partially located within 200 feet of the right-of-way line of an Interstate Highway, buildings shall be designed with four-sided architecture where each exterior wall is designed with the same building articulation and the same quality of exterior materials as the primary façade.
- D. **Sidewalks.** Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition.
- E. **Truck Docks, Loading, and Service Areas.** The outermost point of the truck docks, loading, and service areas are not permitted within 50 feet of the boundary of an R District.

New Zoning Code Draft Zoning Districts

May 2020

IL Light Industrial



Existing Development



Potential Development

IG General Industrial



Existing Development



Potential Improvements

Chapter 16.10 Parks, Recreation and Open Space Districts

Sections:

16.10.010	Purpose and Applicability
16.10.020	Land Use Regulation
16.10.030	Development Regulation
16.10.040	Additional Regulations

16.10.010 Purpose and Applicability

The specific purposes of the Parks, Recreation, and Open Space Districts are to:

- A.** Provide land for development of parks and recreational facilities, consistent with the General Plan;
- B.** Protect lands designated as wetlands in the General Plan; and
- C.** Ensure design compatibility between public uses and adjacent residential neighborhoods.

The PROS Parks, Recreation and Open Space and RC Resource Conservation districts are consistent with the General Plan classifications of “Parks, Recreation and Open Space” and “Wetlands”.

PROS Parks, Recreation and Open Space: To create and establish regulations for a parks, recreation and open space district allowing for recreational use and/or natural resource preservation. Parks, playgrounds, active and passive recreational facilities, golf courses, marinas, passive uses, such as trails, for conservation and natural resource protection, and other similar uses are permitted.

RCN Resource Conservation: To create and establish regulations for a resource conservation district that is designed to preserve remaining open spaces in their natural state, protect valuable resources. More specifically, this district is intended for undeveloped publicly owned lands, visually significant open lands, water areas, wetlands, and wildlife habitat. These areas are set aside as permanent open space preserves and may include trails, trail heads, and other facilities for low-impact public recreational uses. This district includes wetlands, mudflats, creek corridors and other natural preservation areas, as well as private lands deed-restricted for open space preservation.

16.10.020 Land Use Regulations

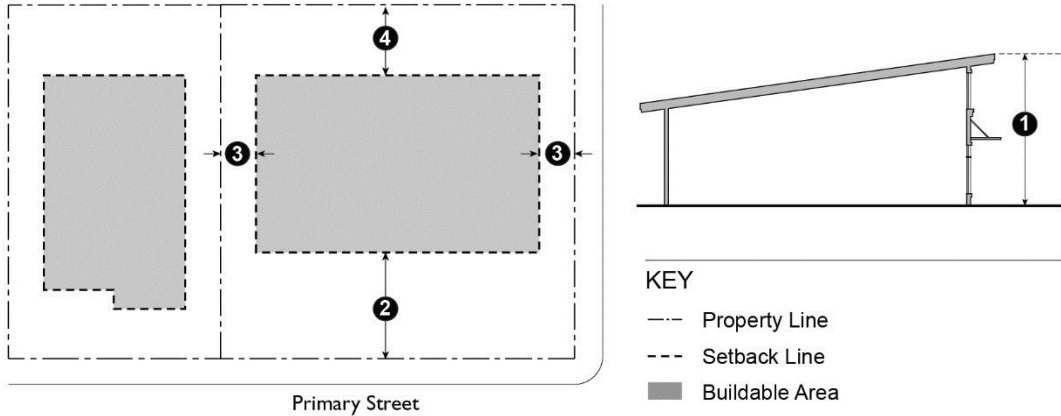
Table 16.10.020 prescribes the land use regulations for the Parks, Open Space and Recreation and Resource Conservation Districts. The regulations for each district are established by letter designations in the table.

Use classifications are defined in Chapter 16.43, List of Terms and Definitions. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.10.020: Land Use Regulations: Parks, Recreation, and Open Space, and Resource Conservation Districts			
P Permitted			
MNP Minor Use Permit Required			
MJP Major Use Permit Required			
L See Notes at End of Table			
x Not Permitted			
Use Type	PROS	RCN	Additional Regulations
Public and Semi-Public			
Cemetery	MJP	x	
Community Garden	P	x	
Cultural Facility	MJP	x	
Government Office	P/L1	x	
Park and Recreation Facility	P	x	
Commercial			
Agricultural Production		P	
Animal Care, Sales and Services	See sub-classification below		
Horse Stables	P	x	
Commercial Entertainment and Recreation	See sub-classification below		
Small-scale Facility	P	x	L2 and see Chapter 16.TBD, Alcohol Sales
Large-scale Facility	P/L1	x	
Eating and Drinking Establishments	See sub-classification below		
Restaurant, Limited Service	P/L1	x	L2 and see Chapter 16.TBD, Alcohol Sales
Personal Services	See sub-classification below		
Personal Services, Physical Training	P/L1	x	
Lodging	See sub-classification below		
Campground	MJP	x	
Transportation, Communication and Utilities			
Communication Facilities	See sub-classification below		
Antennas	MNP	MNP	
Utilities, Major	MJP	MJP	
Utilities, Minor	P	P	
Agriculture			
Cultivation	x	MNP	
Animal Husbandry	x	MNP	
Other			
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures		
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots		
Temporary Use	See Chapter 16.TBD, Temporary Uses		
NOTES:			
L1 Only those related to parks and recreation facilities, golf courses, or other public buildings.			
L2 Any retail or eating or drinking establishment that sells or serves alcohol after eleven-thirty p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD.			

16.10.030 Development Regulations

Table 16.10.030 prescribes the development standards for Parks, Recreation and, Open Space and Resource Conservation Districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Article. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 16.10.030: LAND USE REGULATIONS: PARKS, RECREATION, AND OPEN SPACE, AND RESOURCE CONSERVATION DISTRICTS				
 Primary Street KEY --- Property Line --- Setback Line ■ Buildable Area				
District	PROS	RCN	Additional Regulations	#
<i>Lot Size; Building Form and Location</i>				
Minimum Lot Size	10,000 sq. ft.	n/a		
Minim Lot Width (ft.)	n/a	n/a		
Maximum Height (ft.)	35	n/a	See Chapter 16.TBD, Exceptions to Height Limits	①
Minimum Setbacks (ft.)				
Front	When adjacent to an R district, the front setback is the same as that of the R district.	n/a	See Chapter 16.TBD, Building Projections into Yards	②
Side	10% of lot width, not to exceed 20 ft.			③
Rear	15			④
Maximum Floor Area Ratio (FAR)	0.1 to 1.0, to be determined on MNP case-by-case basis			

16.10.040 Additional Regulations

- A. Landscaping.** A minimum of 20 percent of the site must be landscaping.
- B. Truck Docks, Loading and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened so as not to be visible from public streets or residential neighborhoods.

Chapter 16.11 Public and Semi-Public District

16.11.010	Purpose and Applicability
16.11.020	Land Use Regulation
16.11.030	Development Regulation
16.11.040	Additional Regulations

16.11.010 Purpose and Applicability

The specific purposes of the Public and Semi-Public District are to:

- C. Provide land for development of public, cultural and institutional uses that provide services to the community;
- D. Create and establish lower use regulations developments and for a public and semi-public facilities public utilities, and other community facilities; and
- E. Ensure design compatibility between public uses and adjacent residential neighborhoods.

The Public and Semi-Public District is consistent with the General Plan 2040 classification of “Public Facilities and Institutions.”

16.11.020 Land Use Regulations

Table 16.11.020 prescribes the land use regulations for the PS District. The regulations for each district are established by letter designations in the table.

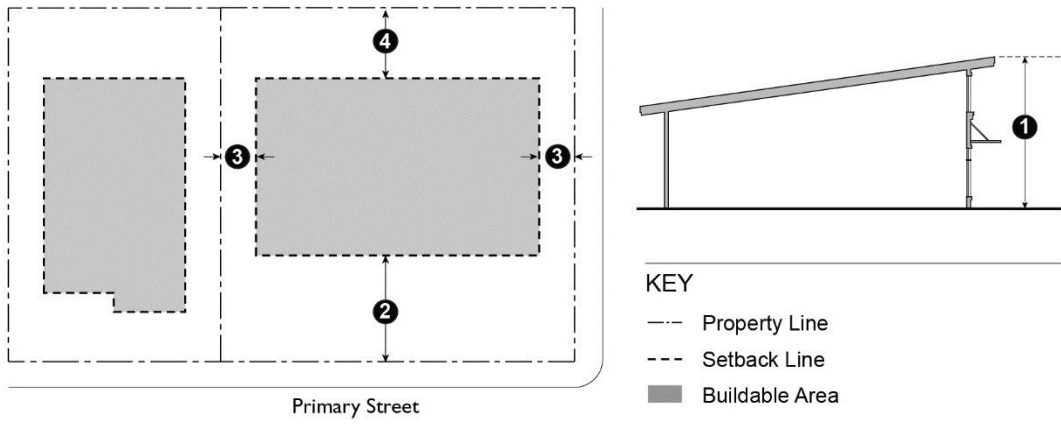
Use classifications are defined in Chapter TBD, Key Terms and Definitions. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.11.020: Land Use Regulations: Public and Semi-Public District		
P	Permitted	
MNP	Minor Use Permit Required	
MJP	Major Use Permit Required	
L	See Notes at End of Table	
x	Not Permitted	
Use Types	PS	Additional Regulations
Public and Semi-Public		
College and Trade School, Public or Private	MJP	
Community Assembly	MNP	
Cultural Facility	MJP	

Table 16.11.020: Land Use Regulations: Public and Semi-Public District		
P	Permitted	
MNP	Minor Use Permit Required	
MJP	Major Use Permit Required	
L	See Notes at End of Table	
x	Not Permitted	
Use Types	PS	Additional Regulations
Emergency Shelter	MJP	
Government Office	P	
Park and Recreation Facilities	P	
Public Safety Facility	P	
School (K-12)	P	
Commercial		
Commercial Entertainment and Recreation	See sub-classifications below	
<i>Theatre</i>	MJP	L3 and See Chapter 16.TBD, Alcohol Sales
<i>Large-scale Facility</i>	MJP	
Eating and Drinking Establishments	See sub-classifications below	
<i>Restaurant, Limited Service</i>	P/L2	L3 and See Chapter 16.TBD, Alcohol Sales
Food and Beverage Retail Sales	See sub-classifications below	
<i>Convenience Store</i>	P/L2	L3 and See Chapter 16.TBD, Alcohol Sales
Transportation, Communication and Utilities		
Airport and Heliport	MJP	
Communication Facility	See sub-classifications below	
<i>Antennas and Transmission Towers</i>	MJP	
<i>Equipment within Buildings</i>	P/L1	
Passenger Station	MJP	
Utilities, Minor	P	
Utilities, Major	P	
Other		
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures	
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots	
Temporary Use	See Chapter 16.TBD, Temporary Uses	
Notes:		
L1	Only as a secondary use in a cultural facility or governmental building.	
L2	Only in a mixed-use building, serving visitors, employees, and professional colleagues.	
L3	Any retail or eating or drinking establishment that sells or serves alcohol after eleven thirty p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD.	

16.11.030 Development Regulations

Table 16.10.030 prescribes the development standards for Public and Semi-Public District. Additional regulations are denoted in a right-hand column. Section numbers in this column refer to other Sections of this Code. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 16.11.030: DEVELOPMENT STANDARDS – PUBLIC AND SEMI-PUBLIC DISTRICT			
			
District	PS	Additional Regulations	#
<i>Lot Size; Building Form and Location</i>			
Minimum Lot Size	10,000 sq. ft.		
Minim Lot Width (ft.)	n/a		
Maximum Height (ft.)	45; 35 within 50 ft. of an R District	See Chapter 16.TBD, Exceptions to Height Limits	①
Minimum Setbacks (ft.)			
Front	10; when adjacent to an R district, the front setback is the same as that of the R district.	See Chapter 16.TBD, Building Projections into Yards	②
Side	10 – street side; 5 interior side, plus 2 ft. per story for buildings over two stories adjacent to an R District.		③
Rear	10; 15 adjacent to an R District.		④
Maximum Floor Area Ratio (FAR)	1.0		

16.11.040 Additional Regulations

- A. Landscaping.** A minimum of 30 percent of the site must be landscaping. The minimum required landscaped area may be reduced to 20 percent of site area when the site includes an area with minimum dimensions of 30 feet by 30 feet planted with at least one large-canopy tree. At least 50 percent of the ground area within this space must be planted with ground cover plants and the remainder may be hard-surfaced for use by pedestrians.
- B. Truck Docks, Loading and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened and not visible from public streets or residential properties.

May 2020

APPENDIX 1

GENERAL PLAN AND HOUSING ELEMENT POLICY MATRIX

The following table provides a list of General Plan 2040 and 5th Cycle Housing Element Update policies, actions and programs referenced in the Introduction, Non-Residential District Standards – Report B, as well as others addressed in the draft regulations.

General Plan 2040		Zoning Code Proposed Implementation
Policy NBE-2.3	Inviting compatible Design. Promote attractive development that is compatible with surrounding uses.	Policy Discussion: Land Use Compatibility and Mixed Use for Corridors District Report B items 1,2 page 1
Action NBE-2.3B	Update City regulations to specify standards for moderate density, higher density, and mixed-use development and adequate transition to adjacent lower-density residential uses.	Policy Discussion : Land Use Compatibility and Mixed Use for Corridors District Report B items 1 ,2, page 1
Policy NBE-2.6D	Study the feasibility of offering incentives for development that provides affordable opportunities for housing and studio spaces for artists and creative workers in the Downtown/Waterfront District.	Table 16.06.020-1 Land Use Regulations: Mixed Use Districts page 7
Policy NBE-2.7	Jobs-Housing Balance. Match the levels of employment and housing opportunities locally.	Policy Discussion: Jobs/Housing Balance District Report B item 6, page 3
Action NBE-2.7A	Update City regulations to ensure housing opportunities in close proximity to employment centers and transit, including near the Ferry Terminal and Vallejo Transit Station	Policy Discussion : Transit Oriented Development Overlay District Report B, item 7, page 3
Policy NBE-2.8:	Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	Policy Discussion : Mixed-use for Retail Areas District Report B, item 2, page 2 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7
Policy NBE-3.1B:	Continue the use of residential density bonuses to incentivize or fund the construction of public benefits, such as plazas, open space, and public art.	Policy Discussion: Additional Density District Report B item 8, page 4
Action NBE-3.3C	Update City regulations to allow for outdoor dining, with appropriate consideration for public safety and potential conflicts with neighboring uses and activities.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7

		Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Policy NBE-3.5	Variety of Housing. Attract and encourage higher-density residential development that offers a range of housing options throughout the downtown area, including market rate housing, flexible work-live units, as well as student and senior housing.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Action NBE-3.6A	Updated City regulations to allow for office space with a component of pedestrian-related activity, such as medical office, in vacant retail shop fronts, as appropriate.	Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Policy NBE-3.10:	Curtola Employment Center. Strengthen and grow the employment cluster directly south of the downtown area.	Policy Discussion : Transit Oriented Development Overlay District Report B, item 7, page 3 Jobs/Housing Balance District Report B item 6, page 3 Table 16.09.020-1 Land Use Regulations: Industrial Districts, page 59
Action NBE-3.10A:	Update City regulations to allow for accessory and secondary activities that support the local workforce in the Curtola Employment District such as banks, cafes, printers, and office supply stores.	Policy Discussion : Jobs/Housing Balance District Report B item 6, page 3 Table 16.09.020-1 Land Use Regulations: Industrial Districts, page 59
Action NBE-3.10B:	Attract a mix of uses, such as multi-family housing, student housing, or a corporate or educational campus, to the City-owned south waterfront site that support the vitality of the Curtola Employment Center.	Policy Discussion: Jobs/Housing Balance District Report B item 6, page 3 Table 16.06.020-1 Land Use Regulations: Mixed Use Districts, page 7
Policy NBE-3.12:	Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and SolTrans properties.	Policy Discussion: Jobs/Housing Balance District Report B item 6, page 3 Transit Oriented Development Overlay District Report B item 7, page 3

		Table 16.08.020-1 Land Use Regulations: Office District, page 52
Action NBE-3.12A:	Explore opportunities for transit-oriented development (i.e., Urban Village) near the Sereno Transit Center in collaboration with SolTrans and adjacent property owners. Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.	Policy Discussion: Jobs/Housing Balance District Report B item 6, page 3 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7
Action NBE-3.13B:	Continue to allow a mix of housing types along the interconnected linear street grid that contributes to the charm and walkability of Vallejo's central residential neighborhoods, where appropriate.	Policy Discussion: Mixed-use for Corridors District Report B item 2 page 1
Action NBE-3.13C	Continue to allow small group homes for disabled persons and seniors in all residential zones, consistent with State housing law, and continue to allow large group homes and large family daycare facilities, subject to use permit requirements that minimize impacts to neighborhoods.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Action NBE-3.13D	Continue to permit home-based businesses in residential neighborhoods, provided that off-site impacts are minimized and the residential nature of structures and their surroundings is not compromised.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Policy NBE-3.14:	Neighborhood Corridors. Connect the community with mixed-use corridors that function as neighborhood main streets for adjacent residential areas.	Policy Discussion: Land Use Compatibility and Mixed-use for Corridors District Report B items 1,2, page 1 Development Regulations: Mixed Use Districts, page 14 and Commercial Districts, page 38
Action NBE-3.14B	Update City regulations to incorporate standards for activating corridors, including standards for the placement of doors and windows.	Policy Discussion: Mixed-use for Corridors District Report B item 2, page 1 Development Regulations: Mixed Use Districts, page 14 and Commercial Districts, page 38

Action NBE-3.14C	Identify key intersections, other locations, and catalyst sites along neighborhood corridors and work with property owners to facilitate development of urban villages at these locations with shops, services, and housing.	Policy Discussion: Mixed-use for Corridor District Report B item 2, page 1
Action NBE-3.14D	Use the Sonoma Boulevard Specific Plan to guide development and redevelopment along the Central Corridor.	Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Action NBE-4.2C	Encourage temporary uses such as food trucks, vendors, and festivals.	Updated Definitions, Appendix 2
Policy CP-1.1	Retail Food Sources. Strive to ensure that all households in Vallejo have easy access to retail sources of affordable healthy food, including organic options, such as full-service grocery stores, ethnic food markets, produce markets, and convenience stores.	Policy Discussion: Grocery Stores District Report B item 3a, page 2 Updated Classifications, Appendix 2 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Action CP-1.1B	Updated City regulations and explore incentives to attract a full service grocery store to South Vallejo and to any other identified “food deserts”.	Grocery Stores policy District Report B item 3a, page 2 Updated Classifications, Appendix 2 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Policy CP-3.8	Recreational and Cultural Facilities. Encourage recreational and cultural venues in neighborhoods, corridors, urban villages, and downtown, including private commercial recreational facilities, to complement activities and programs provided by GVRD.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32

Action CP-3.8A	Review City regulations and update as feasible to facilitate development of new recreational and cultural facilities in Vallejo's neighborhoods.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Action CP-5.1B	Provide incentives such as density bonuses to residential and non-residential developers to encourage space for childcare and senior care facilities in new development.	Policy Discussion: Additional Density District Report B item 8, page 4
PolicyEET-1.1	Premier Manufacturing Site. Make Vallejo a premier regional site for manufacturing, including basic and advanced fabrication, clean-tech, and green-tech industries	Table 16.06.020-1: Land use Regulations: Mixed Use Districts page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Table 16.09.020-1 Land Use Regulations: Industrial Districts, page 59
Policy EET-1.2	Healthcare and Life Sciences. Retain, strengthen, and expand the health and life sciences cluster in Vallejo, in part to also attract new related businesses.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Table 16.08.020-1 Land Use Regulations: Office and Medical Districts, page 52
Action EET-1.3C	Update City regulations to expand opportunities for lodging in the Downtown/Waterfront District.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Action EET-1.5B	Attract new businesses to complement existing music, theater, and entertainment venues.	Policy Discussion: Streamlining Review based on Size District Report B item 3, page 2

		Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, 32 Updated Classifications, Appendix 2
Policy EET-2.2	Good Jobs. Retain and attract new businesses offering high quality jobs.	Policy Discussion: Streamlining Review based on Size District Report B item 3, page 2 Jobs/Housing Balance District Report B item 6, page 3
Action EET-2.2A	Update City regulations to streamline project review as feasible for businesses that meet the City's economic development and workforce support objectives.	Policy Discussion Streamlining Review based on Size District Report B item 3, page 2
Action EET-3.6E	Consider promoting all or a portion of Downtown Vallejo or Mare Island's industrial district as an "Innovation District," "Maker District," and/or "Advanced Manufacturing Hub" to clearly position the City as part of the San Francisco Bay Area innovation eco-system, and coordinate this initiative with the development of the Vallejo marketing program. Employment centers are areas of the city with significant concentrations of businesses and jobs. They tend to be well-served by public transit and transportation infrastructure, providing employees with a range of commute options. While the primary focus of activity in these areas is employment, they also provide public open spaces, plus cafes and daily services catering to the lunchtime and after-work needs of employees: o South of Downtown – Expand the already successful employment between Sonoma Boulevard and Curtola Parkway. MAP PF-5 CITY ELEMENTS 2-16 Vallejo General Plan 2040	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Table 16.09.020-1 Land Use Regulations: Industrial Districts, page 59

	o Sonoma-Broadway – Complement major medical and transportation enterprises with support services.	
Action CP-1.10A	Amend City regulations to require use permit review to consider the potential negative impacts of uses proposing to sell tobacco in proximity to schools and other youth-serving facilities, and in areas with existing tobacco retailers.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32

Housing Element		Zoning Code Proposed Implementation
Program A 1.1.3:	Mixed Use Development. The City will continue to encourage and facilitate the residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. The City will consider in the General Plan update, Sonoma Boulevard Specific Plan, and Zoning Ordinance update providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas (except for storefronts abutting the public sidewalk) or under certain conditions. The City will continue to facilitate the construction of residences in the mixed-use developments and high density by doing the following: Discouraging the development of exclusively commercial projects, in areas designated for mixed-use.	Policy Discussion: Mixed-use Corridors District Report B items 2, page 1 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Program A 2.1.1:	The City, through the comprehensive General Plan and Zoning Code update, will expand opportunities for residential and mixed-use development. Through this process the City will offer regulatory incentives, such as expedited permit processing for projects that contain an affordable housing component. The City will also promote the availability of both the underutilized sites and regulatory incentives through the use of the City's website, during pre-application meetings, and during other relevant community outreach workshops/ meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate	Policy Discussion: Mixed-use Corridors policy District Report B item 2, page 1 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32

	whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.	
Program A 3.1.1	Removal of Governmental Constraints. Review local regulations to remove or mitigate constraints on housing production.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32
Program A 3.1.2:	Density Bonus Amendment. The City will amend its Zoning Ordinance pursuant to Government Code Section 65915-65918 to incentivize the development of affordable housing in the City, including increased density allowances and reduced parking standards in compliance with State law.	Policy Discussion: Additional Density District Report B, item 8, page 4 Also addressed in the Affordable Housing and Density Bonus regulations
Program H 1.1.2:	Neighborhood Services. The City will evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home. Neighborhood serving uses will be incorporated into the City-wide Zoning Code update.	Policy Discussion: Additional Density District Report B, item 8, page 4 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Also addressed in the Affordable Housing and Density Bonus regulations.
Program H 2.1.2	The City will implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. The Specific Plans focus on improvements to the physical environment through development standards and design guidelines, both for public improvements and for private developments. The City will encourage the development of affordable housing units to implement	Policy Discussion: Mixed-use Corridors District Report B item 2 page 1 Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Mixed Use Districts Development Regulations, page 15

	residential development as part of the Specific Plan goals.	Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Commercial Districts Development Regulations, page 38 Also addressed in the Affordable Housing and Density Bonus regulations.
Program H 2.1.3	The City currently permits live/work units with an administrative review process and will continue to process applications in this manner to facilitate the development of live/work units.	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7 Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Table 16.09.020-1: Land Use Regulations: Industrial Light Districts, page 59
Program H 2.1.4:	Transit Oriented Development (TOD). The City will implement the goals of the Mare Island Specific Plan and the Sonoma Boulevard Specific Plan to implement transit-oriented development. The City shall actively support and encourage vacant sites or underutilized sites near transit stops or along major transit corridors between activity nodes to be rezoned to mixed-use designations by offering regulatory incentives, such as relaxed development standards, building setbacks, height, FARs, and parking, to encourage transit-oriented development. The purpose of TOD development is to stimulate the production of housing developments located near transit stations that include affordable units and increase public transit ridership and minimize automobile trips. TODs also strengthen local transit and promote infill, retail, employment, and residential development around existing and future transit stations, centers, and corridors.	Policy Discussion: Transit Oriented Development Overlay District Report B item 7, page 3
Program H 4.1.1:	Regulate for Housing Variety. Encourage a variety of housing types, including duplexes, townhomes, apartment buildings, and	Table 16.06.020-1: Land use Regulations: Mixed Use Districts, page 7

	condominiums, in neighborhoods and new subdivisions through updated land use policies and regulations.	Table 16.07.020-1 Land Use Regulations: Commercial Districts, page 32 Mixed-use Development Regulations, page 14
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Zoning Code Part V: General Terms

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Chapter 16.45 Definitions

Note: All citations to State or federal law mean existing provisions and any subsequent amendments.

Abandoned, Abandonment. Ceasing continuous use of a nonconforming building, parcel, activity or permit without any authorization that may be granted under the provisions of this Code.

Abutting, Adjoining. Having a common boundary or property line or district line.

Access. The place or way through which pedestrians and/or vehicles must have safe, adequate, and usable ingress and egress to a property or use as required by this Code.

Act of Nature. A natural occurrence such as an earthquake, flood, landslide, tidal wave, hurricane, fire, tornado or similar event, which causes substantial damage to buildings or property.

Addition. The creation of any new portion of a building that results in a vertical or horizontal extension of the building, or results in any new gross floor area that was not present in the building prior to construction of the addition. The creation of a mezzanine or loft, or a conversion of a previously unused attic or underfloor space to usable floor area, shall be considered an addition for the purposes of this Code.

Adjacent. Having a boundary or lot property line(s) in common or bordering directly, or separated by a natural barrier, street, or other public right-of-way.

Adjudicative decision. An action involving approval or denial of a specific project, application or set of facts based on evaluation of compliance with an adopted policy, rule, regulation or similar adopted set of rules or policies such as an ordinance or specific plan. Sometimes called “quasi-judicial” action.

Administrative review. The process for permit/project review with a formal decision by the Planning and Development Services Director or designated Staff with approval authority.

Agriculture. The production, keeping, or maintenance of plants and/or animals useful to people for purposes including, but not limited to, food and fiber crops, livestock forage and grazing, orchards, and cultivation of nursery and ornamental plants.

Alcohol-related terms.

Alcoholic Beverage. Any beverage, including, liquor, wine, beer, and every liquid or solid containing alcohol, spirits, wine or beer, that contains one-half of one percent or more of alcohol by volume and is fit for human consumption, either alone or when diluted, mixed, or combined with other substances, and sales of which require a California Department of Alcoholic Beverage Control license.

Off-sale liquor establishment. Any establishment that requires a liquor license from the California Department of Alcoholic Beverage Control to sell alcoholic beverages that will not be consumed on the property on which the alcohol was sold.

On-sale liquor establishment. Any establishment wherein alcoholic beverages are sold, served or given away for consumption on the premises including but not limited to any facility that requires an Alcoholic Beverage Control license.

Allowed Use. A use of land as a permitted or conditional use that may be established with zoning compliance review (for an “as-of-right” or permitted use) or a use permit for a conditionally permitted use and, where applicable, design review and/or building permit approval, subject to compliance with all applicable provisions of this Code.

Alley. A public thoroughfare other than a street that is permanently reserved for access to the rear or side of a property that abuts on a street.

Alteration. Any change, addition or modification that changes the interior construction or exterior architectural appearance or materials of a structure. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs.

Minor alteration. Modifications to a building or structure affecting the interior or exterior of a structure that comply in all respects with this Code, are cosmetic in nature, do not result in a change in height, floor area, or lot coverage or affect an historic property or structure, and do not require work in the public right-of-way. Typical projects include minor in-kind repairs, reroofing, improvements to plumbing, electrical and mechanical systems, installation of cabinets, exterior cladding, siding, new or relocated windows or doors, and work on interior partitions other than bearing walls, and work for which no building permit is required.

Major alteration. Construction or demolition of structures, any change in the supporting members of a building or structure, changes in maximum height, total floor area, number of bedrooms or dwelling units, creation or removal of parking, or projects that require grading subject to a grading permit, changes to the exterior of an historic structure and work that requires a building permit.

Amusement machine. Any device, machine, apparatus, or other instrument operated electrically, mechanically or manually, for amusement purposes only (other than those now or hereafter prohibited by the ordinances of the City or laws of the state, and other than mechanical and electrical musical devices), for the use of which there is required to be deposited a coin, token, or thing of value. "Amusement machine" includes pinball machines, miniature bowling lanes, simulated shooting galleries, electronic tennis and related machines that create electronically produced images on video screens as amusement devices, and similar machines or devices.

Animals, domestic (Household pets). Small pets such as cats, dogs, and birds. This definition excludes large animals, such as horses, goats, swine and similar size animals, and farm animals, such as chickens, ducks, and rabbits.

Animal husbandry. Breeding and raising of small domesticated animals, poultry, and beekeeping for personal use or sale, or in order to use or sell products such as meat, honey, milk, eggs, and fibers.

Animal keeping. The keeping of animals, such as household pets, for personal use and enjoyment.

Animal shelter. Any place where stray, lost, abandoned or surrendered animals, mostly dogs and cats, and sometimes sick or wounded wildlife are kept and rehabilitated.

Antenna. Any system of poles, panels, rods, reflectors, wires or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to radio waves at any radio frequency operated by any person or organization regulated by the FCC, other than in the Amateur Radio Service. An antenna does not include the support structure the antenna(s) are mounted upon. See Chapter TBD: Wireless telecommunications.

Applicant. Any entity or person who applies for a ministerial or discretionary permit, certificate, zoning approval or other entitlement.

Approval Authority. The decision-making body or official responsible for approving, approving with conditions or denying an application. For example, the Planning Commission is the Approval Authority over an application for a major conditional use permit, the Planning and Development Services Director is the Approval Authority over an application for a minor use permit.

Area. Any geographical area, for example a portion of a block, a block, or a larger district.

Architectural feature. An exterior building feature, including a roof, walls, windows, doors, porches, posts, pillars, recesses or projections, and exterior articulation or walls, and other building surfaces.

Attic. The area less than the minimum height that the California Building Code requires, which is located above the ceiling of the top story and below the roof and is not usable as habitable or commercial space.

Awning. An architectural projection that provides weather protection, identity, or decoration, and is wholly supported by the building to which it is attached. An awning is typically constructed of non-rigid materials on a supporting framework that projects from and is supported by the exterior wall of a building.

Balcony. A platform that projects horizontally from the wall of a building 30 inches or more above grade that is accessible from the building's interior, is not accessible from the ground, and is not enclosed by walls on more than two sides (see also "Deck").

Banquet facility. A room or area available for use, lease or rent by private parties.

Ancillary. A room or area, or portion thereof, that is rented, leased or otherwise made available to any person or group for a private event or function, whether or not a fee is charged, where the banquet facility use is incidental and subordinate to the facility's primary use as a restaurant, hotel, golf course, winery, microbrewery or other use.

Stand-alone. A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event or function, whether or not a fee is charged.

Basement. The lowest usable space of a building, between the floor and the ceiling, for non-habitable use such as, but not limited to, garage or storage use, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Bathroom. A room containing toilet, sink, and bathing facilities.

Bay window. A portion of a building cantilevered to project out from a wall and containing angular or curved windows.

Bedroom. Any room meeting the standards of the Building Code as a sleeping room.

Block. An area designated on an official map of the City, which is bounded on all sides by the public right-of-way, a railroad right-of-way, private streets or a boundary line of un-subdivided acreage or any combination of such thoroughfares.

Brewery. An establishment licensed by the State to manufacture beer, ale, mead, hard cider and similar brewed beverages with or without food service subject to the requirements of this Code. See Chapter TBD: Use Classifications for additional detail.

Buffer. An open area or barrier used to separate potentially incompatible activities and/or development features; for example, a required setback to separate an area of development from environmentally sensitive habitat, to reduce or eliminate the effects of the development on the habitat.

Build-to line. A line parallel to the lot line establishing the distance from the curb where the façade of the building is required to be located. See Setback.

Building. Any enclosed structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials.

Building, accessory. A detached building located on the same parcel as the principal building, which is incidental and subordinate to the principal building in terms of both size and use. A building will be considered part of the principal building if connected to it by common roofline or fully enclosed space.

Building, principal. A building in which the principal use of the parcel on which it is located is conducted except for an Accessory Dwelling Unit as defined in this Code.

Building Code. Any ordinance adopted by the City that governs the type and method of construction of buildings, signs, and sign structures as it may be amended including, but not limited to, the California Building Code, the State Historic Building Code, and other State-adopted uniform codes and any subsequent amendments.

Building face or facade. That portion of any exterior elevation of a building extending vertically from grade to top of a parapet, wall or eaves, and horizontally across the entire width of the building elevation.

Building frontage. That portion of the exterior building wall constituting primary access to a single place of business that is both adjacent to and parallel to either a public street, or walkway or parking lot.

Building lines. See "Setback" and "Build-to Line".

Bungalow court. A type of residential development consisting of a series of small detached one- or two-story structures arranged around a shared court that is typically perpendicular to the adjacent street.

By right. Uses or construction that are deemed permitted if they meet the objective dimensional standards and requirements of this Title.

California Environmental Quality Act (CEQA)-Related terms. Public Resources Code Sections 21000 et seq. is a law enacted by the State in 1970 requiring review of public agency decisions to inform government officials and the public about the potential significant effect of proposed activities on the physical environment for the purpose of identifying ways to avoid or significantly reduce environmental damage.

CEQA Guidelines. California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq., is a set of regulations issued by the State Resources Agency that prescribes how State and local agencies shall comply with CEQA requirements.

Environmental Impact Report (EIR). A detailed document providing information about the effect a proposed project is likely to have on the environment, listing ways in which the significant effects of the project might be minimized, and identifying alternatives to the project.

Environmental initial study. A preliminary analysis the public agency prepares to determine if a project may have significant effects on the environment and whether they can be reduced or avoided.

Environmental review. An evaluation process conducted pursuant to the California Environmental Quality Act to determine whether a proposed project may have a significant impact on the environment.

Mitigated negative declaration (MND). A declaration prepared for a project when the initial study has identified potentially significant effects on the environment but (1) the applicant has made or agreed to revisions that would reduce potentially significant impacts to less than significant levels before the initial study and negative declaration has been released for public review; and (2) there is no substantial

evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

Negative declaration. A written finding approved by the City Council or designated Staff with approval authority that a proposed project would have no effect on the environment and briefly stating the reasons for that determination.

Camping. The occupancy of any place by the property owner or with the permission of the property owner for temporary living, sleeping, or other human occupancy purposes. This definition does not include: parking or storage of an unoccupied and otherwise unused trailer coach, recreational vehicle, or tent trailer on a privately owned parcel or the occupancy of a trailer or recreational vehicle for any accessory use that this Code allows.

Cannabis-Related terms

Cannabis. Cannabis has the same meaning as cannabis concentrate, cannabis products, and edible cannabis product as defined in California Business & Professions Code Section 26001. Words or phrases related to cannabis uses, wherever used in this chapter, shall be given the definitions specified in Chapter 7.100, Marijuana, of the Municipal Code.

Cannabis medical. Cannabis or a cannabis or marijuana product intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the California Health & Safety Code, by a medical cannabis patient who possesses a State of California licensed and board-certified physician's recommendation or identification card issued pursuant to State law. Words or phrases related to medical cannabis uses, wherever used in this Chapter, shall be given the definitions specified in Chapter 7.100, Marijuana.

Medical cannabis dispensary Any storefront that dispenses, sells, makes available, or distributes cannabis for medicinal purposes that requires a license pursuant to MAUCRSA (e.g. Microbusiness license), and any association, collective or cooperative that sells, makes available or distributes Cannabis for medicinal purposes pursuant to Health & Safety Code Section 11362.775 until that section is repealed pursuant to Section 11362.775(e). Medical cannabis dispensary does not include the donation or provision of medical cannabis meeting the requirements of MAUCRSA at California Business & Professions Code Section 26033 for an exemption from state licensure.

Recreational cannabis dispensary. Any storefront that dispenses, sells, or makes available marijuana to another person or entity.

Canopy. A roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

Care Facility Types

Care facility, large, licensed. Any one of the following residential or nonresidential care facilities, which serves seven or more residents (or clients):

- A health facility, as defined by Health and Safety Code Section 1250, as it may be amended, including general acute care hospital; acute psychiatric hospital; skilled nursing facility; intermediate care facility; intermediate care facility/ developmentally disabled – rehabilitative; special hospital; intermediate care facility/developmentally disabled; intermediate care facility/developmentally disabled – nursing; congregate living health facility; correctional treatment center (including in-patient health services and not including facilities providing offender rehabilitation services); nursing facility; and intermediate care facility/developmentally disabled – continuous nursing.
- A community care facility, as defined by Health and Safety Code Section 1502, as it may be amended, including: residential facility; adult day program; therapeutic day services facility; foster family agency; foster family home; small family care home; social rehabilitation facility; community treatment facility; full-service adoption agency; noncustodial adoption agency.
- A residential care facility, as defined at Health and Safety Code Section 1568.01, as it may be amended, as a residential care facility for persons with chronic, life-threatening illnesses who are eighteen (18) years of age or older, or are emancipated minors, and for family units.
- A residential care facility for the elderly, as defined at Health and Safety Code Section 1569.2, as it may be amended, as a housing arrangement chosen voluntarily by persons sixty (60) years of age or over (or their authorized representative) where varying levels and intensities of care and supervision, protective supervision, or personal care are provided based on their varying needs.
- A pediatric day health and respite care facility, as defined at Health and Safety Code Section 1760.2, as may be amended, as a facility which provides an organized program of therapeutic social and day health activities and services and limited 24-hour inpatient respite care to medically fragile children twenty (21) years of age or younger, including terminally ill and technology dependent children.
- An alcoholism or drug abuse recovery or treatment facility, as defined at Health and Safety Code Section 11834.02, as may be amended, licensed by the State.

Care facility, small, licensed. A community care facility as defined by Health and Safety Code Section 1502, as may be amended, which serves six (6) or fewer adult residents (not including the licensee or members of the licensee's family or staff) and is licensed by the California State Department of Social Services to provide non-medical care and supervision.

Care facility, large, unlicensed. A residential facility, not licensed by the State, for seven (7) or more individuals with a disability who are not living together as a household (as defined) and in which every person residing in the facility is an individual with a disability (except the licensee, members of the licensee's family, or persons employed as facility staff).

Care facility, small, unlicensed. A residential facility, not licensed by the State, for six (6) or fewer total residents managed under a single operator and in which every person residing in the facility is an individual with a disability (except the licensee, members of the licensee's family, or persons employed as facility staff).

Carport. A permanently roofed structure enclosed on not more than two sides, designed, constructed, and maintained for the parking or temporary storage of one or more motor vehicles.

Cellar. See "Basement".

Centerline of street. The geographic center of a public or private road right-of-way.

Change of use. The replacement of an existing use on a site, or any portion of a site, by a new use, or a change in the type of an existing use but not including a change of ownership, tenancy, or management associated with a use for which the previous type of use will remain substantially unchanged.

Childcare center. A facility licensed by the State of California where persons other than their parents care for infants, preschool children, and school children outside of school hours. As used in this Title, this definition does not include family day care facilities operated in the care provider's place of residence.

Collection facility. A facility for the redemption or drop-off of recyclable materials. Such a facility does not process materials except limited bailing, batching and sorting of materials other than glass.

Columbarium. A building that contains vaults with recesses for storage of cinerary or cremation remains.

Commercial kitchen. Kitchens used for the preparation of food to be delivered and consumed off-site. Typical uses include catering facilities. This classification does not include businesses involved in the processing or manufacturing of wholesale food products

Common interest development. A common interest development ("CID") is a real property development where property owners share a common set of financial obligations, property and easement rights established in a set of recorded restrictions (commonly referred to as "CC&Rs"). Those restrictions require property owners within CIDs to "give up a certain degree of freedom of choice which [they] might otherwise enjoy in separate, privately owned property." (*Nahrstedt v. Lakeside Village Condo. Owners Assn.* (1994) 8 Cal.4th 361, 374.)

Community assembly. Facilities serving the public by providing spaces for meetings and similar gatherings including, but not limited to, meetings held by fraternal, political, religious, and other organizations including assembly for the purpose of worship.

Community garden. Land used for the cultivation of edible and non-edible plants grown for and maintained by a group of individuals in the community. Community gardens may produce food for individual consumption or food for sale, may be designed for beautification of the community and/or may be used for educational purposes.

Condition of approval. A requirement attached to a permit or entitlement, which the decision-making authority has imposed to alter or modify a project in any manner from the description in the application originally submitted for City approval.

Conditional use. A use generally compatible with other uses permitted in a zoning district, but that requires individual review of its location, design, configuration, and intensity and density of use and structures, and may require the imposition of conditions of approval to ensure the appropriateness of the use at that particular location.

Construction. Construction, erection, enlargement, alteration, conversion, or movement of any building, structures, building elements, or land, together with any associated scientific surveys.

Corral. An enclosure designed for use as an open holding area for horses for the purpose of confinement within that area for an indeterminate period of time.

Correctional facility. A facility owned and/operated by an individual, a for-profit, or a non-profit entity used for housing or provision of services for persons who are either (1) serving a sentence from a federal, State or county court and are under restraint, supervision, or security or (2) have served a sentence or have been released from a federal, State, or county prison or jail and are living under government supervision by a government-funded program. This definition shall include, but not be limited to prisons, jails, reformatories detention centers, correction centers, re-entry centers, halfway houses, and pre-release centers.

Corridor. An area generally located along a major or secondary road including lots and or blocks adjacent to the thoroughfare as defined by applicable adopted policies and regulations.

Cottage food operation. A business operated by a person, in compliance with State and Solano County regulations, for the production and/or preparation of certain non-potentially hazardous food or drink products in a kitchen within the person's primary dwelling.

Courtyard. An open, unoccupied and unobstructed space, other than a required yard, on the same lot with a building or group of buildings that is completely or mostly enclosed by fences, walls, or other screening but not including any off-street parking or loading area, street, or road right-of-way

Days. Calendar days unless this code or State law specifies otherwise.

Deck. A platform, either freestanding or attached to a building that is supported by pillars or posts. See also Balcony.

Deemed approved use. A business or entity that uses a building, structure, or site, or portion of such, for the sale of alcoholic beverages, that was lawfully established and maintained (not terminated for a period of twelve continuous months), but no longer conforms to the relevant provisions of this title. A "deemed approved use" is not a "nonconforming use."

Density-related Terms.

Density, residential. The computation expressing number of dwelling units per acre.

Density bonus. An increase in density over the otherwise maximum allowable residential density under the applicable zoning district and land-use element of the General Plan as of the date of application by the developer to the City (Government Code 65915(f)) as it may be amended).

Density bonus housing agreement. An agreement between the City and a developer setting forth the terms and conditions of the award of a density bonus, and which the City Council finds is required to make an affordable housing project economically feasible (Government Code Section 65915(h)).

Designated ridgeline area. A visible or prominent area along the highest points of a ridge that the City has designated on a map and which is subject to restrictions as to its density of development.

Development. The placement or erection of any solid material or structure on land, in, or under water; discharge or disposal of any materials; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, without limitation, subdivision pursuant to the California Government Code, and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreation use; and change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation.

Discretionary decision. An action requiring the exercise of judgment that is based on a subjective determination of compliance with qualitative standards or criteria. Discretionary permits include, but are not limited to, Minor and Major Use Permits, Variances, Development Review, adoption and amendment of Specific Plans, and Zoning Code and Map amendments. The Planning Commission, Planning and Development Services Director or other designated Planning official may approve, deny, or approve with conditions. Discretionary decisions require public notice and a hearing and are subject to appeal and to environmental review under the California Environmental Quality Act.

Distillery. A facility authorized to produce, bottle, rectify, process, and store distilled spirits or alcohol (i.e. vodka or grain spirits), including, but not limited to: whiskey, gin, brandy, blended applejack, rum, tequila, cordials and liqueurs.

Dooryard. The yard adjacent to the front entry door of a house or onto which the front door opens.

Drive-Through facilities. Facilities designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating and drinking establishments, pharmacies, and other commercial uses.

Distance, radius. The radius around a subject property line to another property line in any direction.

Duplex. A structure containing two dwelling units, each of which has direct access to the outside.

Dwelling unit. One or more habitable rooms, which are occupied, or which are intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating. See Chapter TBD, Use Classifications for additional details.

Easement. A grant to the use of land by a property owner to a public agency, corporation, or a private entity or person for specific purposes such as access, construction of utilities, drainage or other activity.

Eave. The projecting lower edges of a roof overhanging the wall of a building.

Effective date. The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Efficiency unit. A dwelling unit having a living area of not less than 150 square feet of total floor area and an additional space for a separate bathroom containing a water closet, lavatory, and bathtub or shower. The unit shall be provided with a separate closet. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear work area of not less than thirty inches in front. Light and ventilation conforming to the Building Code.

Erect. To build, construct, attach, hang, place, suspend or affix to or upon any surface. Such term shall also include the painting of wall signs.

Façade. The building surface or face. Typically, a single-building side or elevation.

Family (Household). One or more persons living together as a single housekeeping unit in a dwelling unit with access to and common use of all living and eating areas and facilities for preparation and storage of food.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fence. A horizontal or vertical barrier that functions as a means of protection or confinement or obscures sight to provide privacy, including a wall, hedge, or structure made of metal, wood or similar material.

Fenestration. The arrangement, proportioning, and design of windows and doors in on each building elevation or side.

Findings. A statement explaining the reasoning supporting a discretionary decision based on information in the record before the decision-maker. Findings are required for zoning and planning decision such as approval, approval with conditions, or denial of a Major or Minor Use Permit or Variance, environmental document, and other planning and zoning decisions.

Flag lot. See Lot types.

Floor. See Story.

Floor area. The total horizontal enclosed area of all the floors below the roof and within the outer surface of the walls of a building or structure, including basements, mezzanines, interior balconies, and upper stories or levels in a multistory building unless otherwise stipulated.

Freeway. A public right-of-way to which the owners of abutting lands have limited or restricted right of easement of access, and which is declared to be in compliance with the California Streets and Highways Code as it may be amended.

Frontage, street. That portion of a lot or parcel of land that borders a public street.

Food vending. The sale of ready-to-eat food or drink for immediate consumption by a hawker or vendor typically from a portable food booth, food cart, or food truck located in a street or other public place under public or private ownership.

Garage. A building or portion of a building, either private or public, in which motor and other vehicles are stored or kept.

Glare. The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort, or loss of visual performance and ability.

Grade. The location of the ground surface. See Chapter TBD, Rules for Measurement for additional details.

Adjacent grade. The lowest elevation of ground surface within five feet of the building exterior wall.

Average grade. A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of a building. Average grade is calculated separately for each building.

Existing grade. On vacant parcels before any land development activities are undertaken, the elevation of the ground at any point on a lot as shown on the required survey submitted in conjunction with an application for a building permit or grading permit. Existing grade also may be referred to as natural grade.

Finished grade. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the lot line, or when the lot line is more than five feet from the building, between the building and a line five feet from the building.

Grocery store. A retail establishment where the majority of floor area open to the public is occupied by fresh or packaged food products to be sold for preparation and consumption off-site. "Grocery store" includes retail chains that carry a full range of food and household products and have more than one location, and retail bakeries where any on-site baking is only for on-site sales. "Grocery store" does not include large format stores that combine grocery sales with a retail store.

Guest house. An attached or detached habitable structure with only sleeping, living, and bathroom provisions, without indoor kitchen or cooking facilities.

Habitable space. A space within a building or structure that is designed to be or can be used for habitation including, but not limited to rooms or spaces intended for living, sleeping, eating, or cooking, including living rooms, dining rooms, bedrooms, kitchens, dens, family rooms, recreation rooms, and enclosed porches suitable for year-round use including any space, which has finished walls (sheetrock or plaster) and/or is heated with any fixed furnace or central heating system, including bathrooms, halls, garages and laundry rooms and storage areas with over seven feet of vertical space, shall also be considered usable space. Specifically excluded are balconies, open porches, mechanical equipment rooms and unfinished attics and basements other unfinished spaces that have less than seven feet of height.

Hardscape. Landscaping elements such as stone, concrete or tiled paving, fountains, benches, fences, arbors, gazebos and similar durable features.

Home occupation. Any activity of a nonresidential nature carried on within a living unit, garage or accessory structure, by an occupant of the living unit and which is clearly incidental and secondary to the residential use of the living unit. A home occupation may include, but is not limited to, the handicraft manufacture of products, the conduct of an art or profession, the offering of a service, or the conduct of a business.

Household. See “Family.”

Household pets. Animals that are customarily kept within a dwelling or a yard for the personal use or enjoyment of the residents.

Improvement. Projects constructed, financed, installed, or agreed to installed by a subdivider, public agencies, private utilities, any other entity approved by the City, or a combination thereof including, street work and utilities on land to be used for public or private streets, highways, ways and easements, as are necessary for the general use of the lot owners in the subdivision and to meet local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map; and any other specific infrastructure, such as streets and sidewalks, trails, drainage, utilities, or other types of physical improvements, the installation of which is necessary to ensure consistency with or implementation of the General Plan or any applicable specific plan.

Incentive. A regulatory or financial concession, grant, refund, or waiver which may reduce or avoids project costs or increase project feasibility.

Junkyard. Any yard, plot, space, enclosure, building, or other place where discarded items are collected, stored, gathered or kept.

Kitchen. A room that is primarily used for cooking and preparation of food that contains a kitchen sink, cooking equipment, (See Building Code)

Land use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained, including residential, commercial, industrial, etc.

Legislative decision. An action by the City Council approving a Plan, Ordinance, or other set of guidelines, policies, standards, or other rules for the use or development of land and property subject to the City of Vallejo's jurisdiction.

Live entertainment and dancing. Any "public dance" and/or live musical performances where fixed seating or chairs are not provided for each patron or customer in attendance. A fee or cover charge may or may not be imposed. A "public dance" shall not include dancing at a banquet facility, where the rental of such hall is for a private function and not open to the general public. "Live entertainment" includes musical acts, karaoke, theatrical acts, stand-up comedy, magic acts, disc jockey, and similar activities.

Living accommodations. Shared living quarters with or without separate kitchen or bathroom facilities for each room or unit.

Living room. The principal room in a dwelling unit designed for general living purposes rather than for sleeping.

Lot. A parcel or plot of land of record under single ownership lawfully created and recorded in Solano County as required by State law and City ordinance and which is used or capable of being used under the regulations of this title.

Abutting lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Confronting lot. A lot whose front property line is intersected by a line perpendicular to and intersecting the front property line of the subject lot.

Corner lot. A lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Flag lot. A lot whose sole access from a public street frontage is either over a private access driveway owned and maintained by the owner of said lot or over a private access easement. The shape of the lot resembles a flag with the driveway as the "flag pole" or stem. Other terms for flag lots are "dog-leg" or "pot handle" lots.

Interior lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots, or that is bounded by more than one street with an intersection greater than 135 degrees.

Key lot. An interior lot, the front of which adjoins the side property line of a corner lot.

Through lot. A lot having frontage on two parallel or approximately parallel streets.

Lot area. The area of a lot measured horizontally between bounding lot lines.

Lot area, net. The lot area minus any public rights-of-way, public easements, floodplains, environmentally sensitive areas, and areas with archaeological or cultural resources.

Lot coverage. The portion of a lot that is covered by structures, including principal and accessory buildings, garages, carports, patios with covers that are 50 percent or less open to the sky, and roofed porches, but not including unenclosed and unroofed decks, landings, or balconies.

Reversed corner lot. A corner lot, the rear of which abuts a key lot.

Reversed frontage lot. A double-frontage lot for which the boundary along one of the streets is established as the front lot line and the boundary along the other street is established as the rear lot line, and over the rear of which is an easement

Lot Line. The boundary between a lot and other property or the public right-of-way.

Lot Line Types.

Front Lot Line. On an interior lot, that portion abutting a public or private street. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained.

Front Lot Line, Corner Lot. The narrowest lot line abutting a public or private street or lane.

Interior Lot Line. Any lot line that is not adjacent to a street.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.

Side Lot Line. Any lot line that is not a front or rear lot line.

Street Side Lot Line. A side lot line of a corner lot that is adjacent to a street.

Lot, nonconforming. See “Nonconforming lot.”

Maintenance and repair. The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing that restores the character, scope, size, or design of a structure to its previously existing, authorized, and undamaged condition.

Marijuana. See “Cannabis.”

Mezzanine or Loft. An intermediate floor within a building interior without complete enclosing interior walls or partitions that is not separated from the floor or level below by a wall and has a floor area that is no greater than one third of the total floor area of the floor below.

Major transit stop. A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods as defined in California Public Resources Code Section 21064.3.

Manufactured housing. A dwelling unit having a permanent foundation system that is transported to the site and which was either constructed after September 15, 1971, and has an insignia of approval from the California Department of Housing and Community Development, or constructed after July 1, 1976, and has an insignia of approval from the U.S. Department of Housing and Urban Development, and which has not been altered in violation of applicable codes. Manufactured housing includes residential buildings, dwelling units, or building components either wholly or partially manufactured at an offsite location to be wholly or partially assembled on a legally-established building site in compliance with the California Factory-Built Housing Law (Health and Safety Code, Division 13, Part 6, Sections 19960 to 19997.)

Microenterprise home kitchen operation. See Cottage food operation.

Ministerial permit. Any permit that Staff approves or issues after determining that the use or construction proposed conforms with all applicable objective standards and requirements. Ministerial approvals include, but are not limited to, such approvals as Home Occupation Permits, Accessory Dwelling Units located within an existing dwelling unit, and Temporary Use Permits. Ministerial permits are not subject to environmental review under CEQA. The approval of a Ministerial permit is subject to appeal on the grounds that the determination of compliance was incorrect.

Mixed-Use. Any development in a single building or multiple structures on the same lot that includes both residential and non-residential uses with at least two thirds of the floor area are designated for residential use.

Mobile food vending. The sale of food from any motorized or trailer vehicle that is portable and not permanently attached to the ground from which food and beverages are sold, served free or sampled, displayed or offered for sale.

Mobile home. A structure designed for human habitation and for being moved on a street or highway under permit pursuant to the California Vehicle Code the Health and Safety Code. Mobile home does not include recreational vehicle, commercial coach, noncommercial coach or factory-built housing. A mobile home may be designed to be used with or without a permanent foundation system.

Mobile recycling unit. An automobile truck, trailer or van, licensed by the California Department of Motor Vehicles, which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

Nonconforming-Related Terms.

Nonconforming lot. A legally created lot that does not conform with current standards for area, width, frontage or other such standards for the zoning district in which the lot is located because of annexation or amendments to this Code.

Nonconforming sign. A legally created and lawfully erected sign existing on the effective date of this ordinance that does not conform to the general regulations for signs and the sign regulations standards for the zoning district where the sign is located.

Nonconforming structure. A structure legally constructed, which does not conform with current height, setback, coverage or other measurable standards for the zoning district in which the structure is located because of annexation or amendments to this title

Nonconforming use. A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established, and maintained, erected or altered but which, because of the application of this article to it, no longer conforms to the specific regulations applicable to it. Provided however, that this term shall not apply to any use involving the sale of alcoholic beverages (see also "deemed approved use"). Nonconforming uses include, but are not limited to, uses that are no longer conforming because of annexation or amendments to this Code.

Nursing facility, nursing home. The generic name for an establishment licensed as a skilled nursing facility by the California State Department of Health Services providing 24-hour medical, convalescent or chronic care to individuals who, due to advanced age, chronic illness or infirmity, are unable to care for themselves, including without limitation rest homes and convalescent hospitals.

Occupancy. The purpose for which a building or portion of a building is used or intended to be used. The term also includes the building or room housing such use. Change of occupancy is not intended to include change of tenants or owners.

Opacity. The degree of being impervious or obscure to light and sight.

Open Space Types.

Open space, common. Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit. Common areas typically consist of landscaped areas, walks, patios, swimming pools, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development.

Open space, private. Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests. Private areas typically consist of courtyards, balconies, decks, patios, fenced yards, and other similar areas.

Open space, useable. Outdoor areas that provide for outdoor living and/or recreation for the use of residents.

Ordinary maintenance. Repair and maintenance activities that are periodic and that do not involve a change to the architectural or historic value, style or general design of the building, structure, or object. In-kind replacement or repair is included in this definition of ordinary maintenance.

Overlay district. A zoning designation specifically delineated on the zoning district map establishing land use requirements that govern in addition, or as an alternative, to the standards set forth in the underlying base district.

Owner. A person or persons holding single or unified beneficial title to the property, including but not limited to the settlor of a grantor trust, a general partner, firm or corporation.

Paddock. A small field or enclosure where horses or ponies are kept or exercised. See Corral.

Parapet. A wall or railing that extends above the roofline and along all or a portion of its perimeter.

Parcel. See Lot.

Parking area. An area of a lot, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.

Accessory parking. An area of a lot, structure, or any other area, which is designed and reserved for off-street parking to serve a building or use that is the primary or main use of the lot.

Long-term parking. An area designed for employee or non-employee-related uses, such as long-term parking for airport patrons, or parking when a vehicle is not normally moved during the period of an employee's work shift, as opposed to customer or visitor parking.

Parklet. A small public sidewalk extension including up to two parking spaces that includes temporary furniture and other material such as tables, seating, shrubs, bicycle parking or other features approved by the City, available for use by the general public, and maintained by the owner of the adjacent business. See Section TBD, Sidewalk Seating and Parklets.

Patio. A leveled, surfaced area usually adjacent to a principal building that may be covered with a solid or open roof structure, which may be attached to the building or another structure. Patio does not include any area used for vehicle parking, storage rooms, or as a habitable room.

Pedestrian way. A right-of-way designed for use by pedestrians and bicyclists that is not designed for or used by automotive vehicles and is not located within a street right-of-way.

Pedestrian friendly. An area where the design and use of buildings and streets is regulated to attract and accommodate pedestrians by incorporating features such as a variety of ground floor uses providing retail goods and services visible to pedestrians through transparent windows and doors, landscaping along sidewalks, buffers separating pedestrians from vehicle traffic, street furniture, narrow vehicle thoroughfares with pedestrian crossings that slow motorists, and an absence or limited number of driveways crossing the sidewalk. The term pedestrian-oriented is also used to describe areas with such features.

Persons with disabilities. Persons who have a medical, physical, or mental condition, disorder or disability as defined in the California Government Code or the Americans With Disabilities Act, that limits one or more major life activities.

Planting strip. The area between the curb, or in the case where there is no curb the edge of the roadway, and the abutting property line, that is not improved by surfacing intended for the use of pedestrians, is designed to separate the sidewalk from the roadway or to prevent access to abutting properties and is intended to be planted with trees or otherwise landscaped.

Porch. A roofed open area that provides access to a doorway and typically extends from the exterior wall of the structure and requires ground supports.

Pre-existing. In existence before the effective date of the ordinance updating Article XV to adopt this this code and any subsequent amendments thereto.

Predominant, predominantly. A feature or element that is primary, prevalent, more important or noticeable than any other; typically, but not necessarily, the largest or biggest.

Premises. An area of land with its structures that, because of its unity of use, is regarded as the smallest conveyable unit.

Primary unit. The larger of two dwelling units on a property with an Accessory dwelling unit (ADU).

Primary use. The principal or dominant permitted use that occupies a majority of the area of a lot or structure.

Principal residence. The dwelling unit in which a person lives the majority of the time or which is considered his/her primary residence as determined by factors that may include but are not limited to the address used on voting registration, driver's license, income tax forms, and passport.

Produce store. A retail food store where a majority of the floor area is used for selling fresh fruits and vegetables, fresh and frozen meats, fish, and poultry as well as other items intended for home preparation and consumption.

Project. Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this Code. This term includes, but is not limited to, any action that qualifies as a "project" as defined by the California Environmental Quality Act.

Public hearing. A meeting noticed as required by this title in which testimony and arguments are presented publicly before any of the hearing bodies established by this Code including commissions, boards, city council, or staff approval authority.

Public market. Indoor and or outdoor retail year round use with multiple food vendors that are owner-operated shops, stalls, and/or day-tables. The market may include a food hall with independent purveyors with common seating area. The public market may sell in season, fresh and farm products, artisan, crafts,

limited production products. The public market may be owned and operated by public or non-profit entities. May include a farmer's market, and chain stores and franchises, which are accessory to independent purveyors.

Public right-of-way. A street, including adjacent sidewalks, providing the principal means of access to abutting property and dedicated to, or maintained by, the city; or a street providing the principal means of access to abutting property and with right-of-way or easement of at least forty feet, and paved and otherwise improved to meet city standards.

Public services. Includes, but is not limited to, water, sewer, gas, cable television, communications and electric power distribution lines.

Reasonable accommodation. Any deviation requested and/or granted from the strict application of the City's zoning and land use laws, rules, policies, practices and/or procedures under provisions of federal or California law to make housing or other facilities readily accessible to and usable by persons with disabilities and thus enjoy equal employment or housing opportunities or other benefits guaranteed by law.

Reclassification of land. An amendment to this title, which amendment changes the classification of any property from one zoning district to another zoning district provided for under this title.

Recreation facilities. Indoor or outdoor establishments or places where participants can engage in sports, have contact with the natural or historical environment, obtain visual relief from developed areas, or partake of or other activities for exercise and/or enjoyment. Spectators are incidental and on a recurring basis. See park, open space and recreation use classifications in

Private. Facilities operated by an organization and open only to bona fide members of such organization.

Public. Facilities operated by a public or quasi-public agency or organization that are open to the general public. An admission fee may be required, and hours of operation limited.

Recreational vehicles. A motor home, travel trailer, truck or van camper, tent trailer, camping trailer or trailer-borne recreation equipment with or without motive power, for recreational, travel or emergency purposes as defined in sections 18009 and 18010 of the Health and Safety Code.

Recreational vehicle storage. On-site parking of recreational vehicle(s) on a parking space approved for a recreational vehicle and that is separate from the required off-street parking provided.

Recreational vehicle storage, private. Recreational vehicle storage that is owned and operated by an individual homeowner or homeowners' association and used exclusively by the homeowner or members of that association.

Recreational vehicle storage, public. Recreational vehicle storage that is provided for use by the general public.

Recyclable material. Reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with the California Health and Safety Code.

Remodel. See Alteration, major and minor.

Rooming house and/or boardinghouse. A building or portion thereof, other than a hotel or motel, providing room and/or board for compensation.

Screening. A wall, fence, hedge, informal planting, or berm provided for the purpose of buffering a building or activity from neighboring areas or from the street.

Security grate. A metal grate that rolls up over, or slides across, a window or door to provide protection against unwanted entry. It also can be a fixed metal fixture over window openings.

Senior citizen. As defined in California Civil Code Section 51.3, a person 62 years of age or older, or 55 years of age or older who may occupy a senior citizen housing development.

Senior housing. Residential development designed for senior citizen households. Any age restrictions must be consistent with federal and state requirements.

Setback lines. Line established by this title or other ordinances to govern the placement of structures with respect to streets, alleys and property lines.

Shopkeeper unit. A dwelling unit with both living quarters and commercial space that meet occupancy separation requirements of the California Building Code, where the commercial use is located on the ground floor and operated by the resident of the dwelling unit.

Sight distance triangle. A minimum area of unobstructed view that occurs at street intersections.

Sign. Any identification, description, illustration or device, illuminated or non-illuminated, which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business, or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, placard, or temporary sign designed to advertise, identify or convey information, with the exception of window displays and national flags. For the purpose of removal, signs shall also include all sign structures. See Chapter TBD Signs for additional details.

Significant tree. Any tree or stand of trees on private property having either a height of twenty-five feet measured above ground level, or a diameter of ten inches.

Site. A continuous area of land used or intended for a use or group of uses.

Small lot single-unit development. A residential project with several detached single-unit structures or attached townhouse units with separate walls that abut or are separated by a smaller amount of space on lots that are smaller than conventional single-unit development.

Smoke shop. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Stable. A building for the lodging and care of horses, ponies, and similar animals.

Stable, commercial. A stable for horses to be let, hired, kept, bred, trained, or used for compensation.

Stable, private. A stable owned and operated by the owner or an occupant of the property for his or her own use.

Story. That portion of a building between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. See Section TBD, for additional information on measuring the number and height of stories.

Street. A public or permanent private thoroughfare providing a primary means of access to property.

Street frontage. The length of the property line of any one premises parallel to and along the public right-of-way that it borders, and which is identified by an officially assigned street address.

Street tree. Any tree of any species or size planted in parkways, sidewalk areas, easements, and rights-of-way granted to the city.

Street wall. All contiguous walls of a building whose overall limits comprise the building façade.

Stoop. A staircase, typically smaller than a deck, porch or patio that provides access to a building entry.

Structural alterations. Any physical change to or the removal of the supporting members of a structure or building, such as bearing walls, columns, beams, or girders, including the creation, enlargement, or removal of doors or windows and changes to a roofline or roof shape. See Alterations, major and minor.

Structure. A physical structure that is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner.

Structure, accessory. A detached subordinate structure used only as incidental to the main structure on the same lot. "Accessory structure" shall not mean an accessory dwelling unit, as defined in this article.

Structure, detached. A structure, no part of which is attached by any means to any other structure.

Structure, existing. A structure legally erected prior to the effective date of this ordinance, or one for which a valid legal building permit has been issued prior to this effective date of this ordinance.

Structure, primary (Structure, main). A structure housing the principal use of a site or functioning as the principal use.

Structure, temporary. A structure without any foundation or footings, and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Structure height. The vertical distance between a point or all points on top of a structure or any of its appurtenances and the ground below. See Section TBD, Rules for Measurement for additional information on measuring structure height.

Structure, nonconforming. See Nonconforming Structure.

Subdivider. Any person who 1) having an interest in land causes it, directly or indirectly, to be divided into a subdivision, or 2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel site, unit, or plat in a subdivision, or 3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision; and who is directly or indirectly controlled by, or under direct, or indirect common control with any of the foregoing.

Supportive housing. Housing with no limit on length of stay that is occupied by the target population and is linked to an on-site or off-site service that assists supportive housing residents in retaining housing, improving their health status, and maximizing their ability to live independently. See Residential Use Classifications.

Target population. Persons with low incomes who have one or more disabilities including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tobacco related products. This term means:

Any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipe tobacco, hookah tobacco, snuff, chewing tobacco, dipping tobacco, snus, bidis, or any other preparation of tobacco; and any product or formulation of matter containing biologically active amounts of nicotine that is manufactured, sold, offered for sale, or otherwise distributed with the expectation that the product or matter will be introduced into the human body, but does not include any cessation product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco dependence.

Any implement or object that is or may be used in conjunction with the consumption, inhalation or ingestion of either tobacco or other like dried plant material or other substance which may be consumed in the same manner, including but not limited to cigarette papers, smoking accessories, herbal vaporizers, or any other instruments or paraphernalia for the smoking or ingestion of tobacco or other like plant, herbal or fruit products.

Townhouse. An attached, privately owned single-unit dwelling that is a part of an adjacent to another similarly owned single-unit dwelling units with which it shares a common party wall having no doors, windows, or other provisions for human passage or visibility. Also called a “row house.”

Transitional housing. Housing with a limited length of stay operated under a program requiring recirculation to another program recipient at some time in the future. See Residential Use Classifications.

Undevelopable land. All portions of the site that, if developed, would subject persons or property to a high level of risk for personal injury or property damage due to its proximity to a known hazard, including, but not limited to, any portion of the site within 50 feet of a cliff, or fault line, within an unrepaired slide area or in a ravine. Areas of undevelopable land are excluded from calculations of net site area, allowable floor area, allowable residential units, minimum lot size, and density.

Unenclosed. Open on at least one side.

Urban villages. An area in a mixed-use corridor that is served by public transit and provides a combination of retail shops and services as well as spaces and facilities for civic uses catering to the daily needs of residents who live in mixed-use buildings in the village and in the surrounding residential neighborhoods. Urban villages are intended to accommodate pedestrians and cyclists.

Use. The purpose for which land, premises or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used.

Accessory use. An activity or a structure that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use and occupies no more than 30 percent of the gross floor area or a lower limit if one is set of a specific use in this article.

Incidental use. A use of a lot and/or building that is secondary to the primary or principal use of the property and is not customarily associated with such use but which could be independent of the primary use.

Primary use. A primary, principal or dominant use established, or proposed to be established, on a lot and occupies at least 70 percent of the gross floor area of the tenant space or building.

Temporary use. A use of a building or property that is limited in duration and does not permanently alter the character or physical facilities of the premises or property. See Section. TBD.

Use classification. A system of classifying uses into a limited number of use types based on common functional, product, or compatibility characteristics. All use types are grouped into the following

categories: residential, retail, commercial and office; institutional and community facilities, industrial, and transportation, communication, and utilities. See Chapter TBD, Use classifications.

Use permit. A discretionary permit, such as minor use permit, or major use permit, that provides for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, that are not permitted as of right but may be approved upon completion of a review process and, where necessary, the imposition of conditions of approval. See Chapter TBD, Procedures for additional details.

Use type. A category that classifies similar uses based on common functional, product, or compatibility characteristics.

Use, nonconforming. See “Nonconforming Use”.

Variance. A discretionary permit allowing a departure from specific provisions of a zoning ordinance such as setbacks, side yards, frontage requirements, and lot size, but not involving the actual use or structure, thus relieving a property owner from strict adherence to development standards when some special circumstances exist which deprive the property owner from developing the property in a manner enjoyed by similar properties.

Visible. Capable of being seen (whether or not legible) by a person of normal height and visual acuity walking or driving on a public road or in a public place.

Visibility triangle. A triangular area at the intersection of any two public streets or a driveway, alley, or path with a public street within which height limitation apply to structures or vegetation that may interfere with the visibility of a pedestrian, cyclist, or other vehicle operator.

Wall. Any vertical exterior surface of building or any part thereof, including windows.

Warehouse. A building used primarily to store goods and materials.

Wetlands. Marshes, swamps or other areas characterized by wet soil conditions either permanently or seasonally, which are important to sustaining wildlife.

Wine cellar. A storage room or warehouse facility for the blending, cellar treatment, storage, bottling, and/or packaging of wine but not wine production. It may include eating areas, tasting rooms and retail areas as accessory uses.

Yard. An open space on a lot, other than a court on a lot, that is unoccupied and unobstructed from the ground upward. See Chapter TBD, Rules for Measurement, for additional information on making calculations regarding yards.

Front yard. A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard is a distance specified for the zoning district in which it is located and measured inward from the front lot line.

Interior side yard. A yard extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified for the zoning district in which it is located and measured inward from the interior side lot line.

Street side yard. A yard extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified for the zoning district in which it is located and measured inward from the street side lot line.

Rear yard. A yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified for the zoning district in which it is located. If a lot has no rear lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.

Yard depth. That dimension of a yard measured at a right angle and horizontally from an abutting property line.

Yard, required. The strip of land which abuts property lines and is unoccupied or unobstructed except as permitted by this title.

Zero lot line. A building or structure constructed at a property line. Typically, a detached single-unit dwelling.

Chapter 16. 46 Use Classifications

Sections:

16.46.010	Purpose and applicability
16.46.011	Residential use classifications
16.46.012	Public and semi-public classifications
16.46.013	Commercial use classifications
16.46.014	Industrial use classifications
16.46.015	Transportation, communication and utilities use classifications
16.46.016	Accessory use classifications

16. 46.010 Purpose and applicability

Use classifications describe one or more uses of land having similar characteristics but do not list every use or activity that may appropriately be within the classification. The Director shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this Chapter. The Director may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

16. 46.011 Residential use classifications

Single-unit residential. A building containing one dwelling unit located on a single lot. These include mobile homes and factory-built housing installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Single-unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a single lot that does not contain any other unit (except an accessory dwelling unit, where permitted) and is attached through common vertical walls to one or more dwellings on abutting lot. An attached single-unit dwelling is sometimes called a “townhouse” or “zero-lot line” development. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Single-unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household, located on a single lot that does not contain any other dwelling unit (except an accessory dwelling unit, where permitted), and not attached to another dwelling unit on an abutting lot. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Duplex or Duet. A single building that contains two dwelling units or two single unit dwellings on a single lot. This use is distinguished from an Accessory Dwelling Unit.

Multiple unit residential. Three or more dwelling units within a single building or within two or more buildings on a site or lot, including a triplex or fourplex. Types of multiple-unit dwellings garden apartments, senior housing developments, and multi-story apartment buildings. The classification is distinguished from Group Residential.

Group residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, rooming and boarding houses, dormitories, fraternities, convents, monasteries, and other types of organizational housing, farmworker housing, and private residential clubs but excludes Residential Care facilities licensed by the State Department of Social Services and Hotel and Motel establishments intended for transient occupancy, both of which types are classified separately.

Mobile home park. Any area or tract of land where two or more lots are used to accommodate mobile homes for human habitation in compliance with the State Health and Safety Code Section 18214, or any successor regulation. This use type includes facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium, or other form of resident ownership.

Residential care facility. Facility that provides permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit or not-for-profit institutions including group homes for minors, persons with disabilities, people in recovery from alcohol or drug addictions, and hospice facilities.

Residential care, General. State licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for seven or more adults, children, or adults and children in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance.

Residential care, Limited. State licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for six or fewer adults, children, or adults and children as-in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual and which is required by state law to be treated as a single housekeeping unit for zoning purposes. This use includes the administration of limited medical assistance.

Residential care, Senior. A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person, where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. This classification includes continuing care

retirement communities and life care communities licensed for residential care by the State of California.

Skilled Nursing Facility. A facility or a distinct part of a hospital that provides continuous skilled nursing care and supportive care to patients whose primary need is for the availability of skilled nursing care on an extended basis. It provides 24-hour inpatient care and, as a minimum, includes physician, nursing, dietary, pharmaceutical services and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less-than-continuous basis are classified as skilled nursing facilities.

Hospice, General. A facility that provides residential living quarters for more than six terminally ill persons.

Hospice, Limited. A facility that provides residential living quarters for up to six terminally ill persons.

Shop-keeper unit. A dwelling unit located above and with an internal connection to a ground floor commercial space that is operated by the resident of the dwelling unit and meets applicable occupancy separation requirements of the California Building Code. This use type is distinguished from a live-work unit.

Single room occupancy. A facility providing dwelling units where each unit meets the requirements of California Health and Safety Code Section 17958.1 as an efficiency unit or guest room. The unit may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing. Dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program recipient at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as defined in subdivision (h) of Section 50675.2 of the California Health and Safety Code. Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single-unit dwelling). This classification includes domestic violence shelters.

16. 46.012 Public and semi-public use classifications

Adult day care. Establishments providing non-medical care for persons 18 years of age or older on a less-than-24-hour basis licensed by the State of California.

Cemetery. A place, either public or private, religious or secular, for the interment of human or animal remains, including mausoleums, burial places, memorial gardens, statuary and incidental structures for storage, maintenance, administrative functions, and memorial services. A cemetery may include a columbarium for the storage of cremated remains.

Crematory. A place with a building or structure containing a furnace used for the reduction of human remains by way of incineration.

Child care and early education facility. Establishments providing non-medical care for persons less than 18 years of age on a less-than-24-hour basis other than Family Day Care (Small and Large). This classification includes commercial and nonprofit nursery schools, preschools, day care facilities for children, and any other day care facility licensed by the State of California.

Colleges and trade schools, public or private. Institutions of higher education, including public or private colleges and universities granting associate arts degrees, certificates, undergraduate and graduate degrees, junior colleges, business and computer schools, management training, technical and trade schools, but excluding personal instructional services such as music lessons. These facilities typically offer classrooms, laboratories, and staff offices within a shared office building, often containing typical business and professional office suites and conference centers and academic retreats associated with such institutions. This use may include student housing (e.g., dormitories, fraternities, multi-family housing, or sororities) administrative centers, student unions, libraries, and cafeteria facilities.

Community assembly. A facility for public or private meetings, including community centers, banquet centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs, and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, classrooms and storage. It does not include gymnasiums or other sports facilities uses that represent more than 20 percent of overall square footage, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

Community garden. A site used by the community or a neighborhood for the growing of ornamental plants, herbs, fruits, flowers, or vegetables that are not sold commercially but are used exclusively for personal use. The use is without permanent structures. Community gardens may be accessory to public or institutional uses, such as parks, schools, community centers, or religious assembly uses. This classification does not include gardens that are on a property in residential use when access is limited to those who reside on the property. Community Gardens do not include Medical Marijuana Collectives or the cultivation of cannabis for personal use, whether medicinal or recreational.

Cultural facility. A facility engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This use classification includes libraries, museums, art galleries, performing arts centers for theater, music, dance, and events; spaces for display or preservation of objects of interest in the arts or sciences; historical sites; aquariums; and zoos and botanical gardens. It does not include schools or institutions of higher education providing curricula of a general nature.

Emergency shelters. A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

Government office. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes public safety facilities, corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Utilities, Major).

Hospitals and clinics. State-licensed public, private, and non-profit facilities providing medical, surgical, mental health, or emergency medical services. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

Clinic. A facility providing medical, mental health, or surgical services exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Extended care. An establishment providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.

Hospital. A facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This use includes incidental facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees. It may include a facility that provides continuous skilled nursing care and supportive care to patients whose primary need is for skilled nursing care on an extended basis.

Park and recreation facilities, Public. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, which are open to the general public. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities.

Neighborhood park. Facilities typically four to seven acres in size, and are designed primarily to provide facilities for preschool, and elementary, age children. They may be combined with or be located adjacent to elementary school site and may include open, multiuse turfed playfields, play apparatus areas, park-like landscaped areas, multigame court areas, sanitation facilities and/or meeting facilities.

Community park. Facilities that are usually 10 or more acres in size and are designed primarily for recreational activities of all age groups. They may be combined with or be located adjacent to junior high or high school sites. They may include open, multiuse turfed areas, sports fields, play apparatus areas, park-like landscaped areas, tennis courts, swim centers, recreation buildings, lighted ballfields, picnic areas, parking, and sanitation facilities.

District/citywide park. These facilities afford contact with the natural and/or historic environment and possess a unique character or function not found in neighborhood or community parks. Improvements may include a variety of special use facilities such as swimming, boating, fishing, golf, hiking, interpretive facilities, scenic overlooks, picnic areas, and other similar facilities.

Trail systems. This includes district/citywide pathways using public easements, rights-of-way, and natural features such as watercourses and ridgelines, providing a non-vehicular circulation system throughout the city and district to connect major facilities and points of activity and interest. Such a trail system increases the effectiveness of recreational opportunities by providing the linkage between separate facilities to create a continuous recreational network. Such a system itself also provides recreation opportunities, such as walking, jogging, bicycling, nature study, photography, and the like.

Open space. Areas with recreational value and merit that provide visual relief from the urban landscape and provide opportunities for passive and active recreation. Open space areas are defined in the public facilities and other services element of the general plan.

Parking facility. A surface lot or structure wither publicly or privately-owned where parking is offered to the public when such use is not incidental to another activity.

Public safety facility. A facility for public safety and emergency services, including police and fire protection, with incidental storage, training and maintenance facilities. This use includes facilities used by the National Guard or the Military Reserve.

School. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools.

Social services center. Facility providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (See Adult Day Care and Child Care and Early Education Facility), clinics (see Clinic), and emergency shelters providing 24-hour or overnight care (See Emergency Shelter).

16.46.013 Commercial use classifications

Adult Business. Any commercial activity, whether conducted intermittently or full time, which primarily involves the sale, display, exhibition or viewing of books, magazines, films, videos, photographs or other materials, distinguished or characterized by an emphasis on matter depicting, describing or relating to

human sex acts, or by an emphasis on male or female genitals, buttocks or female breasts. Such activity includes adult bookstores, adult arcades, adult movie theaters, sexual encounter establishments, adult cabarets, adult hotels/motels, massage parlors (excluding those in compliance with Section 5.04.205 of the Municipal Code), and adult theaters, which exclude minors by virtue of age. See Chapter 16.59 of the Municipal Code for Adult Use Regulations.

Adult Bookstore or Video Store. A commercial establishment which, as one of its principal business activities, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas."

Adult Nightclub. A club, bar, juice bar, restaurant, bottle club, or other commercial establishment, whether or not alcoholic beverages are served, which regularly features persons who appear semi-nude.

Adult Motion Picture Theater. A commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas" are regularly shown to more than five persons for any form of consideration.

Viewing Room. The room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, videocassette, digital videodisc, or other video reproduction.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets, including:

Animal Boarding. The provision of shelter and care for small animals on a commercial basis including keeping, feeding, exercising, grooming, and incidental medical care. This classification includes animal shelters and kennels.

Auctioning. Auctioning of livestock on a wholesale or retail basis with the incidental storage of animals produced off property for periods not exceeding 40 hours. Typical uses include animal auctions or livestock auction yards.

Grooming and Pet Store. Retail sales and services of dogs, cats, birds, and similar small animals, including grooming, on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, sales of pet supplies and equipment, and boarding of domestic animals for a maximum period of 48 hours completely within a structure. This classification excludes dog walking and similar pet care services not performed at a fixed location.

Horse Stables. Boarding, breeding or raising of horses not owned by the occupants of the premises or riding of horses by other than the occupants of the premises or their non-paying guests. Typical uses

include boarding stables or public stables with indoor or outdoor rings, a dressing room, a harness room, a staff area, watering place, and a room for animal care services.

Kennel. A commercial, non-profit, or government facility for keeping, boarding, training, breeding or maintaining four or more dogs, cats, or other household pets not owned by the kennel owner or operator on a 24-hour basis. This classification includes animal shelters and pet hospitals that provide boarding for animals not receiving services on the site but excludes boarding for periods of 48 hours or less.

Pet Clinic/Hospital. Establishments where small animals receive medical and surgical treatment. This classification only includes facilities that are enclosed, soundproofed, and air-conditioned. Grooming and temporary boarding of domestic animals is included if incidental to the hospital use.

Pet Day Care Service. A commercial, non-profit, or governmental facility for keeping four or more dogs, cats, or other household pets not owned by the kennel owner or operator primarily for periods of less than 24 hours.

Auto/Vehicle Sales Retail or wholesale businesses that sell, lease or rent automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including:

Auction. A facility that sells new or used automobiles and other vehicles through a bidding process. The facility typically includes a storage lot.

Auto Broker, Office Only. An establishment engaged in arranging, negotiating and assisting in the sale of new or used automobiles or other vehicles within an enclosed building with no vehicle display.

Auto Broker, Office w/Display. An establishment engaged in arranging, negotiating and assisting in the sale of new or used automobiles or other vehicles within an enclosed building with an indoor vehicle display area.

Auto/Vehicle Rental (Minor). Rental of automobiles or equipment with limited vehicle storage (five parking spaces or less) and maintenance on the same site but excluding maintenance requiring pneumatic lifts.

Auto/Vehicle Rental (Major). Rental of automobiles or equipment with vehicle storage (more than five parking spaces) and maintenance on the same site including maintenance requiring pneumatic lifts.

Auto/Vehicle (New) Sales and Leasing. The sale, or leasing of automobiles, trucks, tractors, construction or agricultural equipment, recreational vehicles, and similar equipment, including storage and incidental maintenance and repair.

- *Minor.* Sales and leasing within an enclosed structure without any incidental maintenance or repair work, outdoor display, or outdoor storage.
- *Major.* Sales and leasing of vehicles with incidental maintenance or repair work, outdoor display or outdoor storage.

Auto/Vehicle Used Sales: Sales of used or pre-owned vehicles with incidental maintenance, repair work, outdoor display or outdoor storage.

Auto/Vehicle Services

Alternative Fuels and Recharging Facilities. A commercial facility offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) as well as equipment to recharge electric-powered vehicles.

Auto/Vehicle/Equipment Repair. The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, wheel and brake shops, oil change shops, auto glass sales and installation, stereo and alarm sales and installation, and tire sales and installation, but exclude vehicle dismantling or salvage and tire retreading or recapping.

- *Light.* The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, as well as smog check quick-service oil, tune-up and brake and muffler shops where repairs are made, or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, limousines or construction vehicles.
- *Heavy.* Service and repair of automobiles, trucks, motorcycles, recreational vehicles including incidental sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission repair, wheel and brake shops, vehicle painting, tire sales and installation, and installation of car alarms, vehicle radios, and navigation systems, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Auto/Vehicle Washing/Detailing. Washing, detailing, waxing or cleaning of automobiles or similar light duty motor vehicles including self-service washing facilities.

- *Small Scale.* Washing and detailing businesses that do not occupy more than 1,000 square feet and are located within a parking structure, service station, or other auto-related establishment.

Service Stations. An establishment engaged in the retail sale of vehicle fuel, lubricants, parts and accessories. These uses include service stations with convenience stores, self-service auto washes and facilities having service bays for vehicle service and repair. The service and repair may include

incidental maintenance and repair of automobiles and light trucks but shall not include maintenance and repair of large trucks, or body and fender work or automobile painting on any vehicles.

- *Full Service.* A service station that has one or more service bays.
- *Minimum Service.* A service station that has no service bays.

Wrecking, towing and impound. The storage of operative or inoperative vehicles. These uses include storage of parking towaways, impound yards, and storage lots for buses and recreational vehicles, but do not include vehicle dismantling.

Automobile Storage Lot. A property used for short- or long-term parking of vehicles for sale or lease at an automobile dealership or rental agency on a separate lot.

Commercial Vehicle and Equipment Facilities. Heavy vehicle and large equipment, sales/rental, service and repair. An establishment that sells/ rents and may provide service and repairs to construction, farm or other heavy equipment. It does not include autos, trucks and other passenger vehicles used for personal or business travel.

Commercial Vehicles and Equipment. An establishment that sells, rents or services or repairs construction, farm or other heavy equipment, as well as vehicles for moving or towing property, such as cranes, earthmoving equipment, forklifts, tractors, cargo trucks, heavy trucks, trailers and vans.

Recreational Vehicles. An establishment that sells, rents and/or leases motor homes, trailers, and boats, including incidental storage, installation of accessories and maintenance. This includes facilities that repair or service recreational vehicles.

Banks and Financial Institutions

Banks and Credit Union. A bank, savings and loan, credit union, or other financial institution that provides retail-banking services to individuals and businesses but excluding Check Cashing Businesses. These uses include only those institutions engaged in the on-site circulation of cash money. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money, see Finance, Insurance and Real Estate Services.

Check Cashing Business. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in California Civil Code 1789.33. Check Cashing Businesses do not include state or federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers, that cash checks or issue money orders incidental to their main purpose or business.

Business services. Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms rather than individuals and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, quick printing services, and blueprint services.

Cannabis dispensary. A retail establishment licensed by the State of California to dispense, sell or make available cannabis for medical or recreational purposes.

Catering services. Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment for commercial purposes. This use includes theaters, concert halls, cinemas, nightclubs, and comedy clubs, and restaurants, snack bars, and other incidental good and beverage service for patrons.

Cinema. Facilities for indoor display of films and motion pictures.

Electronic Game Center. An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using.

Theater. Facility designed and used for entertainment, including plays, comedy, and music, which typically contains a stage upon which movable scenery and theatrical appliances, or musical instruments and equipment are used.

Large-scale facility. This classification includes large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, driving ranges, golf courses. It also includes indoor and facilities with more than 5,000 square feet in building area such as fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice- or roller-skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges; and riding stables.

Small-Scale facility. This classification includes small, generally indoor facilities that occupy less than 5,000 square feet of building area, such as billiard parlors, card rooms, electronic game centers, health clubs, yoga studios, music studios, dance halls, small tennis club facilities, poolrooms, and amusement arcades.

Eating and drinking establishment. Businesses primarily engaged in the selling and serving of prepared food and beverages for consumption on or off premises. Typical uses include restaurants, bars, brewpubs and tasting rooms, but does not include adult uses as defined and regulated by Chapter 16.TBD.

Bar/Tavern/Lounge. Establishments that operate under a Type 48 Department of Alcoholic Beverage Control license (On-sale General—Public Premises) and sell beer, wine and distilled spirits for consumption on the premises or Type 42 license (On-sale Beer and Wine-Public Premises) but do not necessarily sell food. Tavern also includes bars and pubs that operate under a Type 40 license (On-sale Beer) and which sell sandwiches or snacks but not wine or distilled spirits. This use does not include Night Clubs as defined by these regulations or restaurants that operate under a Type 48 License.

Brewpub. A full-service or limited-service restaurant with a micro-brewery as an accessory use. A brewpub may sell other supplier's beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises

Nightclub. An establishment engaged primarily in offering entertainment to the general public, in the form of music for dancing or live or recorded performances. The establishment may or may not engage in the preparation and retail sale of alcoholic beverages for consumption on the premises.

Restaurant, Full Service. Restaurant providing food and beverage services to patrons who order and are served while seated and pay after eating. Take-out service may also be provided. Full-service restaurant includes eating places authorized to sell beer, wine, and distilled spirits for consumption on-site under Type 47 Department of Alcoholic Beverage Control license and eating places that are authorized to sell beer and wine under a Type 41 License.

Restaurant, Limited Service. Establishment where food and beverages are consumed on the premises, taken out, or delivered, and where limited table service is provided. This classification includes cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products.

Restaurant with Drive-Through. Establishment where food or coffee-type beverages are purchased by motorists who remain in their vehicles during the sales transaction including drive-up service.

Tasting Room/Wine Bar. An establishment or place within a winery or brewery or other premises or a separate establishment licensed by the State Department of Alcoholic Beverage Control where wine, beer, and other alcoholic beverages produced, grown, or processed on the same site or off-site and are offered for sale or without charge to members of the public. Food may also be served. Tasting rooms may be established and operated by a single winery or brewery or collectively by a group of producers.

Equipment Rental. Establishment engaged in rental of equipment, such as medical devices and party equipment to individuals and businesses, and whose activities may include storage and delivery of items to customers. This use type does not include the rental of machines or vehicles.

Financial, Insurance and Real Estate Services. The finance, insurance and real estate services use type refers to establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include investment banks, insurance agencies or real estate firms, but

exclude uses involving the on-site circulation of cash, which are classified as Banks and Financial Institutions, and Pawn Shops.

Food and beverage retail sales. Retail sales of food and beverages retail for consumption off-premises. Typical uses include groceries, produce stores, liquor stores or delicatessens.

Convenience Store. A retail store of 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience and travelers' shopping needs, including a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption. This classification includes small retail stores located on the same lot as or operated in conjunction with a fuel Service Station but does not include small general markets, delicatessens or specialty food shops.

Farmers' Market. An outdoor market certified for direct retail sales by farms to the public by the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5. Additional activities including, but not limited to, retail sales of other food products, mobile food vendors, performance artists, etc. may occur at the same location subject to approval by the market operator.

Grocery Store/Supermarket. The retail sale of food and beverages for off-site preparation or consumption. This use may also include bakeries and the provision of other services (e.g., banks, copy services, dry cleaners, film processing, food take-outs, pharmacies, video rentals, etc.) under one roof. The use includes produce stores where a majority of the floor area is used for selling fresh fruits and vegetables, fresh and frozen meats, fish, and poultry as well as other items intended for home preparation and consumption.

Liquor store. A retail establishment licensed by the State Department of Alcoholic Beverage Control to sell alcoholic beverages for off-site consumption. See Section TBD for additional details and requirements.

Off-sale general. A store operating under a Type 21 license authorizing sale of distilled spirits, beer, wine, and other alcoholic beverages for consumption off the premises.

Off-sale beer and wine. A store operating under a Type 20 license authorizing sale of beer and wine for consumption off the premises.

Mobile Food Truck Off-Street. Commercial vending of food and beverages from vehicles parked off-street. See Section 16.TBD, Mobile Food Vendors for additional details.

Produce Store. An indoor market of food and beverages for off-site preparation or consumption and includes fresh fruits, vegetables, poultry, eggs, meats, dairy products and dry groceries.

Public Market. Indoor and or outdoor retail year round use with multiple food vendors that are owner-operated shops, stalls, and/or day-tables. The market may include a food hall with independent

purveyors with common seating area. The public market may sell in season, fresh and farm products, artisan, crafts, limited production products. The public market may be owned and operated by public or non-profit entities. May include a farmer's market and chain stores and franchises, which are an accessory to independent purveyors.

Funeral/interment service. An establishment providing services involving the care, preparation, or disposition of human remains for burial including arranging and managing funerals but not including cemeteries, crematories, or religious assembly uses, which are separately regulated.

Laboratory. An establishment providing dental or medical laboratory services; or an establishment providing analytical, photographic, or testing services.

Live/work Unit. A unit that combines a workspace and incidental residential occupancy, in which the work component is the primary use and the residential component is secondary, occupied by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity. The "work" activity is conducted by a person or persons for whom the living space is their principal residence. See Section 16.TBD for further details.

Commercial Lodging. An establishment primarily engaged in the provision of overnight accommodations for patrons who maintain a permanent place of residence elsewhere. Incidental food, drink and other sales and services intended for the convenience of guests may be provided.

Bed and breakfast. An establishment offering lodging on less than a weekly basis in a residential structure in which the property owner or manager lives on site with incidental eating and drinking service for lodgers only provided from a single kitchen on the premises. Bed and breakfast does not include Vacation rentals or other short-term rental accommodations available for rent or hire where the owner or manager occupies the premises while paying guests are present.

Campground. Campground services involving transient habitation areas for travelers in recreational vehicles or tents including recreational vehicle parks.

Hotel and motel. An establishment providing temporary lodging to transient patrons but not providing room rentals on an hourly basis. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, apartment hotels, hostels and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs, single-room occupancy housing, or bed and breakfast establishments within a single-unit residence.

Maintenance or Repair Services. An establishment providing appliance repair, office machine repair, or building maintenance services. This use does not include the maintenance and repair of vehicles (see Vehicle/Equipment Repair).

Nursery and Garden Center. A retail establishment selling plants, seeds, shrubs, and various gardening equipment. Garden products such as trees, shrubs, plants, seeds, bulbs, and sod are predominantly grown

elsewhere. All merchandise other than plants is kept within an enclosed structure or fully screened. Fertilizers of any type are stored and sold in package form only.

Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities (See Research and Development) and hospitals (see Hospitals and Clinics).

Business and professional. Offices of firms or organizations providing professional, executive, management, administrative, financial, accounting, or legal services, but excluding those that primarily provide direct services to patrons that visit the office (See Offices, Walk-In Clientele).

Medical and dental. Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Walk-In clientele. Offices providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, private utility company offices, and offices for elected officials. It does not include banks or check-cashing facilities, which are separately classified and regulated (See Banks and Financial Institutions).

Parking facilities. Surface lots and structures for the use of occupants, employees, or patrons on the subject site or offering parking to the public for a fee when such use is not incidental to another on-site activity.

Personal services

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, day/health spas (massage service is accessory), nail salons, tanning salons, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, photography studios, and travel agencies mainly intended for the consumer. This classification also includes massage establishments that are in full compliance with the applicable provisions of the Municipal Code, and in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section 4612, but excludes gyms, exercise clubs, or studios offering performing arts, martial arts, physical exercise, or yoga training and similar types of instruction (see Personal Services, Physical Training)

Massage Service. Any premises, place of business or membership club where the primary use is providing or giving for a fee or other form of consideration a massage, fomentation, bath, manipulation of the body, electric or magnetic treatment, alcohol rub or other similar massage service or procedure. A use where accessory massage occurs i.e., chair massage services in a supermarket, massage services in the courtyard of an outdoor or indoor shopping center) shall not be classified as a massage establishment.

Massage Therapy. Massage operations in conjunction with and on the same premises and when accessory to a physician, surgeon, chiropractor, osteopath, nurse or any physical therapist who are duly State-licensed to practice their respective professions in the State of California, trainers of athletes, and State-licensed barbers, beauticians, manicurists, cosmetologists, and estheticians while engaging in practices as part their license.

Personal Services, Physical Training. Gyms, exercise clubs, or studios offering martial arts, physical exercise, yoga training and similar types of instruction to classes and groups of more than five persons.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail sales

Building Materials, Sales and Service. Retailing, wholesaling or rental of building supplies or equipment. These uses include lumberyards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes the exclusive retail sales of paint and hardware, plant nurseries, and activities classified under Auto/Vehicle Sales and Services - Sales and Leasing. Accessory sales of paint and hardware are permitted.

Firearm Sale. The retail sale of firearms or ammunition by a firearms dealer, whether it is the principal sales item or incidental to the overall sales. This use includes firearms dealers that transfer and lease any firearms.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 75,000 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Large Format Retail. Retail establishments with more than 80,000 square feet of sales area that sell merchandise and bulk goods for individual consumption, of which more than 10,000 square feet is used for the sale of non-taxable merchandise, including, but not limited to, food and beverage retail sales. This includes membership warehouse clubs and similar retail establishments known as “superstores”.

Pawnshop. An establishment engaged in the buying, selling, trading, accepting for consignment, accepting for auctioning, or auctioning of new or secondhand merchandise and offering loans in exchange for or secured by personal property.

Smoke shop. Any establishment that devotes 20 percent or more of the display area to the sale or exchange of tobacco products and/or tobacco paraphernalia. (See Definition.) This does not include retail sales of cannabis for recreational or medical purposes, which are separately regulated.

Swap meet. The display, exchange, barter or sale of new or used common household items or office equipment and furnishings, clothing, personal effects, household furnishings and household appliances at an approved location. These include both indoor and outdoor swap meets, conducted on either a permanent or recurring basis. Also known as a flea market.

16. 46.014 Industrial use classifications

Artisan/small-scale manufacturing. The artisan/small-scale manufacturing use type refers to establishments primarily engaged in on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacturers.

Artist’s studio. Work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students. It does not include joint living and working units (See Live-Work).

Studio-Light. Small-scale art production that is generally of a low impact. Typical uses include painting, photography, jewelry, glass, textile, and pottery studios.

Studio-Heavy. Art production on a medium or large scale generally using heavy equipment. Typical uses include large-scale metal and woodworking studios.

Brewery Production. A facility licensed by the State to manufacture beer, ale, mead, hard cider and similar brewed beverages. See Chapter TBD, Definitions.

Brewery-Micro. An establishment licensed by the California Department of Alcohol Beverage Control to less than 15,000 barrels of ales, beers, meads, hard ciders and/or similar beverages onsite annually subject to a Type 23 license. Micro-breweries may also serve beverages onsite and sell beverages for offsite consumption pursuant to the regulations of the California Department of Alcohol Beverage

Control and the federal Bureau of Alcohol, Tobacco, and Firearms. This also includes a do-it-yourself brewery where customers produce craft style beer or wine on the premises of a brewery or microbrewery. Customers also may purchase the ingredients, rent the equipment, time and space, and be assisted/trained by an on-site brew master.

Brewery - Large. An establishment that annually produces 15,000 barrels or more of ales, beers, meads, hard ciders and/or similar beverages onsite subject to a Type 1 license. Production breweries may also serve beverages onsite, with or without the service of food, and sell beverages for offsite consumption pursuant to the regulations of this Code, the California Department of Alcohol Beverage Control, and the federal Bureau of Alcohol, Tobacco, and Firearms.

Cannabis uses. Establishments involved in the planting, growing, harvesting, drying, curing, grading, trimming, or distribution of marijuana as defined in this Code and Chapter 7.100, Marijuana of the Municipal Code.

Cannabis cultivation. Commercial activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana.

Cannabis distribution. The procurement, sale, and transport of marijuana and marijuana products between holders of state licenses and local permits but excludes retail sales to medical marijuana customers.

Cannabis manufacturing. A facility involved in the non-volatile production, preparation, propagation, or compounding of marijuana or marijuana products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, at a fixed location that packages or repackages medical marijuana or medical marijuana products or labels or re-labels its container.

Commercial kitchen. Kitchens used for the preparation of food to be delivered and consumed off-site. Typical uses include catering facilities. This classification does not include businesses involved in the processing or manufacturing of wholesale food products (See Industry, Limited).

Industry, general. The manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, primarily from extracted or raw materials, or bulk storage and handling of the products and materials. Uses in this classification involve an incidence of truck or rail traffic, and/or outdoor storage of products, materials, equipment, or bulk fuel. These uses include auto dismantling within an enclosed building; biomass energy conversion; food processing and packaging, laundry and dry-cleaning plants greater than 5,000 square feet in size, production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing, concrete products manufacture (excluding concrete ready-mix plants), small animal production and processing within an enclosed building, and power generation.

Industry, limited. The manufacturing of finished parts or products primarily from previously prepared materials; and provision of industrial services within an enclosed building. These uses include processing, fabrication, assembly and treatment, commercial laundries and dry-cleaning plants with 5,000 square feet of less; monument works; printing, engraving, and publishing; sign painting shops; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. It also includes the preparation, manufacturing, and/or packaging of food for off-site consumption. Typical food manufacturing uses include canners, roasters, breweries, wholesale bakeries, and frozen food manufacturers. It excludes basic industrial processing from raw materials, food processing, and vehicle/equipment services and commercial bakeries that provide seating for on-site consumption, which are classified as take-out restaurants.

Media production. Establishments engaged in the production of movies, video, music and similar forms of intellectual property. Typical facilities include movie and recording studios and production facilities, distribution facilities, editing facilities, catering facilities, printing facilities, post-production facilities, set construction facilities, sound studios, special effects facilities and other entertainment-related production operations. This classification does not include facilities for live audiences (see Commercial Entertainment and Recreation) or transmission and receiving equipment for radio or television broadcasting (see Communication Facility).

Support facility. Administrative and technical production support facilities such as offices, editing and sound recording studios, film laboratories, and similar functions that occur entirely within a building.

Full-service facility. Indoor and outdoor production facilities, distribution facilities, post-production facilities, set construction facilities, sound stages, special effects facilities, and other media-related production operations.

Recycling facilities. A collection facility for recycling materials including glass, metal, paper products and other materials as may be determined by the Director. This use includes donation collection facilities, mobile recycling units, reverse vending machines and small and large collection facilities.

Recycling, large. A recycling facility over 700 square feet for the drop-off or deposit of recyclable materials. These uses include mobile recycling units, storage bins, and required enclosures and reverse vending machines collectively over 700 square feet.

Recycling, small. A recycling facility of 700 square feet or less for the deposit or drop-off of CRV recyclable materials. These uses include mobile recycling units, storage bins, and required enclosures and reverse vending machines.

Research and development. A facility for scientific research and the design development, and testing of and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities. It may also include offices as a secondary use. Typical uses include electronics

research laboratories, space research and development firms, and pharmaceutical research labs but excludes medical testing, analysis, and product testing.

Salvage and wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods, including, but not limited to any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing, storage, and distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

Chemical, mineral, and explosives storage. Storage and handling of hazardous materials including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives.

Indoor warehousing and storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials. This classification also includes cold storage, draying or freight, moving and storage, and warehouses. It excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor storage. Storage of vehicles or commercial goods or materials in open lots. Typical uses include monument or stone yards, grain elevators or open storage yards.

Mini-storage. A storage facility that is characterized by individual separate spaces which are accessible by customers for the storing and retrieval of personal effects, household goods, business supplies or products offered for off-site sales. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, office or other business services, or human habitation on the premises. Also called self-service storage.

16.46.015 Transportation, communication and utilities use classifications

Airports and heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal buildings and parking, air freight terminals, baggage handling facilities, aircraft hangar and public transportation and related facilities, including bus operations, servicing and storage. This classification also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops, and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Passenger station. Facilities for passenger transportation operations. This classification includes rail, bus and ferry stations and terminals but does not include terminals serving airports or heliports. Typical uses include ticket purchasing and waiting areas out of the public right-of-way, restrooms, and accessory uses such as cafés.

Communications facilities. Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms, but excluding major utilities and wireless telecommunications antenna facilities. See Chapter TBD, Wireless Telecommunications for additional details.

Antennas. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support reception or transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

Equipment within buildings. Indoor facilities containing primarily communication equipment and storage devices such as computer servers.

Freight/truck terminal and warehouse. Facilities for freight, courier, and postal services by truck or rail. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Light fleet-based service. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site.

Marina. Facilities for the docking of boats and related accessory uses, including boat rentals, boat repairs, boat fueling facilities, and a harbormasters office.

Utility, major. Generating plants, electrical substations, aboveground electrical transmission lines, refuse collection or disposal facilities, dredge disposal sites, water reservoirs, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

Utility, minor. A utility facility that is necessary to support a legally established use and involves only minor structures (e.g., electrical distribution lines).

16. 46.016 Agricultural use classifications

Agricultural Processing. Establishments performing a variety of operations on crops after harvest, to prepare them for market on site or further processing and packaging at a distance from the agricultural area, including but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; wineries; alcohol fuel production; and

receiving and processing of green material, other than that produced on site. This classification does not include commercial composting or the stockpiling or processing of manure for commercial purposes.

Agricultural-Support Services. Agriculturally related services, such as storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; farm animal veterinary clinics; custom farming services; agriculturally related building, feed, and farm-supply stores; agricultural waste handling and disposal services; and other similar related services.

Animal hospital, livestock. A place where livestock (horses, cows, etc.) and small animals are given medical or surgical treatment. Boarding of animals is incidental to such hospital use.

Animal husbandry. The breeding, raising and day-to-day care of animals raised for meat, fiber, milk, eggs, or other products.

Animal Raising. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle.

Cultivation. The planting, raising, and harvesting of tree, vine, field, forage, and other plant crops grown to provide food or fibers. This classification excludes the cultivation of cannabis and wholesale or retail nurseries.

Farmworker housing. A housing accommodation developed for and/or provided to farmworkers including any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites.

Farmworker dwelling unit. A single-unit residential structure providing accommodations for six or fewer farmworkers at any one time.

Farmworker housing complex. Farm employee housing other than a farmworker dwelling unit that is licensed by the State and contains a maximum of 36 beds if the housing consists of any group living quarters, such as a barrack or a bunkhouse, or contains a maximum of 12 residential units. A farmworker housing complex is occupied exclusively by farmworkers and their households.

Urban Farm. An agricultural use in an urban area, in a zoning district where urban land uses predominate. Urban farms may be of any size, though permit requirements will differ. Community gardens, community-supported agriculture farms, and private farms are all considered urban farms.

16.46.017 Accessory use classifications

Accessory dwelling unit. An attached or a detached residential dwelling unit as defined by Section 65852.2(j) of the Government Code, as may be amended, which provides complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation and is situated on the same parcel as the single-unit dwelling with which it is associated. This term also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, as may

be amended, and a manufactured home, as defined in Section 18007 of the Health and Safety Code, as may be amended. This use is distinguished from a duplex, which is not subject to the requirements of State law for Accessory Dwelling Units.

Caretaker unit. Living accommodations for employees and their immediate families employed for the exclusive purpose of on-site management, maintenance, or upkeep. Also known as a building manager's unit.

Family day care. A home at which the resident of the home provides regular nonmedical care, protection, and supervision of one (1) for up to fourteen (14) children for periods of less than 24-hours per day while the parents or authorized representatives are away. The provider shall be licensed per the State Health and Safety Code unless specifically exempted therein.

Family day care home, small. A family day care home that provides family day care for up to eight (8), including children who reside at the home, pursuant to Health and Safety Code Section 1597, as may be amended.

Family day care home, large. A family day care home that provides family day care for up to seven (7) to fourteen (14) children, including children who reside at the home pursuant to Health and Safety Code Section 1597, as may be amended.

Farm stand. A stand located on an active farm that sells processed agricultural products, such as jams, preserves, pickles, juices, cured olives, and other "value-added" products made with ingredients produced on or near the farm, in addition to fresh produce, eggs, and other goods produced on the farm. These stands are accessory to on-site agricultural operations in order to promote the sale of locally grown fresh produce.

Guest house. Living quarters for temporary occupancy by guests of the owner that have no kitchen facilities and are not rented or otherwise used as a separate dwelling unit.

Home occupation. A commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling.

Tasting room. A space for on-site tasting of alcoholic beverages and retail sales that is licensed by the California Department of Alcoholic Beverage Control and operated within a winery, micro-brewery/micro-distillery, grocery store, large format liquor store or wine shop but not within a liquor store or a convenience store or mini-market associated with fuel sales. See Eating and Drinking Establishments for tasting rooms that are not within a winery, brewery or other production facility on the same site.