

## CITY OF VALLEJO PLANNING COMMISSION

Charles Legalos, Chairperson  
Kent Peterman, Vice Chair  
Gary Salvadori  
Linda Engelman  
Robert McConnell  
Norm Turley  
Gail Manning

**MONDAY**  
**4 JUNE 2007**

**7:00 P.M.**

City Hall  
555 Santa Clara Street  
Vallejo, California 94590

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

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Planning Commission may approach the podium during the "Community Forum" portion of the agenda. The total time allowed for Community Forum is fifteen minutes with each speaker limited to three minutes.

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.

The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

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

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

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

A. ORDER OF BUSINESS CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF THE MINUTES: None.

E. WRITTEN COMMUNICATIONS: None.

F. REPORT OF THE SECRETARY

1. Upcoming Meeting of Monday, June 18, 2007

- a. Site Development 06-0032 is an application for a 2<sup>nd</sup> story addition in the View District located at 35 Burnham Street.
- b. Reminder that the meeting of July 2, 2007 has been canceled.

G. CITY ATTORNEY REPORT

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

1. Report of the Presiding Officer and members of the Planning Commission
2. Council Liaison to Planning Commission
3. Planning Commission Liaison to City Council

I. COMMUNITY FORUM

*Members of the public wishing to address the Commission on items not on the agenda are requested to submit a completed speaker card to the Secretary. The Commission may take information but may not take action on any item not on the agenda.*

J. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

*Consent Calendar items appear below in section K, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved.*

*All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.*

K. PUBLIC HEARINGS

1. [Consent] Resolution of Intention directing staff to amend Chapter 16.38 of the Vallejo Municipal Code to address projects within the Mare Island Historic District as part of the Mare Island Specific Plan Amendment II project. Proposed CEQA Action: Exempt. Staff person: Michelle Hightower 648-4506.
2. Amendment to the Downtown Master Plan and Downtown Specific Plan regarding temporary uses in the Georgia Street Corridor. Proposed CEQA Action: Exempt (Section 15301- Negligible or no expansion of uses). Staff recommends a recommendation of approval to the City Council. Staff Person: Don Hazen 648-4328.

L. OTHER ITEMS

1. Lennar Mare Island, LLC Development Agreement Annual Review. Staff Person: Michelle Hightower 648-4506.

M. ADJOURNMENT

## **CITY OF VALLEJO**

### **NOTICE OF CANCELLATION OF THE REGULAR MEETING OF THE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN THAT THE REGULAR MEETING OF THE VALLEJO PLANNING COMMISSION SCHEDULED FOR MONDAY, JULY 2, 2007 AT 7:00 P.M. IS HEREBY CANCELED. THE NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, JULY 16, 2007, AT 7:00 P.M. FURTHER INFORMATION MAY BE OBTAINED FROM THE PLANNING DIVISION OFFICE 707-648-4326 OR BY CHECKING THE CITY WEBSITE AT [www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us).

**CHARLES LEGALOS, Chair**  
**DON HAZEN, Secretary**

DATE OF NOTICE: May 29, 2007



**CITY OF VALLEJO**  
 DEVELOPMENT SERVICES DEPARTMENT  
 555 Santa Clara Street - P.O. Box 3068  
 Vallejo, California 94590-5934

## MEMORANDUM

TO: City of Vallejo Planning Commission  
 FROM: Don Hazen, Planning Manager  
 Michelle Hightower, Senior Planner  
 DATE: June 4, 2007  
 SUBJECT: Resolution of Intention for Code Text Amendment #06-0006

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The City of Vallejo and Lennar Mare Island, LLC have proposed to amend the 2005 Mare Island Specific Plan to primarily address policies related to historic resources on Mare Island. As part of this effort, the City Planning Division has also proposed to amend Chapter 16.38 Architectural Heritage and Historic Preservation of the Vallejo Municipal Code (V.M.C). The intent of the proposed Code Text Amendment is to reflect the adoption of the 2005 Mare Island Specific Plan, which provides regulations, standards and procedures for contributing resources and projects within the Mare Island Historic District.

Currently, Section II of Chapter 16.38 of the V.M.C., entitled "Mare Island Amendment" provides standards, procedures and regulations for contributing resources on the former Mare Island Naval Shipyard. It also directs the Planning Manager to develop Project Guidelines, in consultation with the Architectural Heritage and Landmarks Commission (AHLC) to provide specific and detailed standards for each contributing resource by providing recommended and not recommended actions in terms of alteration, new construction, demolition and relocation. In compliance with the V.M.C., the City Council adopted the Mare Island Specific Plan Amended and Restated in November 2005, as recommended by the AHLC, which included Appendix B.1 Mare Island Historic Project Guidelines, Appendix B.2 Revised Predictive Archaeological Model and Archaeological Treatment Plan for Mare Island, Appendix B.3 Mare Island Catalogue of Historic Resources, and Appendix B.4 Design Guidelines for the Mare Island Historic District. The proposed Code Text Amendment would: (1) eliminate those sections of the V.M.C. that currently provide standards, procedures and regulations for projects within the Mare Island Historic District; (2) reference the Mare Island Specific Plan which includes all associated appendices for standards, procedures and regulations for contributing resources and projects within the Mare Island Historic District; and (3) incorporate those applicable standards, procedures and regulations for contributing resources and projects within the Mare Island Historic District that were eliminated from the V.M.C. as part of the Mare Island Specific Plan and associated appendices.

**Recommendation:** Staff recommends that the Planning Commission adopt the attached resolution of intention directing staff to amend Chapter 16.38 of the Vallejo Municipal Code to address projects within the Mare Island Historic District as part of the Mare Island Specific Plan Amendment II project.

**ATTACHMENTS:**

- A. Proposed Resolution of Intention

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION OF INTENTION NO. 07-0002 PC**

**A RESOLUTION OF THE PLANNING COMMISSION**  
Code Text Amendment #06-0006 Mare Island Amendment

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WHEREAS, Sections 16.38.030 – 16.38.049 of Chapter 16.38 Architectural Heritage and Historic Preservation, Section II, Mare Island Amendment of the Vallejo Municipal Code provides standards, procedures and regulations for contributing resources on the former Mare Island Naval Shipyard (Mare Island); and

WHEREAS, Section 16.38.036 of the Vallejo Municipal Code directs the Planning Manager to develop Project Guidelines, in consultation with the Architectural Heritage and Landmarks Commission that provide specific and detailed standards for each contributing resource by providing recommended and not recommended actions in terms of alteration, new construction, demolition and relocation, based on each resource or group of resources; and

WHEREAS, Section 16.38.036 of the Vallejo Municipal Code also states that such Project Guidelines be considered by the Architectural Heritage and Landmarks Commission for recommendation to the City Council as an amendment to the Mare Island Specific Plan; and

WHEREAS, Section 16.38.036, of the Vallejo Municipal Code further states that prior to the adoption of the Project Guidelines, for standards and treatment, the Vallejo Municipal Code shall be used in its place; and

WHEREAS, on November 17, 2005, the Architectural Heritage and Landmarks Commission voted in favor of forwarding a recommendation to the City Council to adopt the Mare Island Specific Plan Amended and Restated, which included Appendix B.1 Mare Island Historic Project Guidelines, Appendix B.2 Revised Predictive Archaeological Model and Archaeological Treatment Plan for Mare Island, Appendix B.3 Mare Island Catalogue of Historic Resources, and Appendix B.4 Design Guidelines for the Mare Island Historic District; and

WHEREAS, on November 29, 2005, the City Council adopted the Mare Island Specific Plan Amended and Restated, which incorporated all associated appendices; and

WHEREAS, staff has proposed to amend Section II, Mare Island Amendment of the Vallejo Municipal to reference the Mare Island Specific Plan and all associated appendices for standards, procedures and regulations for contributing resources on Mare Island and for new construction within the Mare Island Historic District; and

WHEREAS, staff has proposed to eliminate all applicable standards, procedures and regulations for contributing resources on Mare Island currently provided in Sections 16.38.030 – 16.38.049 of the Vallejo Municipal Code and incorporate them as part of the Mare Island Specific Plan, Appendix B.1 Mare Island Historic Project Guidelines.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby ADOPTS Resolution of Intention # pursuant to Vallejo Municipal Code Section 16.86.030, directing staff to amend the Vallejo Municipal Code Zoning Ordinance addressing the Mare Island Amendment.

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

**DATE OF MEETING:** June 4, 2007

**PREPARED BY:** Don Hazen, Planning Manager 

**PROJECT DESCRIPTION:** City-initiated amendment to the Downtown Vallejo Specific Plan and Downtown Master Plan (Ordinance No. 1533 N.C., 2d) to permit specified temporary non-retail uses on the ground floor along the Georgia Street Corridor; generally extending along Georgia Street between Santa Clara Street and 50 feet west of Sutter Street.

**RECOMMENDATION:** Recommend City Council approval

**CEQA:** Categorically Exempt (Sec. 15301 – Negligible or no expansion of uses)

**BACKGROUND SUMMARY**

On September 20, 2005, the City Council approved Ordinance No. 1553 N.C. (2d) and Resolution No. 05-321, which rezoned properties in the downtown to Mixed-Use Planned Development, and established the Downtown Vallejo Specific Plan as the Master Plan for Downtown.

Included in the Specific Plan are land use regulations intended to maintain and enhance Georgia Street as the “primary retail corridor” of downtown. Consequently, the list of permitted uses on the ground floor for Georgia Street are retail-oriented. However, the plan also acknowledged the need to “identify appropriate interim uses in retail spaces until such time as there is a market for retail uses” (pg. 4.3). This is the basis for the proposal being considered by the Planning Commission.

In response to concerns expressed by downtown merchants and property owners that the current restrictions on uses for the ground floor were too prohibitive in this current real estate market, staff began extensive discussions with the various downtown groups in order to craft interim land use policies consistent with the intent of the Specific Plan. On April 17, 2007, the City Council passed Resolution no. 07-88 N.C., a resolution of intention directing staff to prepare an amendment adopting interim land use policies as described and analyzed below.



## ANALYSIS

The key points of the proposed amendment as recommended in the City Council resolution of intent are as follows:

- Permit certain specified non-retail uses to be temporarily established on the ground floor during a two (2) year period following final City Council approval.
- Twelve (12) months into that two-year year period, reevaluate the retail market and determine whether a longer time period for allowing new non-retail uses should be granted.
- After the two-year period expires (or as modified during the reevaluation), those existing uses will be permitted to remain in business for an additional six (6) year period. All new uses established after the two-year period ends would have to comply with the current Specific Plan requirement for ground-floor uses.

Note: Current legal non-conforming, non-retail uses would not be affected by the above regulations.

### Proposed Interim Non-Retail Uses

The following list of land uses are recommended to be permitted on a temporary basis during the term of the interim land use regulations. The list was originally proposed by a consensus of the various downtown groups and staff concurs. This is also the same list that the City Council reviewed as a part of their consideration of the resolution of intention. These uses are already permitted on the upper level of the Georgia Street Corridor, with the exception of the "Participant sports and recreation, indoor studios". As with all other uses specified in the Downtown Plan, the land use categories are further defined and referenced in Section 16.06 of the Zoning Ordinance.

Administrative & Professional (Sec. 16.06.240)  
Business Support Service (Sec. 16.06.300)  
Communication Services (Sec. 16.06.310)  
Financial Insurance and Real Estate Services (16.06.360)  
Medical Offices (Sec. 16.06.405)  
Medical Services (Sec. 16.06.410)  
Participant Sports and Recreation,  
Indoor (e.g. fitness clubs, yoga, martial art  
Studios, dance, etc. Sec. 16.06.420)

Staff supports these uses on an interim basis, because while they are not strictly defined as retail, they can help provide economic benefits in the form of employee/customer-generated retail sales in the surrounding area, plus they will help reduce the overall vacancy rate.

### Interim Time Periods

The time period for which temporary non-retail land uses would be permitted on the ground floor was widely debated during two City Council hearings. The two main points of discussion centered on whether the new uses established during the interim period should be grandfathered as permanent or remain temporary; and how long the time frame should be for allowing non-retail uses, regardless of whether they were considered permanent or temporary.

Ultimately, the City Council voted 4-2 to consider the uses temporary and to permit them to be established during a two year period (reevaluated prior to that expiration); and to allow those uses to continue operating for an additional six years after the two years expired. The reevaluation will assess the strength of the retail market, consider the number of non-retail tenants leasing on the ground floor, and ultimately, the Planning Commission and City Council would decide whether to extend any of the time frames.

### Implementation

Staff recommends that applicants proposing to occupy the ground floor be required to file an Administrative Permit application with the Planning Department (2-3 weeks to process). This is the same process that is specified for the upper level uses. Upon the advice of the City Attorney, uses established under these interim regulations will also be required to have a three-way land use agreement recorded and signed by the property owner, business owner, and City, acknowledging the temporary nature of the use and the need to cease business at the prescribed expiration date of the interim regulations (see attached draft).

### Consistency with General Plan and Downtown Specific Plan

The Downtown Specific Plan was found to be consistent with the General Plan when it was approved by the City Council in 2005. The proposed amendment to the Downtown Specific Plan to provide interim land uses during this transition period is consistent with the Downtown Vallejo Specific Plan goals and policies which include encouraging an active pedestrian corridor and identifying measures intended to implement the Plan's goals and policies. Goal 4.2 and Policy 4.2.2 of the Specific Plan include "Identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses, and "Encouraging flexibility in land use regulations to promote as much development and redevelopment with a mix of uses, by not having separated land uses identified on a land use map" (SP pg. 4.3).

## **ENVIRONMENTAL DETERMINATION**

This proposal is categorically exempt pursuant to CEQA Guidelines 15301. The amendment to the Downtown Specific Plan and the Downtown Master Plan involves permitting a negligible or no expansion of the uses beyond those existing at the time of the City's consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

## **CONCLUSION/RECOMMENDATION**

The proposed temporary land use regulations are consistent with the Downtown Specific Plan's objectives to identify interim uses that will help reduce the vacancy rate while the retail market strengthens over time. The proposed regulations appear to have widespread support of the downtown stakeholders and majority of the City Council. Staff recommends that the Planning Commission recommend City Council of the proposed amendments to the Master Plan/Downtown Specific Plan with the findings outlined in the attached resolution.

## **ATTACHMENTS**

1. Planning Commission Resolution recommending City Council approval of an ordinance holding on first reading, an amendment of the Downtown Master Plan, and resolution amending the Downtown Specific Plan.
2. Draft land use agreement

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC-07-**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE DOWNTOWN MASTER PLAN (ORD. NO. 1553 N.C. 2d) AND DOWNTOWN VALLEJO SPECIFIC PLAN (RESO. NO. 05-321) ADOPTING INTERIM TEMPORARY LAND USE REGULATIONS FOR THE GEORGIA STREET CORRIDOR**

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**I. GENERAL FINDINGS**

WHEREAS, Ordinance No. 1553 N.C. (2d) was approved by the Vallejo City Council on September 20, 2005 and intended that the Downtown Vallejo Specific Plan serve as the Master Plan of development for the downtown area; and

WHEREAS, the Downtown Vallejo Specific Plan was adopted by the Vallejo City Council on September 20, 2005, with the stated vision that “Downtown will become the focus of community pride as the revitalized “heart” of Vallejo; and

WHEREAS, the Downtown Specific Plan Land Use Goal 4.2c strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses and prohibiting boarded up storefronts even during transition periods”; and

WHEREAS, it is necessary to allow a broader range of temporary uses on the ground floors of buildings along the Georgia Street corridor as depicted in the attached Exhibit ‘A’, in order to provide a transition of land uses until the retail market improves:

**II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

Section 1. The project qualifies for a Class 1 categorical exemption from the requirements of CEQA per Section 15301 of Title 14 of the California Code of Regulations as it involves permitting a negligible or no expansion of the uses beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

**III. FINDINGS RELEVANT FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN**

Section 2. The Planning Commission finds that the Downtown Specific Plan was found to be consistent with the General Plan when it was approved by the City Council in 2005. The proposed amendments to the Downtown Specific Plan to provide interim land uses during this transition period is consistent with the Downtown Vallejo Specific Plan goals and policies which include encouraging an active pedestrian corridor and identifying measures intended to implement the Plan's goals and policies. Goal 4.2 and Policy 4.2.2 of the Specific Plan include "Identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses, and "Encouraging flexibility in land use regulations to promote as much development and redevelopment with a mix of uses, by not having separated land uses identified on a land use map" (SP pg. 4.3).

**IV. RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE DOWNTOWN MASTER PLAN (ORD. NO. 1553 N.C. 2d) AND DOWNTOWN VALLEJO SPECIFIC PLAN (RESO. NO. 05-321) ADOPTING INTERIM TEMPORARY LAND USE REGULATIONS FOR THE GEORGIA STREET CORRIDOR**

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby RECOMMENDS CITY COUNCIL APPROVAL of the attached draft City Council Ordinance amending Ordinance No. 1553 N.C. (2d) and the attached draft City Council Resolution amending Resolution No. 05-321 (Exhibits A, B), permitting specified temporary non-retail uses on the ground floor of the Georgia Street Corridor as provided therein.

**V. VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote to-wit:

AYES:  
NOES:  
ABSENT:

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CHARLES LEGALOS, CHAIRPERSON  
City of Vallejo PLANNING COMMISSION

Attest:

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Don Hazen  
Planning Commission Secretary

Exhibit A

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF VALLEJO, AND HOLDING ON FIRST READING, AN  
AMENDMENT OF ORDINANCE NO. 1553 N.C. (2D) AND APPROVING THE  
INCORPORATION OF TEMPORARY LAND USE REGULATIONS IN THE DOWNTOWN  
VALLEJO SPECIFIC PLAN AS A PART OF THE APPROVED MASTER PLAN FOR  
DOWNTOWN**

**THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Findings and Determination.**

The City Council hereby finds and determines that:

- A. On September 20, 2005, Ordinance No. 1553 N.C. (2d) was approved and established the Downtown Vallejo Specific Plan and accompanying Downtown Vallejo Design Guidelines as the Master Plan for the downtown.
- B. On September 20, 2005, the City Council certified the Draft Downtown Vallejo Specific Plan and Virginia Street Development Final Environmental Impact Report, dated August 2005 and approved the Mitigation Monitoring and Reporting Program, dated August 2005.
- C. On September 20, 2005, Resolution No. 05-321 was approved by the City Council, approving the Downtown Vallejo Specific Plan and accompanying Downtown Vallejo Design Guidelines and finding that such documents were consistent with the City's General Plan.
- D. On April 17, 2007, Resolution No. 07-88 N.C. was approved by the City Council, finding that it was necessary to allow a broader range of temporary uses on the ground floors of buildings along the downtown Georgia Street Corridor in order to provide a transition of land uses until the retail market improves, and directing staff to prepare an amended Downtown Vallejo Specific Plan and expressing its intent to revise Ordinance No. 1553 N.C. (2d).
- E. On June 4, 2007, the Vallejo Planning Commission conducted a duly noticed public hearing on the proposed amendment of Ordinance No. 1553 N.C. (2d) to incorporate temporary land use regulations into the Downtown Vallejo Specific Plan, and after considering all verbal and written testimony, passed a resolution recommending approval.

- F. On June 12, 2007, the City Council conducted a duly noticed public hearing on the proposed temporary land use regulations for the downtown Georgia Street Corridor and considered all verbal and written testimony on record.
- G. The addition of temporary land use regulations into the Downtown Vallejo Specific Plan is consistent with the City General Plan and the Downtown Vallejo Specific Plan Land Use Goal 4.2c, which “strives to enrich the mix of Downtown uses by “identifying appropriate interim uses in retail spaces until such time there is a market for retail uses and prohibiting boarded up storefronts even during transition periods.
- H. The proposed amendments are categorically exempt from the requirements of CEQA per section 15301 of Title 14 of the California Code of Regulations as it involves permitting a negligible or no expansion of the uses beyond those existing at the time of the City’s consideration and determination on the Downtown Vallejo Specific Plan.

SECTION 2. Approval of amendments permitting temporary land uses along the Georgia Street Corridor to serve as a part of the Downtown Master Plan.

Based on the findings herein above, the City Council hereby approves the Downtown Master Plan and holding on first reading, as amended and described in Resolution No. \_\_\_\_\_.

SECTION 3. Effective Date.

The effective date of this shall be thirty (30) days after the final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the 12<sup>th</sup> day of June, 2007 and finally passed and adopted at a regular meeting of the Council held the \_\_\_\_\_ day of June 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Exhibit B

**RESOLUTION NO \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL AMENDING THE DOWNTOWN VALLEJO  
SPECIFIC PLAN TO INCLUDE TEMPORARY USE REGULATIONS WITHIN THE  
GEORGIA STREET CORRIDOR**

BE IT RESOLVED by the City Council of the City of Vallejo as follows:

WHEREAS, the Downtown Vallejo Specific Plan was adopted by the Vallejo City Council on September 20, 2005, with the stated vision that "Downtown will become the focus of community pride as the revitalized "heart" of Vallejo; and

WHEREAS, the Downtown Specific Plan Land Use Goal 4.2c strives to enrich the mix of Downtown uses by "identifying appropriate interim uses in retail spaces until such time as there is a market for retail uses and prohibiting boarded up storefronts even during transition periods"; and

WHEREAS, it is necessary to allow a broader range of temporary uses on the ground floors of buildings along the Georgia Street Corridor as depicted on page 4.8 of the Downtown Vallejo Specific Plan, in order to provide a transition of land uses until the retail market improves; and

WHEREAS, allowing certain temporary uses would be consistent with the Downtown Vallejo Specific Plan, and the City of Vallejo General Plan; and

WHEREAS, the provision of permitting temporary uses shall be reevaluated by the City Council with a recommendation from the Planning Commission, no later than twelve (12) months from the final adoption of this Resolution; and

WHEREAS, the amendment to provide temporary use regulations is categorically exempt pursuant to CEQA Guidelines 15301. The amendment to the Downtown Specific Plan involves permitting a negligible or no expansion of the use beyond those existing at the time of the City's consideration and determination on the Downtown Vallejo Specific Plan Environmental Impact Report.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves the amendments to the Vallejo Downtown Specific Plan as described in Attachment A and incorporated as text into said Specific Plan.

ADOPTED by the City Council of the City of Vallejo at a regular meeting held on June 12, 2007 with the following vote:



**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTENTIONS:**

## Attachment A

### TEMPORARY LAND USE REGULATIONS, GEORGIA STREET CORRIDOR (GROUND FLOOR)

For a period of time beginning on \_\_\_\_\_, 2007 and ending on \_\_\_\_\_, 2009, the following land use types may be permitted to establish occupancy on the ground floor of the Georgia Street Corridor with approval of an Administrative Permit from the Planning Department, and subject to any conditions applied with such permit, including but not limited to a recorded land use agreement between the City, property owner and tenant. Once such occupancy has been legally established, the use may be permitted to continue occupancy until \_\_\_\_\_, 2015, at which time the use must cease in accordance with the terms of the land use agreement. All other requirements shall otherwise be subject to the applicable regulations of the Downtown Vallejo Specific Plan.

#### Land Use Types

Administrative & Professional Services (V.M.C. Sec. 16.06.240)  
Business Support Services (V.M.C. Sec. 16.06.300)  
Communications Services (V.M.C. Sec. 16.06.310)  
Financial Insurance and Real Estate Services (V.M.C. Sec. 16.06.360)  
Medical Offices (V.M.C. Sec. 16.06.405)  
Medical Services (V.M.C. Sec. 16.06.410)  
Participant Sports and Recreation, Indoor (V.M.C. Sec. 16.06.420)  
(e.g. fitness clubs, yoga, martial art studios, dance, etc.)

**(DRAFT) LAND USE AGREEMENT AS CONDITION OF OCCUPANCY**

**[DRAFT]  
REGULATORY AGREEMENT AND  
DECLARATION OF RESTRICTIONS**

THIS REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIONS (“Declaration”), is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by and between the City of Vallejo, a municipal corporation (“City”), (Owner/Lessor), AND \_\_\_\_\_ (Tenant/Lessee), hereinafter jointly referred to as “Declarants”.

**RECITALS**

1. This Agreement is intended to control the use of that certain property (“Property”) located at [address], legally described in Exhibit A, incorporated herein by this reference.
2. Owner and or Tenant intend(s) to establish on the Property, the following Temporary Use: \_\_\_\_\_
3. Owner and or Tenant intend(s) this Temporary Use to exist for a limited, temporary period of time [Temporary Use Period], after which period, the Temporary Use on the Property will terminate as more particularly described in Section 3 below.
4. The Temporary Use may be established on this Property through the grant of a discretionary Administrative Permit which must satisfy the requirements of and be consistent with the City of Vallejo’s Downtown Specific Plan, Master Plan, General Plan and all applicable ordinances. If the use is not consistent with those land use controls, the Temporary Use may not be established on the Property, or must be conditioned so that the controls are satisfied.
5. Pursuant to the City of Vallejo’s Amendment to the Downtown Specific Plan and Master Plan (Resolution No. 07-\_\_ and Ordinance No. \_\_, esp. Attachment A “Temporary Land Use Regulations, Georgia Street Corridor (Ground Floor)”) the above use may be allowed after obtaining an Administrative Permit and satisfying all conditions attached to it. (Exhibit B.)

NOW THEREFORE, in consideration of the mutual agreements, obligations, and representations, the Owner/Lessor, the Tenant/Lessee and the City hereby agree as follows:

## SECTION 1. PURPOSE.

The agreement authorizes the temporary use on the premises during the Temporary Use Period in accordance with the Administrative Permit (Exhibit B). Upon conclusion of the Temporary Use Period, the Temporary Use shall permanently cease. Under no circumstances shall the Temporary Use be continued on the Property if the Administrative Permit has expired except that expiration of the Temporary Use Permit does not preclude, nullify or otherwise affect any independent legislation which may separately authorize a current Temporary Use at a future time.

## SECTION 2. TERM.

This agreement becomes effective on the date ("Effective Date") that the Agreement is recorded in the official records of the County Recorder for the County of Solano. Such date shall occur after the Administrative Permit is approved. The Agreement shall terminate on \_\_\_\_\_ 2015 (Expiration Date.)

## SECTION 3. TEMPORARY USE PERIOD.

- a) The Temporary Use Period shall be a period commencing on the Effective Date and expiring on Expiration Date. This expiration date may be amended by further action of the City Council of the City of Vallejo authorizing an amendment to this agreement to reflect such a change.
- b) Owner acknowledges that initially, this Temporary Use will promote occupancy of certain properties along the downtown Georgia Street Corridor and thus promote Downtown development. However, Owner acknowledges that continued use of the premises beyond the Temporary Use Period would not promote the purposes of the Downtown Specific Plan because:
  - i. The Temporary Use is not consistent with Program 4.2.b: "Develop an overall retail strategy to attract desired retailers to downtown both in the near and long term."
  - ii. The Temporary Use is not consistent with Policy 4.2.2: "Promote a variety of retail uses that serve the local community and contribute to an active pedestrian environment."

## SECTION 4. OPERATING AND MAINTENANCE STANDARDS.

During the Limited Operating Period, the Owner and/or Tenant shall maintain and operate the Facility and Property in accordance with the terms and conditions of this Agreement and the terms of all applicable laws, regulations, licenses, permits, rules, orders and ordinances including but not limited to the Conditions of Approval attached to the Administrative Permit. (Exhibit B).

## SECTION 5. OCCUPANCY, INSPECTIONS AND TESTING.

Prior to occupancy and use of the property pursuant to the Temporary Use, Owner shall assure that all improvements and conditions within the Property satisfy the terms of this Agreement, the Conditions and the Operating and Maintenance Standards. At any time during the term of this Agreement, the City or its designee may, with reasonable advance notice, enter and inspect the physical premises and inspect all records pertaining to the construction development or operation involving the Temporary Use.

## SECTION 6. ACKNOWLEDGEMENT.

Owner and Tenant acknowledge that they have voluntarily chosen to proceed with their efforts to use the premises, construct and/ or operate pursuant to the Administrative Permit on the Property with full knowledge that such use and operation must conclude upon termination of the Temporary Use Period. Owner and Tenant promise to disclose this agreement to any successors in interest and to seek and obtain the successors' concurrence and signature, in a recorded instrument that is identical to this instrument, from any successors in interest so that any successors in interest are bound by these terms to the same extent as Owner and Tenant, and to the benefit of the City. Owner and Tenant hereby waive and release any claim, right, or objection they may have had to challenge the application and enforcement of the limitations imposed by this Agreement in general, and Section 1 in particular.

## SECTION 7. INDEMNIFICATION.

To the maximum extent permitted by law, Owner and Tenant shall indemnify, defend and hold harmless the City and its agents, officers and employees as set forth herein regardless of the existence or degree of fault or negligence whether active or passive primary or secondary on the part of the City, the Owner, the Tenant, or their respective agents, officers, employees, contractors or subcontractors; provided, however that Owner's duty and Tenant's duty to indemnify and hold harmless hereunder shall not extend to liability arising from the sole negligence or wilful misconduct of the City. Owner's duty to indemnify the City shall survive the term of this Agreement.

## SECTION 8. INJUNCTIVE RELIEF.

In the event of any violation or threatened violation by any owner, lessee, or occupant of any portion of the Property of any of the terms, covenants, restrictions and conditions contained herein, and after written notice of any violations from the City of Vallejo to the current Owners or Tenants if the Owners are unable to correct the violation to the satisfaction of the City of Vallejo City Attorney within a reasonable period of time, in addition to the other remedies herein provided, shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

## SECTION 9. LEGAL COSTS.

Owners must pay the City of Vallejo for the reasonable costs and expenses incurred by the City, including the costs of investigation and attorney=s fees, necessary to enforce this Agreement. Each owner shall be liable to pay these costs if and when a breach of this Agreement occurs or continues to occur contingent upon a finding by the Court that an expired, prohibited or illegal use was permitted on the premises, whether or not any owner had actual knowledge of such use.

## SECTION 10. DEFAULT.

In the event of default or threatened default, the City and the owners of the Property shall be entitled to institute proceedings for full and adequate relief from the consequences of said default.

- a. Remedies for Default. If the owner of the property, during the term of this Declaration, shall default in the full, faithful and punctual performance of any obligation required hereunder and if upon the expiration of thirty (30) days after written notice from the City stating with particularity the nature and extent of such default, the defaulting owner has failed to cure such default, and if a diligent effort is not then being made to cure such default, then the violation shall constitute a Default, and the City may take any and all actions authorized by law or equity to remedy the violation, including, without limitation, the following 1) seeking the specific performance by Owner of the terms and conditions of this Agreement, and/or 2) enjoining, abating, or preventing any violation of said terms and conditions, and/or (3) seeking declaratory relief.

## SECTION 11. MISCELLANEOUS.

- a. Recordation. This agreement shall be acknowledged and recorded by each of the parties in the official records of Solano County.
- b. Covenants to Run with the Land. Each restriction and covenant contained herein shall be appurtenant to and for the benefit of all portions of the Property and shall be a burden thereon for the benefit of all portions of the Property, pursuant to the common plan, and shall run with the land. This Agreement, and the restrictions, covenants, benefits and obligations created hereby shall inure to the benefit of and be binding upon the City, Owner, Tenant and all their successors, transferees and assigns; provided, however, that on the expiration or cancellation of this Agreement said covenants and restrictions shall expire. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof shall be held conclusively to have been executed, delivered and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed or other instrument, unless the City expressly releases such conveyed portion of the Property from the requirements of this Agreement.
- c. No Charges. Owner shall not charge City any fee for preparing, providing,

duplicating, or complying with any obligation imposed on it by this Agreement.

- d. Amendment. This Agreement shall not be altered or amended except in writing executed between or among all the parties.
- e. Severability. If any clause, sentence or other portion of this Declaration shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.
- f. Governing Law and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. All code references herein refer to the California Codes, unless specifically indicated otherwise. All lawsuits and legal actions involving this agreement shall be brought in either the Superior Court of the County of Solano, or the United States District Court, Eastern District of California.
- g. Notices. All notices or other communications required or permitted under this Agreement shall be in writing, and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested to:

City of Vallejo:            Planning Manager  
   City of Vallejo  
   555 Santa Clara Street  
   Vallejo, CA 94590

Owner/Lessor:            Name  
   Address ln 1  
   Address ln2

Tenant/Lessee:            Name  
   Address ln1  
   Address ln2

## SECTION 12. EXHIBITS.

The following exhibits are attached hereto, incorporated herein and made a part of this Agreement:

- Exhibit A            Legal Description of the Property
- Exhibit B            Administrative Permit and Conditions of Approval

***(SIGNATURES ON FOLLOWING PAGE)***

IN WITNESS WHEREOF, City, Owner and Tenant have caused this Agreement to be executed by their duly authorized representatives as of the day and year first herein above set forth.

City:

CITY OF VALLEJO,  
A Municipal Corporation.

Owner:

NAME OF OWNER,  
a \_\_\_\_\_ (business  
entity)

By: \_\_\_\_\_  
JOSEPH M. TANNER  
City Manager

By: \_\_\_\_\_  
NAME  
Title

ATTEST:

By: \_\_\_\_\_  
MARY ELLSWORTH  
Acting City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
FREDERICK G. SOLEY  
City Attorney

Tenant:

NAME OF TENANT,  
a \_\_\_\_\_ (business  
entity)

RISK MANAGEMENT REVIEW:

\_\_\_\_\_  
HARRY MAURER  
Interim Risk Manager

By: \_\_\_\_\_  
NAME  
Title

**(SIGNATURES MUST BE NOTARIZED)**



(To Be Notarially Acknowledged)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 200 \_\_, before me, \_\_\_\_\_, a Notary Public in and for said State and County, personally appeared \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal

\_\_\_\_\_  
Notary Public in and for said State and County



(To Be Notarially Acknowledged)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State and County, personally appeared , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal

\_\_\_\_\_  
Notary Public in and for said State and County

EXHIBIT A  
TO  
DECLARATION OF RESTRICTIONS  
LEGAL DESCRIPTION OF PROPERTY

Property Description

The land referred to herein is situated in the City of Vallejo, State of California and is described as follows:

Commencing at ....



**CITY OF VALLEJO**  
 DEVELOPMENT SERVICES DEPARTMENT  
 555 Santa Clara Street - P.O. Box 3068  
 Vallejo, California 94590-5934

## MEMORANDUM

TO: City of Vallejo Planning Commission  
 FROM: Brian Dolan, Development Services Director  
 Michelle Hightower, Senior Planner  
 DATE: June 4, 2007  
 SUBJECT: Lennar Mare Island 2007 Annual Review (DA #07-0001)

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### Background

In September 2001, the City entered into a Development Agreement (DA) with Lennar Mare Island, LLC (Lennar) for the development of approximately 670 acres on Mare Island. The City determined that by entering into the DA, it would promote orderly growth and quality development on Mare Island in accordance with the goals and policies set forth in the Mare Island Reuse Plan and Specific Plan. The City will also benefit from increased employment, commercial, housing and recreational opportunities created by the Development Project for Vallejo residents.

Per Article V, Annual Review of the DA, Lennar is required to prepare and submit an Annual Review of their development activity to the Development Services Director. Such review is to be initiated during the month of March each year, commencing with March 2002. The Development Services Director is required to determine if the DA is being performed in accordance with its terms and conditions, and to notify Lennar and the Planning Commission in writing of such determination. If the Development Services Director is satisfied with the Annual Review and determines that Lennar is in compliance, the review for that period is concluded. However, if the Development Services Director is not satisfied that Lennar is in compliance with the DA, the matter is referred to the Planning Commission for action. [See Vallejo Municipal Code (VMC) Sec. 17.20.030(B)].

### 2007 Annual Review

In December 2006, staff submitted written notice to Lennar to initiate the Annual Review for 2007. The Development Services Director received the attached letter providing the Annual Review for 2007 on March 15, 2007, and requested additional information to support the review. Based on a review of the additional documentation, the Development Services Director has determined that Lennar has demonstrated good faith compliance with the DA. The 2001 DA and Annual Review compliance letter, as well as other supporting documentation are attached for your review.

### **ATTACHMENTS:**

- A. Lennar Mare Island, LLC 2007 Annual Review Letter
  - A1. Supplemental Information to Annual Review Letter
- B. 2001 Development Agreement between Lennar Mare Island, LLC and City of Vallejo
- C. Infrastructure Phasing Plan
- D. Jobs Survey and Graph



March 15, 2007

Brian Dolan  
 Development Services Director  
 City of Vallejo  
 555 Santa Clara Street  
 Vallejo, CA 94590

RE: Annual Review of Developer Mare Island Development Agreement

Dear Brian:

As contemplated by Section 5.2 of the Development Agreement By and Between the City of Vallejo and Lennar Mare Island, LLC ("Developer") dated September 12, 2001, as amended, (the "Development Agreement"), and Chapter 17.20 of the Vallejo Municipal Code (the "Municipal Code"), Developer hereby initiates the annual review of the Development Agreement. Section 17.20.010 of the Municipal Code contemplates that the Development Services Director will begin the process on an annual basis by sending written notice to the developer. This review is being initiated as a result of Developer's receipt of the first such notice from the City of Vallejo ("City"), sent via US Mail by Gil Hollingsworth to Developer on December 12, 2006.

Section 5.2 of the Development Agreement, states that Developer shall provide evidence as determined necessary by the Development Services Director to demonstrate good faith compliance with the provisions of the Development Agreement. Section 17.20.030 of the Municipal Code provides that the Development Services Director shall receive such input and, if he is satisfied that the Development Agreement is being performed in accordance with its terms and conditions, he shall notify the Planning Commission and Developer of such determination, and the review for that period is thereby concluded. As set forth in detail below, on a section-by-section basis, Developer is in good faith compliance with the terms and conditions of the Development Agreement.

- Section 1.4 provides that Developer shall, at the time of each annual review, submit to the City any proposed changes to the Projected Entitlements, the Schedule of Performance, and the intended build-out schedule of the portions of the Project that have not yet been completed.

**Developer is in compliance with Section 1.4 of the Development Agreement. The City approved the Mare Island Specific Plan Amendment (SPA) on December 6, 2005 following certification of the FSEIR (Final Environmental Impact Report) and approval of the**

LENNAR MARE ISLAND

A JOINT VENTURE OF LNR PROPERTY CORPORATION & LENNAR COMMUNITIES

690 Walnut Avenue, Suite 100 Vallejo, California 94592

707.562.4000 tel 707.562.4002 fax

**General Plan Amendment. The SPA included the island-wide Infrastructure Master Plan and other elements critical to development. Some of the changes in the SPA include:**

- **Redistribution of certain land uses in particular reuse areas as a result of the State Lands Commission Agreement and other factors that have effected development of Mare Island.**
- **Increased commercial square footage**
- **Increased retention of historic resources beyond those originally recommended by the City.**

**Beginning December 2005, the National Trust for Historic Preservation and Vallejo Architectural Heritage Foundation met with Developer and the City of Vallejo to discuss historic preservation. Their concern was that the Specific Plan provided for the demolition of resources without oversight and some resources that were slated for demolition were of greater significance. The parties met between December 2005 and April 2006. On April 11, 2006, a settlement agreement was reached and changes were proposed to both the Specific Plan and Historic Project Guidelines. Those changes are currently in progress. A public hearing is scheduled before the Architectural Heritage and Landmarks Commission April 20, 2007.**

**Commercial building rehabilitation commenced in 2001. Since that time Developer has improved over 30 buildings either for specific tenant requirements or on a speculative basis to increase leasing. Building upgrades include shell improvements such as structural upgrades, new roofs, entries and exit doors; and, core improvements such as utility meters, fire life safety, HVAC systems, and ADA restrooms. Site improvements such as paving, lighting, signage and landscaping have been completed. Developer will continue to respond to market demand and rehabilitate existing buildings to increase occupancy. Five of the largest commercial projects are Buildings 126, 112, 459, 543 and 117 where worked ranged from complete rehab to ADA code compliance.**

**Last year Developer delivered 34 single-family homesites. Developer sold the first four existing historic homes to individual owners in August**



**and September 2006. This year, Developer intends to deliver approximately 372 homesites to builders. However, remedial action and agreements with the Navy may hinder these deliveries. In particular, stormwater drainage into the Western Magazine has delayed both 8A and 8C for over a year. Developer is in negotiation with the Navy to obtain a Lease to construct an outfall on Navy property within the Western Magazine. This property will eventually be owned by the State and City necessitating State Lands Commission concurrence. The plans for both subdivisions are currently under review and, subject to receipt of approval from the Navy, Developer will begin preparing the site for development this year. The remainder of the residential and commercial sites will be developed in a similar pattern continuing through approximately 2013.**

**Specifically the following Tentative Maps have been recorded: 6A – Sept. 2003 Planned Development/Tentative Map (PD/TM); 6C – April – 2004 PD/TM; 8C – May 2004 TM; 8D/B – May 2004 TM. The residential mapping is completed within Reuse areas 6A and 6B, 8A, B, C and D. Reuse area 4C will be completed in 2007 along with area 4B.**

**Although the commercial mapping process was impacted by delays associated with completion of the SPA , a Vesting Tentative Map for Building 253, including a 1.5 acre vacant parcel, and a Vesting Tentative Map for Reuse Area 2A along with portions of 2B and 3B (“Town Center”) were in submitted late 2006 and March 2007. The environmental remediation for Building 253 is complete and environmental remediation is underway for the Town Center area. It is Developer’s goal to achieve final map approval and the No Further Action (“NFA”) letter from DTSC for the 83-acre Town Center area at the same time. Developer is currently preparing Vesting Tentative Maps for commercial Reuse Areas 3, 4, and 5.. There is the potential that recordation of these final maps could happen prior to receipt of an NFA for those reuse areas. Based on the current schedule provided by California Department of Toxic Substances (DTSC) it will be Fall of 2010 before all commercial areas will be certified for no further remediation.**

- Section 2.1.2 requires Developer to (i) construct infrastructure in accordance with the “Infrastructure Master Plan,” (ii) submit a Demolition Phasing Plan





within 120 days of the date of execution of the Development Agreement for approval by the City, and (iii) seek to comply diligently and in good faith with the “cumulative job projection” set forth in Exhibit D.

- **Developer is in compliance with Section 2.1.2 of the Development Agreement. Developer has been actively engineering and installing infrastructure in accordance with the “Infrastructure Master Plan.” It is important to note that these plans were collaboratively developed by Developer and the City and approved as an appendix to the SPA. Developer and the City Meet on a monthly basis to review schedules. Current infrastructure installations are being constructed in accordance with the SPA. Examples of infrastructure that are being installed, designed, or have been under construction and comply with these Master Plans are: 1. The sewer rehabilitation project; 2. Flagship Drive; 3. Club Drive(Connelly Street and Kansas Street improvements and individual segments along Azuar Drive, Railroad, Oak and Walnut Avenues); 4. Club Drive gas line; and ,5. G Street.**

**The first phase of demolition was submitted to the City and completed in 2003. The second phase of demolition was submitted to the City and completed in 2004. The third phase of demolition, based on the SPA is currently underway**

**Developer continues to market commercial space on Mare Island. Mare Island job growth (as tracked by Developer via bi-annual job surveys) is submitted to the City twice each year. The results from the most recent job survey show a small reduction in jobs. The reduction is due to the decrease in the number of part time employees at Touro University, relocation of employees by the Forest Service, and Pacific Lumber leaving Mare Island.**

- Section 2.2 requires Developer to comply with the Acquisition Agreement.

**Developer is in compliance with Section 2.2 of the Development Agreement. Developer and the City amended the Acquisition Agreement to maintain consistency with the ever-changing dynamics of the Mare Island development.**



- Section 2.3.3 requires Developer to comply with all lawful requirements of, and obtain all permits and approvals required by, regional, state and federal agencies having jurisdiction over Developer's activities in furtherance of the Development Agreement.

**Developer is in compliance with Section 2.3.3 of the Development Agreement. Developer works very closely with federal, state, and local jurisdictional agencies involved in development activity on Mare Island. Examples of this cooperation include the numerous submittals Developer has made to the USEPA, DTSC, discharge permits requested from and approved by the Regional Water Quality Control Board, BCDC permits which have been applied for, wetland encroachment permits being granted through the Army Corp of Engineers, State Lands Commission as well as the numerous submittals Developer has made directly to Solano County and the City of Vallejo.**

- Section 2.3.4 provides that Developer and the City will cooperate in good faith to establish an equitable and mutually satisfactory funding mechanism for the construction of certain transportation infrastructure improvements.

**Developer is in compliance with Section 2.3.4. Developer and the City have worked cooperatively in the formation of Community Facility Districts(CFD 2005 -1A, 1B)) which will include Mello Roos bonding for the purpose of funding some capital improvements in the residential areas on Mare Island (these CFDs will also pay for maintenance of certain facilities on the island). A decision has been made by Developer, and the City has been formally notified, not to form a CFD in the commercial areas for reimbursement of infrastructure. The formation of the Benefit District and a maintenance CFD to replace 2002-1 when it sunsets are underway. Developer and the City have also been successful in working together to secure federal funding for some of the critical infrastructure that is needed in order to successfully redevelop Mare Island. The EPA awarded the City a Water Infrastructure Grant for Mare Island (CFDA #66.606) in June of 2003. This grant, totaling \$3.2M (including a 45% local match paid by Developer), is specifically earmarked for rehabilitation of the existing sewer system on Mare Island. The City and Developer have also recently secured several smaller grants from HUD and the EPA. Congressman George Miller is currently working on appropriations and grant requests for 2007-08 for**



**further improvements to the sanitary system, Highway 37 Interchange, and railroad grade crossing upgrades.**

- Section 2.6 requires that all existing and new utilities on the Property be placed underground.

**Developer is in compliance with Section 2.6 of the Development Agreement in all cases that are technically feasible. Although all wiring will be below ground, there are several areas of Mare Island where the brackish nature of the ground water will require some switchgear and transformers to be above ground (to protect from corrosivity).**

- Section 2.7 requires Developer to comply with the requirements of the Americans with Disabilities Act and all other requirements of applicable federal and state laws with respect to the development of the Project.

**Developer is in compliance with Section 2.7 of the Development Agreement. All new development and building rehabilitations on Mare Island will be ADA compliant.**

- Section 2.8 provides that Developer will pay prevailing wages if and as required by applicable federal and state laws.

**Developer is in compliance with Section 2.8 of the Development Agreement. Developer is complying, and will comply, with all applicable state and federal laws regarding prevailing wages.**

- Section 2.9 requires Developer to use good faith efforts to hire qualified Vallejo residents or former Mare Island Naval Shipyard employees for new positions created by Developer in its hiring of employees related to the development and management of the Project. To the extent feasible, Developer shall also require its independent third party contractors to do the same.

**Developer is in compliance with Section 2.9 of the Development Agreement. Developer includes language in every new lease on Mare Island that requires the Tenant to use best efforts to hire qualified Vallejo residents for the new positions created by the Tenant. In addition to this requirement, Developer has hired several Vallejo**



**residents to supplement our permanent Mare Island staff and several consultants are local residents as well.**

- Section 2.11 provides that the City and Developer will cooperate to ensure that the requirements of the Homeless Assistance Act of 1994 with respect to the Property are complied with in the development of the Project.

**Developer is in compliance with 2.11. The BRAC program established a Homeless Assistance program pursuant to the McKinney Act. The rules and regulation under the McKinney Act, as set forth with the City of Vallejo and the U.S. Navy, established the Success Center on Mare Island. The Developer continues to assist the Success Center with its compliance.**

**Developer has been working very closely in helping make the Success Center on Mare Island a true “success.” Over the past five years, Developer has organized and sponsored a donation drive for the Success Center. Many contractors and consultants working on the redevelopment of Mare Island participate. This drive has supplied the Success Center with many items their clients are in need of (e.g. computers, clothes, refrigerators, and furniture) and has also raised more than \$70,000 for the organization. As part of Developer’s ongoing Adopt-a-Family Program, Developer periodically asks the Success Center to identify a client who has worked especially hard and who needs resources to help them get re-established in the community. In December of 2006, Developer Associates bestowed numerous household items, clothing, gift cards, toys, office supplies and computers to two Vallejo families in need. Developer is currently working with the organization on creating a beautification program for the Success Center and Developer’s consultants and contractors will assist in the installation of landscaping. Also, in 2006, site improvements were completed at the Success Center.**

- Section 2.12.4 states that at the time of the filing by Developer of a final subdivision map on the parcel(s) immediately adjacent to each park listed in Section 2.12.1, the City and Developer shall enter into a mutually satisfactory improvement agreement for such park consistent with the standards set forth in the Development Agreement.



**Developer is in compliance with Section 2.12.1 and 2.12.4 of the Development Agreement. The one potential exception to this compliance is Reuse Area 7. Developer cannot develop this planned park area until closure on the property is attained by the Navy (this area is a “Navy retained condition”). Developer is currently working with both City planning staff as well as the GVRD on overall park planning for Mare Island. Also, specific improvements of Chapel Park, Club Dr. and the Parade Grounds Parks have been approved by the Architectural Heritage and Landmarks Commission. Developer is in the process of preparing Chapel and Alden Parks for transfer to the City**

- Section 2.13 contemplates that the City and Developer have regular meetings during the term of the Development Agreement to discuss the progress of the development and construction of the Project.

**Developer and the City conduct weekly and monthly meetings. In addition, an annual Developer/City of Vallejo business plan meeting is conducted. This year’s meeting took place on January 26, 2007.**

Section 3.1.1 requires Developer to pay applicable fees when due.

**Developer is in compliance with Section 3.1.1 of the Development Agreement.**

- Section 3.1.4 requires Developer to be responsible for the formation of neighborhood associations if such formation is required by Applicable Law or mutually determined by the City and Developer to be needed.

**CC&Rs are recorded and neighborhood associations are formed where applicable.**

Section 3.1.7 requires Developer to deliver to the City a financial summary and development status report for the Project on or before the fifteenth day of each month.

**Developer is in compliance with Section 3.1.7 of the Development Agreement. Developer delivers a financial summary and development status report to the City each month.**



- Section 3.1.8 requires Developer to construct and install certain infrastructure in accordance with timeframe set forth in the Schedule of Performance.

**Developer is in compliance with Section 3.1.8. The Development Agreement did not contemplate the ramifications of Early Transfer. The City of Vallejo, through its Public Works Department and Developer, has concluded that the current schedule is clearly impractical. As part of the SPA (within the “Infrastructure Master Plans”) there is a new phasing plan that is, and will be, adhered to in the development process of Mare Island. Lennar provides an updated infrastructure schedule to the City on a monthly basis. To date, infrastructure investment is in excess of \$90 million.**

**Section 3.1.9 contemplates construction by Developer of certain tenant improvements that are reasonably determined by Developer to be necessary for the successful development of Mare Island. Developer has performed in excess of \$10 M of rehabilitation and tenant improvements on Mare Island which has led to businesses locating to Mare Island.**

- Section 3.1.10 contemplates demolition by Developer of certain improvements that is reasonably determined by Developer to be necessary for the successful development of Mare Island.

**Developer is in compliance with Section 3.1.10. Developer has performed demolition on hundreds of structures and other improvements on Mare Island to help facilitate the early stages of development. Specifically, over 450 residential homes within Farragut and Coral Sea Village were deconstructed in order to geotechnically surcharge the site and mitigate the underlying compressible subgrade materials. Dozens of other structures have been deconstructed in order to provide accessibility to the planned parcels. Outdated infrastructure has been demolished and removed or abandoned in place. The SPA proposes additional demolition that will be required to reflect the SPA’s Development Plan and meet City requirements.**

- Section 3.1.11 requires Developer to manage the Project in accordance with the Approved Participation Model.



**Developer is in compliance with Section 3.1.11 of the Development Agreement. Developer has managed the project in accordance with the Approved Participation Model. Developer makes regular monetary payments to the City of Vallejo as required in this model.**

Section 3.1.12 requires Developer to work cooperatively with the City and ensure, at no cost to Developer, the grant of easements to the City or other third parties that are necessary for the development of Mare Island and consistent with Developer's development of the Project.

**Developer is in compliance with Section 3.1.13. Developer has been working cooperatively with the City of Vallejo, the Sanitation and Flood Control District, AT&T, SBC and Island Energy to grant such easements. It is important to note that Developer has spent a considerable amount of money on this issue (including data research, physical surveying and legal fees) for the benefit of the City.**

- Section 3.1.13 contemplates the creation of a municipal services district and collection and payment by Developer of any special tax levied on the Property by such district until such time as such tax is placed upon the county tax roll for collection by the Solano County Tax Collector.

**Developer is in compliance with Section 3.1.13. Developer and the City worked together in creating a Community Facilities District (CFD 2002-1) which levies a special tax to cover these unfunded municipal services. Lennar's special tax obligation to fund municipal services is expected to be in excess of \$15 million over the life of the project. Developer is currently working with the City in understanding the eventual elimination of the CFD special tax as well as establishing new districts for maintenance required in perpetuity (as discussed earlier in this report). Current analysis seems to suggest that CFD 2002-1 will sunset (revenue will exceed costs) sometime prior to 2010. The actual sunset date will be a function of market value and absorption.**

As demonstrated above, Developer is in good faith compliance with the terms and conditions of the Development Agreement. Accordingly, we respectfully request a written finding of such compliance be delivered by the Director of Development Services to Developer and the Planning Commission, thereby concluding the annual



Brian Dolan  
March 15, 2007  
Page Eleven

review process. Should you desire additional information, please do not hesitate to contact the undersigned.

Sincerely,

LENNAR MARE ISLAND, LLC, Developer



Dina Tasim

Cc: Don Hazen  
Michelle Hightower  
Craig Whittom  
Susan McCue  
Gil Hollingsworth  
Tom Sheaff  
Bruce Goodmiller





2007 Development Agreement Annual Review (DA #07-0001)  
Supplemental Information

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The following additional information is provided to support the existing contents of the Annual Review Letter Dated March 15, 2007:

Section 2.1.1

Renovations since 2006:

B126 - Passenger elevator retrofit and certification sealant restoration on roof window units (65 units)

B112 - Replace roof on office portion -Install HVAC on 1st floor of office building-  
Install new rollup door in warehouse

Building 117 - Demising wall and ADA upgrades

Section 2.1.1 Page 3

The number of housing sites that will be sold and constructed this year will be 77.

Section 2.1.2

Employment Growth from 2006 to 2007:

Alamillo Rebar (new business) 40 employees  
Praxis (existing) increase of 15 employees  
East Bay Erectors (existing) increase of 9 employees  
XKT (expansion) increase of 50 employees  
PCI (existing) increase of 10 employees  
Lennar Urban (relocate from San Francisco) 10 employees

(See Attached Jobs Survey and Graph.)

Section 3.1.11

Lennar is currently demolishing Building 866 and intends to demolish buildings 237 and 257, 746, 744, 810, 830, 206 and the bomb shelters adjacent to these sites.

Section 3.1.12

Easements for two communities (6B and 8D) require surveying, and recording of both parking and landscaping easements. In addition, LMI and the City of Vallejo are in the process of transferring both Chapel and Alden Parks which requires physical surveying of the properties.

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

City of Vallejo  
City Clerk's Office  
555 Santa Clara Street  
Vallejo, CA 94590

Record for the Benefit of  
the City of Vallejo  
Pursuant to Government  
Code Section 6301

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Space above this line for Recorder's Use Only

**DEVELOPMENT AGREEMENT**

**By and Between**

**THE CITY OF VALLEJO**

**and**

**LENNAR MARE ISLAND, LLC**

**for**

**MARE ISLAND**

---

**EFFECTIVE DATE**

**City of Vallejo, California**

**DEVELOPMENT AGREEMENT**

**for Mare Island**

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# DEVELOPMENT AGREEMENT

## CITY OF VALLEJO

## FOR MARE ISLAND

THIS DEVELOPMENT AGREEMENT ("Development Agreement") is made and entered in the City of Vallejo on the 12<sup>th</sup> day of September, 2001 by and between the CITY OF VALLEJO, a Municipal Corporation ("CITY"), and LENNAR MARE ISLAND, LLC, a California limited liability company, ("DEVELOPER"), pursuant to the authority of Sections 65864 et seq. of the Government Code and Chapter 17.10 of the Vallejo Municipal Code. c.17  
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### DEFINITIONS

The following capitalized terms are used in this Development Agreement:

"Acquisition Agreement" is defined in Recital E.

"Affiliate" means any entity controlling, controlled by or under common control with Developer, or any entity in which Developer, directly or indirectly, through one or more intermediaries, is a partner, shareholder, member, beneficiary or otherwise an owner.

"Applicable Law" is defined in Section 2.3 hereof.

"Approved Participation Model" means the financial model for the Project, as set forth in the Acquisition Agreement and as may be amended from time to time as set forth in the Acquisition Agreement.

"Asset Management Agreement" means that certain Asset Management Agreement, dated as of January 7, 1998, between City and Developer's Affiliate.

"Backbone Infrastructure" means all roadways, dry utilities, storm water and sewer systems, and water storage and delivery systems, parking and parking structures and landscaping required to serve the Project.

"Causeway Bridge" means the bridge facility between the City and Mare Island over the Mare Island Strait.

"City" means the City of Vallejo.

"City Future Approvals" is defined in Recital Q.

"City Related Parties" means the City and its council members, officers, agents and employees.

“Cooperative Agreement” means that certain Cooperative Agreement, dated as of July 23, 1996, between Navy and City, as amended from time to time.

“Developer” means the entity more fully described in Section 1.1.2 hereof, and includes permitted and approved transferees and assignees who qualify as such under this Development Agreement.

“Development Agreement” means this Development Agreement, as may be amended from time to time.

“Development Agreement Statutes” means California Government Code Section 65864 et seq. relating to development agreements.

“District” is defined in Section 3.1.13.

“DTSC” means the California Department of Toxic Substances Control.

“Early Transfer” is defined in Recital G.

“Early Transfer Documents” is defined in Recital G.

“EDC” means the EDC as defined in Recital B and as may be amended from time to time, or superseded with any subsequent No-Cost Economic Development Agreement pursuant to authority within the National Defense Authorization Act for Fiscal Year 2000.

“EDC Parcels” is defined in Recital B.

“Effective Date” of this Development Agreement is defined in Section 1.3.1.

“Environmental Laws” means all federal, state and local laws, ordinances, rules and regulations now or hereafter in force, as amended from time to time, in any way relating to or regulating human health or safety, or industrial hygiene or environmental conditions, or protection of the environment, or pollution or contamination of the air, soil, surface water or groundwater, and includes the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601 *et seq.*, the Solid Waste Disposal Act, 42 U.S.C. § 6901 *et seq.*, the Hazardous Substance Account Act, California Health and Safety Code, § 25300 *et seq.*, the Hazardous Waste Control Law, California Health and Safety Code, § 25100 *et seq.*, and the Porter-Cologne Water Quality Control Act, California Water Code, § 13000 *et seq.*

“ESCA” is defined in Recital G.

“Existing Approvals” is defined in Recital P.

“Extension” is defined in Section 1.3.2.

"Ferry Service Facilities" means the facilities to be leased to the City for use as a service center for the City's ferry boats consisting of a portion of berths 3 and 4 of approximately 500 linear feet, a land area of approximately 25,000 square feet and office and shop space of approximately 6,000 square feet, which will be at a location on Mare Island mutually approved by Developer and City.

"First Extension" of the term of this Development Agreement is defined in Section 1.3.2.

"Future Approvals" is defined in Recital Q.

"Initial Term" of this Development Agreement is defined in Section 1.3.2.

"LIFO" means the LIFO defined in Recital C and as may be amended from time to time.

"Mare Island Public Water and Sewer System" means the water supply system, storm water drainage system and sewer system used by City or City's contractor to provide public utility services to Mare Island as of the date of the Acquisition Agreement.

"Memorandum of Acquisition Agreement and City Participation Payment" means that memorandum of the Acquisition Agreement and the City's rights with respect to the City Participation Payment, recorded against the Property in the Official Records of Solano County, California.

"Mortgage" is defined in Section 10.1.

"Mortgagee" is defined in Section 10.1.

"Navy" is defined in Recital B and means the United States of America, acting by and through the Department of the Navy.

"Permitted Assignee" is defined in Section 9.1

"Permitted Delay" is defined in Section 4.3.

"Project" is defined in Recital J.

"Project Costs" means any and all of Developer's costs, including interest on debt, incurred for or in connection with the acquisition, ownership, development (including but not limited to any and all net, unreimbursed costs related to Early Transfer and the Sub-ESCA), management, construction, operation, marketing and disposition of the Project, and shall include Project Costs incurred by Developer prior to the date of the Acquisition Agreement, and all fees paid to Developer under the Acquisition Agreement. Project Costs are subject to change as to categories and amounts to accommodate the needs of the Project.

“Projected Entitlements Process” means the schedule for processing entitlements from the City for the development of the Property, attached hereto as Exhibit E.

“Property” is defined in Section 1.2, and described in Exhibit A and shown on the map set forth in Exhibit B.

“Public Works Facility” means the approximately 68,203 square foot office/shop/storage area and approximately 71,980 square foot yard and yard storage area leased to the City on Mare Island pursuant to the Acquisition Agreement.

“Reuse Plan” is defined in Recital A.

“RWQCB” means the California Regional Water Quality Control Board with jurisdiction over the Property.

“Schedule of Fees” are those fees defined in Section 2.3.4 and set forth in Exhibit F.

“Schedule of Performance” means the table containing certain projections and targets concerning jobs, investments and revenues attached as Exhibit D.

“Second Extension” of the term of this Development Agreement is defined in Section 1.3.2.

“SPA” means Developer’s contemplated application and processing of a subsequent Mare Island Specific Plan Amendment, as referenced in Exhibit E.

“Specific Plan” means the Specific Plan defined in Recital D and as may be amended from time to time.

“Sub-ESCA” is defined in Recital G.

“Sub-LIFO” is defined in Recital F.

“Third Extension” of the term of this Development Agreement is defined in Section 1.3.2.

“Vesting Date” is defined in Section 1.3.1.

If any capitalized terms contained in this Development Agreement are not defined above, then any such terms shall have the meaning otherwise ascribed to them in this Development Agreement.

## RECITALS

- A. In accordance with procedures established under Federal Law and California Law governing the planning, disposition and reuse of closed military bases, the City of Vallejo accepted on July 26, 1994 a Final Reuse Plan (the "Reuse Plan") for the Mare Island Naval Shipyard ("Mare Island"), which Reuse Plan established goals for the reuse of Mare Island, including the creation of jobs and other economic development opportunities in the City, the creation of a self-sustaining and multi-use community and the use of a variety of innovative economic development tools for the marketing, financing and acquisition of Mare Island following its closure by the Federal Government. The Reuse Plan divided Mare Island into thirteen (13) Reuse Areas, as described in the Reuse Plan. The Reuse Areas consist of certain real property owned by the United States of America (the "U.S. Lands").
- B. Pursuant to an Economic Development Conveyance Memorandum of Agreement (the "EDC") between the City and the United States of America, acting by and through the Secretary of the Navy ("Navy") dated as of September 30, 1999, the City has the right to acquire, among other things, certain real property and the improvements located thereon as described in the EDC (the "EDC Parcels").
- C. Pursuant to Findings of Suitability to Lease to permit the development of portions of the EDC Parcels prior to the completion of the environmental remediation work required to be performed by the Navy, City and the United States of America entered into a Lease in Furtherance of Conveyance, dated as of September 30, 1999 (the "LIFOC") for portions of the EDC Parcels.
- D. City has adopted the Mare Island Specific Plan, dated as of March 30, 1999, (the "Specific Plan") to govern the land use policy and development process for Mare Island, and the Mare Island Amendment of the Architectural Heritage and Historic Preservation Ordinance (Part II of Ch. 16.38 of the Vallejo Municipal Code (the "Historic Resources Ordinance")) to govern historic resources on Mare Island.
- E. The City and Developer have entered into an Acquisition Agreement (the "Acquisition Agreement") dated December 21, 1999, which describes the terms and conditions for Developer's acquisition of the Property from City and further provides, among other things, that Developer will make, upon certain conditions being satisfied with respect to the development of the Project, payments to the City (the "City Participation Payments"). A Memorandum of Acquisition Agreement and City Participation Payment has been recorded against the Property.
- F. Pursuant to the Acquisition Agreement, the City and Developer are negotiating the terms of a sublease of a portion of the property that is leased to City under the LIFOC (the "Sub-LIFOC). Upon conveyance by the Navy to the City of the Property or any portion thereof and in accordance with the terms of the Acquisition Agreement, City shall then convey fee title to the Property or such portion thereof to Developer, and the Sub-LIFOC shall no longer apply to such Property or portion thereof.

- G. The City and Developer are currently negotiating with the Navy the terms of an early transfer of title to the Property to the City from the Navy and to the Developer from City, subject to the assumption by City and Developer of responsibility for certain environmental remediation required to obtain environmental regulatory closure with respect to the Property following its transfer from the Navy (the "Early Transfer"). If the terms of the Early Transfer are mutually approved, the Navy and City will enter into an Environmental Services Cooperative Agreement ("ESCA") setting forth the City's responsibilities and payments to be received from the Navy for the environmental remediation of the Property, and the City and Developer will enter into a Subsequent Environmental Services Cooperative Agreement ("Sub-ESCA") setting forth Developer's responsibilities and payments to be received from City (as received from the Navy by the City under the ESCA) for the environmental remediation of the Property. The ESCA and Sub-ESCA are herein referred to as "Early Transfer Documents."
- H. The City Council has found that Development Agreements will strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and assure that appropriate measures to enhance and protect the environment are achieved.
- I. California Government Code Section 65864 et seq. and Title 17, Part II of the City of Vallejo Municipal Code authorize the City to enter into an agreement for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property. City has acknowledged in the Acquisition Agreement that Developer's interest in the Property pursuant to the Acquisition Agreement constitutes a legal or equitable interest in real property.
- J. Developer proposes the development of the Property for a mix of residential, industrial, office and other uses on the Property in accordance with the Specific Plan, entailing front-end investment in the maintenance, planning and development of the Property to achieve the goals of the Specific Plan, as further described and conditioned in this Development Agreement ("Project"),
- K. City desires the timely, efficient, orderly and proper development of the Project in furtherance of the goals of the Specific Plan for the Property.

- L. The City Council has found that this Development Agreement is consistent with the City's General Plan and the Specific Plan and it has been reviewed and evaluated in accordance with Title 17, Part II of the City of Vallejo Municipal Code.
- M. It is the intent of City and Developer to establish certain conditions and requirements related to review and development of the Project which are or will be the subject of subsequent development applications and land use entitlements for the Project as well as this Development Agreement.
- N. Because of the logistics, magnitude of the expenditure and considerable lead time prerequisite to planning and developing the Project, Developer requires assurances that the Project can proceed without disruption caused by a change in City's planning policies and requirements except as provided in this Development Agreement, which assurance will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project.
- O. City has determined that by entering into this Development Agreement (1) City will promote orderly growth and quality development on Mare Island in accordance with the goals and policies set forth in the Reuse Plan and Specific Plan, and (2) City will benefit from increased employment, commercial, housing and recreational opportunities created by the Project for residents of City.
- P. The following development approvals, entitlements, policies and findings have been adopted by City and applied to the Project:
- (1) The final Environmental Impact Statement/Environmental Impact Report ("EIS/EIR") for the disposal and reuse of Mare Island as described in the Reuse Plan was prepared (SCH #940930029) and a Record of Decision was issued by the Navy on October 23, 1998.
  - (2) The City certified the EIS/EIR on November 17, 1998.
  - (3) The City amended the General Plan Land Use and Circulation map for Mare Island on March 30, 1999 after consideration of the Addendum to the EIS/EIR.
  - (4) The Mare Island Specific Plan/Master Plan was approved by the City on March 30, 1999.
  - (5) The City amended the Zoning Ordinance to zone Mare Island on March 30, 1999.
  - (6) The Mare Island Amendment of the Architectural Heritage and Historic Preservation Ordinance (Part II of Chapter 16.38 of the Vallejo Municipal Code was adopted on March 9, 1999 and amended on April 11, 2000.
  - (7) This Development Agreement.

The approvals and development policies described in this Recital P (including but not limited to all conditions of approval and the EIR Mitigation Monitoring and Reporting Program) are collectively referred to herein as the "Existing Approvals".

All References herein to Existing Approvals shall also include Future Approvals (defined in Recital Q, below) upon approval or adoption, unless otherwise noted.

- Q. In addition to the Existing Approvals, certain future approvals (the "Future Approvals") will be required from City and other agencies in order to facilitate the development of the Project. The Future Approvals may include, without limitation, amendments of the Existing Approvals, unit plans, design review approvals, subdivision maps, parcel maps, building permits, improvement agreements, use permits, grading permits, lot line adjustments, sewer and water connection permits, certificates of occupancy, rezonings, , certificates of appropriateness, permits, any other discretionary or ministerial approvals, and any amendments to, or actions repealing of, any of the foregoing and any environmental review required under CEQA and NEPA for such approvals. Future Approvals required from other agencies may include, without limitation, Army Corps of Engineers permits for flood plain protection, wetlands and management and drainage improvements, amendment of the Specific Plan, orders, permits, requirements and approvals of the San Francisco Bay Conservation and Development Commission ("BCDC"), California Environmental Protection Agency, Department of Toxic Substances Control ("DTSC") and the San Francisco Regional Water Quality Control Board, and agreements or approvals from the State Lands Commission or the Navy, or any amendments to any of the foregoing. The Future Approvals from the City are referred to collectively as the "City Future Approvals". The Future Approvals from other agencies are referred to collectively as "Other Agency Future Approvals." The term "Future Approvals" refers to both the City Future Approvals and the Other Agency Future Approvals. Future Approvals shall also include any subsequent or supplemental environmental impact report required by Public Resources Code Section 21166 or other environmental review required under any applicable provision of the California Environmental Quality Act or any environmental review required under the provisions of the National Environmental Protection Act or any similar Federal requirement, including all mitigation measures, monitoring programs and conditions adopted as a result of any such environmental review.
- R. Subject to the conditions and requirements of this Development Agreement, Developer may convey fee title interest in portions of the Property to third parties who will complete development of those portions of the Property. Developer may also convey portions of the Property to users who will apply to City, as needed, for required City Future Approvals to complete development of their portions of the Property.
- S. The terms and conditions of this Development Agreement have undergone review by City staff, its Planning Commission and its City Council at publicly noticed meetings and have been found to be fair, just and reasonable and in conformance with the Vallejo General Plan and Specific Plan and, further, the City Council finds that the economic



interests of City's citizens and the public health, safety and welfare will be best served by entering into this Development Agreement.

- T. City and Developer have reached mutual agreement and desire to voluntarily enter into this Development Agreement to facilitate development of the Project subject to conditions and requirements set forth herein.
- U. On March 20, 2001 the City Council of the City of Vallejo adopted Ordinance No. 1457N.C. (2d) approving this Development Agreement. The Ordinance took effect on April 20, 2001.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Developer agree as follows:

## ARTICLE I

### GENERAL PROVISIONS

#### 1.1 Parties.

##### 1.1.1 The City.

The City is a municipal corporation. The office of the City is located at 555 Santa Clara Street, Vallejo, California 94590. "City" as used in this Development Agreement, includes the City of Vallejo and any assignee of or successor to its rights, powers and responsibilities.

##### 1.1.2 The Developer.

Developer is Lennar Mare Island, LLC, a California limited liability company. The principal office of Developer is 24800 Chrisanta Road, Mission Viejo, California 92691. The qualifications and identity of the Developer are of particular concern to the City and it is because of such qualifications and identity that the City has entered into this Development Agreement with Developer. Therefore, no voluntary or involuntary successor in interest of Developer shall acquire any rights or powers under this Development Agreement, except as permitted under Article IX hereof.

The parties hereby agree that, as of the Effective Date of this Development Agreement, the Developer has an equitable interest in the Property as follows: Developer has entered into the Acquisition Agreement providing for the Developer to acquire the Property from the City concurrently with the City's acquisition of fee title to the Property from the Navy. The parties also agree that nothing in the Acquisition Agreement or in any related agreements, including but not limited to any agreements relating to the formation and management of Developer, will interfere with or prevent the Developer from entering into this Development

Agreement or from fully complying with the terms and conditions of this Development Agreement.

Developer represents and warrants:

(a) that as of the Effective Date of this Development Agreement Developer is: (i) duly organized and validly existing under the laws of the State of California; (ii) qualified and authorized to do business in the State of California and has duly complied with all requirements pertaining thereto; and (iii) in good standing and has all necessary powers under the laws of the State of California to own property and in all other respects enter into and perform the undertakings and obligations of this Development Agreement;

(b) that no approvals or consents of any persons are necessary for the execution, delivery or performance of this Development Agreement by Developer, except as have been obtained;

(c) that the execution and delivery of this Development Agreement and the performance of the obligations of Developer hereunder have been duly authorized by all necessary actions and approvals required under any management and operating agreement for the limited liability company constituting Developer hereunder; and

(d) that this Development Agreement is a valid obligation of Developer enforceable in accordance with its terms.

### 1.1.3 Relationship of City and Developer.

It is understood that this Development Agreement is a contract that has been negotiated and voluntarily entered into by City and Developer and that the Developer is an independent contractor and not an agent of City.

The City and Developer hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection therewith shall be construed as making the City and Developer joint venturers or partners.

### 1.2 Description of Property.

The property which is the subject of this Development Agreement (the "Property") is described in Exhibit A attached hereto and shown on the map attached hereto as Exhibit B.

### 1.3 Effective Date and Term of Agreement.

#### 1.3.1 Effective Date.

This Development Agreement shall be effective after its execution by the parties and its recordation pursuant to Government Code Section 65868.5 (the recordation date being the "Effective Date"), which date in no event shall be earlier than the effective date of Ordinance No. 1457N.C.(2d) approving this Development Agreement. However, the parties specifically agree that the vesting of any and all rights under this Development Agreement, including, but not limited to the Applicable Law, shall be deemed to occur on the date that the Sub-LIFOC is executed by the parties and that such rights shall be vested as to the entire Property (the "Vesting Date").

Section 65868.5 of the Government Code requires that this Development Agreement be recorded with the County Recorder no later than 10 days after City enters into this Development Agreement, and that the burdens of this Development Agreement shall be binding upon, and the benefits of this Development Agreement shall inure to, all successors in interest to the parties to this Development Agreement. Recordation of this Development Agreement is therefore required before the Property will be acquired by the Developer. City and Developer expressly acknowledge and agree that the United State of America (acting through the Navy or other agency of the United States government) by reason of its ownership of the Property is not subject to the provisions of this Development Agreement without its express written consent, notwithstanding the recordation of this Development Agreement. For the foregoing reasons, it is further acknowledged and agreed by City that the United States of America is not required to be a party to this Development Agreement nor is its consent required for the Developer to enter into this Development Agreement.

### 1.3.2 Term.

The term of this Development Agreement shall commence upon the later of the Effective Date or the Vesting Date and shall extend for a period of fifteen (15) years (the "Initial Term") unless said Initial Term is terminated, modified or extended by circumstances set forth in this Development Agreement, including without limitation any Permitted Delay provided for under Section 4.3 hereof. Within thirty (30) days of the commencement of the Initial Term, City shall record an instrument giving notice of such date in order to clearly set forth the commencement date of the Initial Term.

The term has been established by the parties as a reasonable estimate of the time required to plan and carry out the Project, develop the Project and obtain the public benefits of the Project. City has determined that the Existing Approvals and this Development Agreement incorporate sufficient provisions to permit City to monitor adequately and respond to changing circumstances and conditions in granting permits and approvals and undertaking actions to carry out the Project. Consistent with the foregoing objectives, City and Developer contemplate it may be deemed mutually desirable to consider an extension of the Initial Term for up to three (3) additional five (5) year periods, (referred to respectively as the "First Extension", "Second Extension" and "Third Extension", and each individually as an "Extension") as follows:

(a) If Developer's rights under this Development Agreement have not been otherwise terminated, Developer may request the First Extension by delivering to City not earlier than 270 days nor later than 120 days prior to the expiration of the Initial Term a written

request for the First Extension, which request shall be acted on by City pursuant to Section 1.3.2(d), below.

(b) If the First Extension of this Development Agreement has been approved or deemed approved by City and Developer's rights under this Development Agreement have not otherwise been terminated, Developer may request the Second Extension by delivering to City not earlier than 270 days nor later than 120 days prior to the expiration of the First Extension a written request for the Second Extension, which request shall be acted on by City pursuant to Section 1.3.2(d), below.

(c) If the Second Extension of this Development Agreement has been approved or deemed approved by City and Developer's rights under this Development Agreement have not otherwise been terminated, Developer may request the Third Extension by delivering to City not earlier than 270 days nor later than 120 days prior to the expiration of the Second Extension a written request for the Third Extension, which request shall be acted on by City pursuant to Section 1.3.2(d), below.

(d) Upon receipt of a request from Developer for an Extension, City shall undertake a review of Developer's good faith compliance with the terms of this Development Agreement in the same manner as set forth in Article V for an annual review, unless the annual review for the prior year has been concluded within 90 days of the request (in which case the City may elect to use the findings of such recent annual review), and both Developer and City shall comply with the provisions of Article V with respect to such review so that it can be completed prior to the termination date of the Initial Term or previously granted Extension, if applicable. City may deny, condition or shorten the time of Developer's request for an Extension only if, following the review, the City Council of City finds, based on substantial evidence, that Developer is in uncured material default under this Development Agreement. "Uncured material default" shall include, but shall not be limited to, failure by Developer to be in material compliance with the development of infrastructure in accordance with the Specific Plan, as it may be amended, or failure by Developer to satisfy other material requirements and conditions of this Agreement. If at the end of the Initial Term (as such may have been previously extended), City has not denied the request for an Extension, such Extension shall be deemed to be approved. If the term of this Development Agreement is extended, City shall promptly record an instrument giving notice of such Extension and setting forth the dates of the Extension.

Following the expiration of the term of this Development Agreement (including any extensions), or the earlier completion of development of the Project and all of the Developer's obligations in connection therewith (except for continuing payments and obligations under any financing mechanisms established or created for all or any portion of the Project), this Development Agreement shall be deemed terminated and of no further force and effect, subject, however, to the provisions of Section 4.8 hereof.

1.4 Revisions to Schedule of Performance; Entitlement Schedule.

The proposed date of completion of development of the Project is contemplated to be on or before the expiration of the term of this Development Agreement. At the time of entering into this Development Agreement and at the time of each annual review thereafter pursuant to Article V, and from time to time, as reasonably requested by City, Developer shall submit to City any proposed changes to the Projected Entitlements Process (attached hereto as Exhibit E) or the Schedule of Performance (attached hereto as Exhibit D) and any proposed changes to the intended build-out schedule of the portions of the Project which have not yet been completed, together with any other information pertaining to the timing and scheduling of the Project reasonably requested by City.

**ARTICLE II**

**DEVELOPMENT OF THE PROPERTY**

2.1. Use of the Property and Applicable Law.

2.1.1 Permitted Uses.

The permitted uses of the Property, the density or intensity of use, the maximum height and size of proposed buildings, design criteria, open space requirements, provisions for reservation or dedication of land for public purposes, and requirements for infrastructure and public improvements shall be governed by the Existing Approvals and the Applicable Law, defined in Section 2.3 below.

2.1.2 Mandatory Requirements.

As a condition to the development and use of the Property, Developer shall:

(a) Construct infrastructure in accordance with the "Infrastructure Master Plan" contained in the Specific Plan, as may be amended, provided that Developer consents to such amendment;

(b) Submit a Demolition Phasing Plan within 120 days of the date of execution of this Development Agreement for approval by the City, which approval shall not be unreasonably withheld; and

(c) Seek to comply diligently and in good faith with the "cumulative job projection" set forth in Column 2 of Exhibit D, provided however, that failure to meet the job projections or revenue targets set forth in Exhibit D shall not constitute a default under this Development Agreement.

### 2.1.3 Project Development.

The parties agree that development of the Project shall be in accordance with the Existing Approvals as may be amended from time to time and the terms and conditions of this Development Agreement. In the event of an express conflict between this Development Agreement and the Existing Approvals (other than this Development Agreement), this Development Agreement shall control. Except as expressly provided in Section 6.1 hereof, Developer shall have no liability under this Development Agreement (other than the potential termination of this Development Agreement or Developer's rights hereunder as provided herein) if the contemplated development of the Project fails to occur.

### 2.2 Compliance with Acquisition Agreement.

In the planning and development of the Property, the Developer shall faithfully comply with and shall not cause or permit a violation of the Acquisition Agreement. Under certain conditions, after notice and expiration of the applicable cure periods as set forth in the Acquisition Agreement, a default as described in the Acquisition Agreement may constitute a default under this Development Agreement.

### 2.3 Applicable Rules, Regulations and Policies.

Entitlement and development applications for each phase of the Project will be evaluated by City based upon the contents of such applications submitted by Developer and their consistency with this Development Agreement and the Existing Approvals.

In recognition of the extraordinary, long-term investment in planning and architectural and engineering resources necessary to further the reuse and development of Mare Island, the rules, regulations and official policies applicable to development of the Project shall be those in force and effect on the Vesting Date, as may be set forth in this Development Agreement and the Existing Approvals (the "Applicable Law"). With respect to matters not addressed by this Development Agreement or the Existing Approvals, the Applicable Law shall be those rules, regulations, and official policies in force and effect on the Vesting Date of this Development Agreement pertaining to land use, development, subdivisions and planning. Applicable law shall include but not be restricted to the City's General Plan, Mare Island Specific Plan, and City ordinances and resolutions pertaining to, for example, but not by way of limitation, permitted uses, building locations, timing of construction, densities, design, heights, infrastructure, affordable housing, parks and recreation. City shall not amend or repeal the Applicable Law except as provided in this Development Agreement, and Developer is hereby vested with the right to develop the Property as set forth in the Applicable Law, subject to the following and all other provisions of this Development Agreement including the Existing Approvals:

#### 2.3.1 Consistency of Future Approvals With the Applicable Law.

To the extent it has authority to do so, City agrees to grant and implement the Future Approvals necessary to accomplish development of the Project for the uses and to the density or intensity of development described and shown (i) in the Existing Approvals, and (ii) the Applicable Law in effect on the Vesting Date. If any existing provision of the Applicable Law is in conflict with the provisions of this Development Agreement including the Existing Approvals, the provisions of this Development Agreement including the Existing Approvals shall prevail. (Notwithstanding the above, Developer, in its sole discretion and upon prior written notice to the City, may elect to apply to the Project those future City laws, rules, regulations and policies that would otherwise apply to the Project in the absence of this Development Agreement.) For purposes of this provision, and similar provisions, of this Development Agreement, and subject to the provisions of Section 2.10, below, a conflict must be material and shall not be deemed to exist with respect to rules, ordinances, regulations or official policies which are of a kind or application similar to those which are permitted to be made applicable to the Project by the provisions of this Development Agreement, including but not limited to the provisions of Sections 2.1.2, 2.2 and this Section 2.3. (By way of illustrating the application of the foregoing, the Specific Plan is by its nature general and diagrammatic in many respects. At a more specific level of detail of development, it may be found to inadvertently conflict with existing codes and specifications of City applicable to that level of detail. It is not the intent of this Section 2.3.1 or similar provisions of this Development Agreement to preclude City's application of existing codes and specifications under such circumstances where the conflict, to the extent it exists, results from refinement of the Project to a more specific level of detail from a more general level previously approved. Examples: (i) Infrastructure locations may require change at the engineering design level to comply with site conditions or City specifications. (ii) A City code provision imposing a greater park dedication requirement or an overall lesser density for a parcel than that specified in the Specific Plan or this Development Agreement would not apply.)

### 2.3.2 Applicable Building and Construction Standards.

All building and construction standards, including but not limited to the Uniform Building Code, Uniform Plumbing Code, Uniform Swimming Pool Code, Uniform Electrical Code and Uniform Mechanical Code, Uniform Fire Code, State Historic Building Code, Uniform Abatement of Dangerous Buildings Code, Uniform Housing Code, Chapter 12.07 of the Vallejo Municipal Code, Seismic Hazard Identification and Mitigation Program(Chapter 12.50 of the Vallejo Municipal Code), and the Mare Island Building and Fire Code, applicable to the Property, whether as to existing or future structures, are not subject to this Development Agreement, and Developer shall develop the Project in accordance with such codes as and when adopted by the City. Notwithstanding the above and only to the extent such "grandfathering" is permitted by law, City shall apply the uniform codes listed above from a previous year notwithstanding subsequently adopted code updates to the Project.

### 2.3.3 Compliance With Federal and State Requirements.

Developer, as a Project Cost and at no cost to City, unless otherwise expressly provided, shall comply with lawful requirements of, and obtain all permits and approvals

required by, regional, State and Federal agencies having jurisdiction over Developer's activities in furtherance of this Agreement, including but not limited to Other Agency Future Approvals. By way of example, Developer shall comply with the conditions of DTSC and RWQCB permits and approvals and the Other Agency Future Approvals associated with environmental remediation activities on the Property, including those activities that may be contemplated by the Early Transfer Documents provided, however, that the failure of Developer to comply with any provision or provisions of the Early Transfer Documents, while such failure may affect the timing and phasing of the development of the Project, shall not constitute default of this Development Agreement.

#### 2.3.4 Fees.

Except as otherwise provided in this Development Agreement, only those fees and dedications and exactions set forth in Exhibit F (the "Schedule of Fees"), and any cost of living increases thereto as authorized by the City's development fee ordinances as of the Vesting Date, may be applicable to the development, buildout, occupancy, and use of the Property for the purposes of mitigating environmental and other impacts, providing infrastructure, and funding required service connections, provided however, that this provision shall not limit the right of any other local, regional, state or federal agency or district to directly impose otherwise lawful fees on the Project, including non-City fees imposed by such agencies or districts and collected by City solely for the benefit of such agencies or districts. Notwithstanding the above, this Development Agreement shall not limit the authority of City to charge any and all reasonable processing fees, including those identified as processing fees on the Schedule of Fees, and including application and inspection and monitoring fees, for land use approvals, grading and building permits and other permits and entitlements, which are in force and effect on a City-wide basis (except as limited by other development agreements or other vesting mechanisms) at the time those permits, approvals or entitlements are applied for on any or all portions of the Project. All such processing fees shall be limited as set forth in California Government Code Section 66014. In addition, City and Developer agree to cooperate in good faith to establish an equitable and mutually satisfactory funding mechanism for the construction of certain transportation infrastructure improvements, including Developer's fair share of improvements benefiting the Project which are (i) specifically identified in a subsequently adopted Mare Island Infrastructure Master Plan, as referenced in Exhibit E attached hereto, and (ii) the Highway 37 North Gate and Causeway Bridge infrastructure improvements (the "Gateway Improvements") as set forth in the January 2001 Vallejo Transportation and Mare Island Access Study - Multimodal Facility Location and Design study prepared by Korve Engineering. The parties contemplate that the Infrastructure Master Plan will be incorporated as part of the SPA. The parties' cooperation obligations with respect to establishment of a funding mechanism for construction of such transportation infrastructure shall automatically terminate on the expiration of Three Hundred Sixty-Five (365) days following the City's adoption of the SPA.

#### 2.3.5 Changes in City Laws.

This Development Agreement shall not preclude the application to the development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations



as provided in Government Code Section 65869.5. In the event State or Federal laws or regulations enacted after the Vesting Date of this Development Agreement or action by any other governmental agency other than City prevent or preclude compliance with one or more provisions of the Applicable Law or this Development Agreement, or require changes in plans, maps or permits approved by City, this Development Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal laws or regulations or the regulations of such other governmental agency. Immediately after enactment of any such new law or regulation, the parties shall meet and confer in good faith to determine the necessity of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Development Agreement. It is the intent of the parties that any such modification or suspension be limited to that which is necessary, and to preserve to the extent possible the original intent of the parties in entering into this Development Agreement. If the parties have met and conferred and failed to agree on City's proposed modification or suspension, and City acts to approve such modification or suspension, and Developer continues to believe, in its reasonable business judgment, that such modification or suspension will significantly affect the economic assumptions underlying the Approved Participation Model, the Project or any portion thereof, then Developer shall have the right, at its sole election, to require a recalculation of the "Economic Parameters" of the Acquisition Agreement, as set forth in Section 5.2 of the Acquisition Agreement. Thereafter, if the results of such recalculation are such that Developer, in its reasonable business judgment, still believes that such modification or suspension will significantly affect the economic assumptions underlying the Approved Participation Model, the Project or any portion thereof, Developer may submit the matter to arbitration pursuant to Section 6.3, the sole issue of which shall be whether City's approval of such modification or suspension under this Section 2.3.5 was arbitrary or capricious. In the event that, following the conclusion of such arbitration, it is determined that City's approval of such modification or suspension of the Development Agreement was not arbitrary or capricious, and Developer continues to believe, in its reasonable business judgment, that such modification or suspension will significantly affect the economic assumptions underlying the Approved Participation Model, the Project or any portion thereof, Developer shall have the right, at its sole election, to terminate this Development Agreement by written notice to City, subject to the provisions of Section 4.8 hereof.

In addition, Developer shall have the right, as a Project Cost and at no cost to City, to challenge the new law or regulation preventing compliance with the terms of this Development Agreement, and in the event such challenge is successful, this Development Agreement shall remain unmodified and in full force and effect. In the event that Developer so challenges the new laws or regulations, City reserves the right to take any position in such Developer challenge, even if contrary to Developer, in order to protect City's lawful authority or jurisdiction or financial interests.

#### 2.3.6 Federal or State Actions.

To the extent that any actions of Federal or State agencies (or actions of other governmental agencies, including City, required by Federal or State agencies or actions of City taken in good faith in order to prevent adverse impacts upon City by actions of Federal, State or other governmental agencies) have the effect of preventing, delaying or modifying development

of the Project or any portion thereof, City shall not in any manner be liable for any such prevention, delay or modification of said development. Such actions include, but are not limited to, flood plain or wetlands designations and actions of City or other governmental agencies as a result thereof and the imposition of air quality or transportation measures or sanctions and actions of City or other governmental agencies as a result thereof. As a condition to being able to proceed with development, Developer may be required, at its cost, which cost shall be a Project Cost, subject to the rights of Developer in Section 2.3.5, without cost to or obligation on the part of City, to participate in such regional or local programs and to be subject to such development restrictions as may be necessary or appropriate by reason of such actions of Federal, State or other governmental agencies (or action of City taken in order to prevent adverse impacts upon City by actions of Federal, State or other governmental agencies). Any such actions described in this paragraph which prevent or delay development of the Project shall constitute a permitted delay as defined in Section 4.3 hereof. The imposition of taxes, fees or other charges or costs mandated by such Federal or State actions, which do not materially add to the cost of developing the Project but which do not otherwise prevent, delay or modify the Project shall not be deemed actions which prevent, delay or modify development of the Project for purposes of the foregoing provisions of this paragraph.

#### 2.3.7 City's Police Power.

Nothing in this Development Agreement shall be construed to limit the authority of City in the exercise of its police power or pursuant to Federal or State mandate to adopt and apply to Developer and the development of the Project codes, ordinances, policies, rules and regulations which have the legal effect of protecting persons or property from conditions which create a substantial threat to health, safety or physical risk.

#### 2.3.8 Project Standards.

The rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project shall be those set forth in the Applicable Law. Rules, regulations, policies, standards and specifications applicable to the Project and not addressed in the Applicable Law shall be those in force and effect on a City-wide basis at the time of the applicable permit approval, provided such standards are not arbitrarily imposed on the Property. For purposes of this Section 2.3.8, the determination of a conflict shall be governed by the same principles set forth in Section 2.3.1.

### 2.3.9 Infrastructure Standards.

All streets, roads, utilities, drainage systems, traffic control signs, markings and signal systems, streetscape and street lighting, shall be designed and constructed to the engineering, design and construction standards as set forth in the Applicable Law and the Future Approvals, including but not limited to the provisions of the Specific Plan addressing the special constraints and unique characteristics presented by the reuse and development of Mare Island. Standards not addressed in the Applicable Law shall be those existing on a City-wide basis at the time of the applicable permit approval, provided such standards are not arbitrarily imposed on the Property. Such standards shall include those construction standards contained in applicable sections of the City of Vallejo Municipal Code, the Standard Specifications and Standard Details referenced therein, the Uniform Building Code adopted by the City, and to the extent applicable for use by the City in connection with the approval of drainage facilities, standard specifications formally adopted by the Vallejo Sanitation and Flood Control District as of the Effective Date. As used in this Section 2.3.9, "streetscape" shall include landscaping irrigation systems, plantings, special paving materials, walls, fences and other features intended to enhance the aesthetic quality of the public streets, grounds and access-ways.

### 2.3.10 City's Future Discretionary Authority.

By approving the Existing Approvals, Acquisition Agreement and this Development Agreement, City has made a final policy decision that the Project is in the best interests of the public health, safety and general welfare. Accordingly, to the extent that any application for a Future Approval is consistent with the policy decisions reflected by the Existing Approvals, the Applicable Law and this Development Agreement, City shall not use its discretionary authority to change such policy decision or otherwise to prevent or delay development of the Project as set forth in the Existing Approvals.

City may deny an application for a City Future Approval only if such application does not substantially comply with this Development Agreement or the Applicable Law, or does not substantially comply with the Existing Approvals. City may approve an application for such a Future Approval subject only to those conditions necessary to bring the Future Approval into compliance with this Development Agreement or the Applicable Law, or necessary to make the Future Approval consistent with the Existing Approvals. If City denies any application for a Future Approval, City must specify in writing the reasons for such denial and may, but is not required to, suggest a modification which could be approved. Any such specified modifications must be consistent with this Development Agreement, the Applicable Law and the Existing Approvals.

### 2.3.11 Future Use of EIS/EIR.

The parties understand that the EIS/EIR, including any subsequent or supplemental EIS/EIR, is intended to be used in connection with each of the Existing Approvals and Future Approvals needed for the Project. Consistent with both NEPA and CEQA policies and requirements applicable to the EIS/EIR, City agrees to use the EIS/EIR in connection with the processing of any Future Approval to the extent allowed by law and not to impose on the

Project any mitigation measures or other conditions of approval other than those specifically imposed by the Existing Approvals and the Mitigation Monitoring Program or specifically required by the Applicable Law.

#### 2.4 Density.

Developer does not currently intend to apply for residential density increases or bonuses on the real property, and City does not intend to revise the maximum density and dwelling unit totals established by the Specific Plan, thus insuring that appropriate facilities and services are planned and implemented. Specifically, Developer agrees that the total number of residential units to be developed pursuant to the Specific Plan, including residential units restricted for low- and moderate- income persons and families, shall not exceed 1,400 residential units, as permitted under the Specific Plan and vested by this Development Agreement, unless upon subsequent application by Developer, City subsequently approves a greater number by amendment to the Specific Plan, which subsequent approval and amendment shall be in the sole and absolute discretion of City. As used herein, "residential units" shall not include dormitory or other student housing, congregate care facilities, hotels, bed-and-breakfast establishments or units associated with governmental facilities. Nothing herein shall preclude Developer or City from proposing an amendment to the Specific Plan to increase densities or make other revisions, in accordance with all applicable City requirements.

#### 2.5 Development Timing and Restrictions.

The parties acknowledge that Developer cannot at this time predict with certainty when or the rate at which phases of the Property would be developed. Such decisions depend upon numerous factors which are not all within the control of Developer, such as market orientation and demand, interest rates, competition, completion of remediation by the U.S. Government and other factors. The Phasing Plan attached as Exhibit C reflects City's and Developer's best efforts to anticipate the likely phasing of the Project, based upon the parties' information as of the date of execution of this Development Agreement. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development controlling the parties' agreement, it is the intent of City and Developer to hereby acknowledge and provide for the right of Developer to develop the Project at such rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment, subject to the terms, requirements and conditions of the Existing Approvals and this Development Agreement (including without limitation infrastructure phasing applicable to the Project, and the provisions of Sections 2.1, 2.2 and 2.3, above). City acknowledges that such a right is consistent with the intent, purpose and understanding of the parties to this Development Agreement, and that without such a right, Developer's development of the Project would be subject to the uncertainties sought to be avoided by the Development Agreement Statutes (California Government Code Section 65864, et seq.) and Title 17, Part II of the City of Vallejo Municipal Code and this Development

Agreement, Developer will use its best efforts, in accordance with its own business judgment and taking into consideration market conditions and other economic factors influencing Developer's business decision, to commence or to continue development, and to develop the Project in a regular, progressive and timely manner in accordance with the provisions and conditions of this Development Agreement and with the Existing Approvals.

Off-site improvements required may be specifically tied to certain phases of the Project. The schedule for provisions of these off-site improvements, as they relate to a particular phase, shall be governed by the Existing Approvals or Future Approvals, as applicable.

2.6 Undergrounding of Utilities.

All existing above-ground utilities on the Property shall be placed underground, and all new utilities on the Property will be placed underground, in accordance with City development standards and the requirements of the applicable utility companies and to the extent feasible. The portion of the costs incurred by Developer for the undergrounding of utilities shall be a Project Cost.

2.7 ADA Compliance.

Developer shall comply with the requirements of the Americans with Disabilities Act (ADA) and all other requirements of applicable federal and state laws with respect to its development of the Project as applicable to Developer.

2.8 Prevailing Wages.

Developer shall pay prevailing wages if and as required by applicable federal and state laws.

## 2.9 Local Employment and Contracting.

Developer agrees that it will use good faith efforts to hire qualified Vallejo residents or former Mare Island Naval Shipyard employees for new positions created by Lennar Mare Island in its hiring of employees related to the development and management of the Project. To the extent reasonably feasible, Developer shall also require its independent third party contractors to use good faith efforts to hire qualified Vallejo residents or former Mare Island Naval Shipyard employees for new positions created by such contractors related to the development of the project, provided that any failure by Developer's contractors shall not constitute a default by Developer under this Agreement. Developer shall, by December 1 of each year, submit to the City a list of the names and city of residence of its employees and officers, and shall periodically provide information to the City regarding its work force. Developer agrees to use good faith efforts to contract with qualified Vallejo businesses for services and/or products, as appropriate, consistent with the goals of the Reuse Plan. The City acknowledges that Developer and its third party contractors have the ultimate right to choose their employees and contractors. For new positions, good faith efforts may include, but not be restricted to, providing job announcements to the City, Napa-Solano Building Trades Council and other such local organizations.

## 2.10 Subsequently Enacted Rules and Regulations; Initiatives.

The City may, hereafter, during the term of this Development Agreement apply such newer City enacted or modified ordinances, rules, regulations and official policies adopted on a City-wide basis (each individually, a "City Law") (except as limited by other development agreements or other vesting mechanisms) which are not in conflict with the terms of the Existing Approvals and Applicable Law. To the extent any changes in the General Plan, Specific Plan, the zoning codes or other rules, ordinances, regulations or official policies (whether adopted by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, Planning Commission or any other Board, Commission or Department of City or any designated officer or employee thereof, or by the electorate) are in conflict with the terms of the Existing Approvals and the Applicable Law, the Existing Approvals and the Applicable Law, shall prevail. If any City Law is enacted or imposed by initiative, referendum or moratorium, or by the City Council directly or indirectly in connection with any proposed initiative, referendum or moratorium, which City Law would conflict with Applicable Law or this Development Agreement or reduce the development rights provided by this Development Agreement, such City Law shall not apply to the Project. City shall cooperate with Developer pursuant to Section 6.4 and shall undertake such actions as may be necessary to ensure this Agreement remains in full force and effect. City shall not adopt or enact any City Law, or take any other action that would conflict with the express provisions of this Development Agreement, the Existing Approvals or the Future Approvals. Developer reserves the right to challenge in court any City Law that would conflict with the Existing Approvals and Applicable Law or reduce the development rights provided by this Development Agreement.

Without limiting the generality of the foregoing, any City Law shall be deemed to conflict with the Existing Approvals and the Applicable Law, or reduce the development rights

provided thereby if it would accomplish any of the following results, either by specific reference to the Project or as part of a general enactment which applies to or affects the Project: (a) reduce the total number of residential units permitted to be developed on the Property to fewer than 1,400 units, or reduce the residential densities or intensity permitted by the Applicable Law; (b) limit or reduce the total amount of non-residential density or intensity of use of the Project, or any part thereof, otherwise require any reduction in the total amount of non-residential square footage or number of proposed buildings or other improvements or revise the densities permitted by the Applicable Law; (c) except as provided in the Applicable Law, change any land use designation or permitted use of the Project set forth in the Applicable Law; (d) except as provided in the Applicable Law, limit or control the location of buildings, structures, grading, or other improvements of the Project in a manner that is inconsistent with or more restrictive than the limitations included in the Applicable Law; (e) except as provided in the Existing Approvals or Applicable Law, limit or control the rate, timing, phasing or sequencing of the approval, development or construction of all or any part of the Project; (f) apply to the Project any City Law otherwise allowed by this Development Agreement that is not uniformly applied on a City-wide basis to all substantially similar types of uses; or (g) require the issuance of additional permits or approvals by City other than those required by the Applicable Law.

#### 2.11 Homeless Assistance Act Compliance.

The parties acknowledge that compliance with the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Public Law 103-421) (the "Homeless Assistance Act") has been substantially undertaken. City and Developer shall cooperate to ensure that the requirements of the Homeless Assistance Act with respect to the Property are complied with in the development of the Project; provided, however, that to the extent there are remaining mandatory federal obligations to be satisfied, Developer shall continue to cooperate in good faith with City to determine which portion or portions of the Property shall be used for such compliance or, if permitted by the Homeless Assistance Act, if there are alternative methods of complying with any such remaining obligations.

#### 2.12 Credit for Park Dedications.

##### 2.12.1 Satisfaction of City Park Requirements.

Chapter 3.18 of the Vallejo Municipal Code (the "Park Dedication and Fee Ordinance") sets forth City's fee schedule and alternative land dedication procedures for mitigation by residential subdividers of parks and recreation impacts. City and Developer desire to set forth the terms upon which the parties agree that the requirements of the City's Park Dedication and Fee Ordinance may be satisfied by Developer. Further, given the development constraints created by the unique historic nature of Mare Island, the parties realize that certain parcels intended to be dedicated by Developer for use as "Community Parks" and "Neighborhood Parks" (as those terms are defined in the Park Dedication and Fee Ordinance) may not meet certain standards of the Park Dedication and Fee Ordinance. Notwithstanding the foregoing, the parties desire to provide now for the proposed dedication and use of certain parcels as parks and the realization of credit for such dedication by Developer. Given these considerations, the parties

hereby agree that Developer shall be deemed to have satisfied all City requirements related to the dedication, improvement and maintenance of parks and public recreation facilities, including without limitation the Park Dedication and Fee Ordinance, upon completion of the following:

(a) Specific Plan Areas 2, 6, 7 and 8.

i. Improvement and dedication to City, and acceptance by City, of a community park consisting of approximately 25 acres (the "Community Park"). The Community Park shall contain playing fields, hiking trails and scenic outlooks. It shall be linked to other public recreation facilities, nearby residential areas and the elementary school by a pedestrian pathway system.

ii. Improvement and dedication to City, and acceptance by City, of a neighborhood park consisting of approximately 6 acres ("Morton Field"). Morton Field shall be expanded for use as sports playing fields.

iii. Improvement and dedication to City, and acceptance by City, of a neighborhood park consisting of approximately 3 acres ("Marine Parade Grounds"). Consistent with the project guidelines for historic resources, the Marine Parade Grounds shall be upgraded with a sprinkler system for its continued use as a neighborhood turfed playing field.

iv. Improvement of certain private open space, including pocket parks, tot lots and neighborhood common areas (collectively, the "Pocket Parks"), consisting of approximately 12 acres and located within the future residential areas on Mare Island. The Pocket Parks shall be developed to specifications and standards determined by Developer, with consent of the City, which consent shall not be unreasonably withheld, at the time of submission of subdivision map applications for the adjacent residential development. Developer, in its sole and absolute discretion, may elect to convey the Pocket Parks to a homeowners' association.

(b) Specific Plan Area 3. Improvement of a waterfront promenade consisting of approximately 5 acres (the "Area 3 Promenade"), renovated consistent with standards and requirements of the Bay Conservation and Development Commission and those guidelines and policies set forth in the Specific Plan.



(c) Specific Plan Area 4.

i. Improvement and dedication to City, and acceptance by City, of a neighborhood park consisting of approximately 5 acres ("Alden Park"). Consistent with the project guidelines for historic resources, Alden Park shall be renovated by Developer to allow for its continued use for ceremonial, passive recreation and community event purposes.

ii. Improvement and dedication to City, and acceptance by City, of a neighborhood park consisting of approximately 3 acres ("Chapel Park"). Consistent with the project guidelines for historic resources, Chapel Park shall be renovated by Developer to allow for its continued use for ceremonial, passive recreation and community event purposes.

iii. Improvement of a waterfront promenade consisting of approximately 2 acres (the "Area 4 Promenade"), renovated consistent with standards and requirements of the Bay Conservation and Development Commission and those guidelines and policies set forth in the Specific Plan.

(d) Specific Plan Area 9. Improvement and dedication to City, and acceptance by City, of a neighborhood park consisting of approximately 5 acres ("Club Drive Park"). Consistent with the project guidelines for historic resources, Club Drive Park shall be renovated by Developer to allow for its continued use for ceremonial, passive recreation and community event purposes.

(e) Specific Plan Area 10. Improvement of a pedestrian link from Area 9 to the adjacent regional park (the "Pedestrian Link"), which Pedestrian Link may be primarily within the public right-of-way but which shall contain certain waterfront outlooks or other public access areas (the "Waterfront Outlooks"). The Waterfront Outlooks shall provide visual, and where feasible, physical public access to the waterfront, and shall be designed consistent with the standards and requirements of the Bay Conservation and Development Commission.

2.12.2 No Developer Obligations for Additional Park Dedication or Improvements.

Except as set forth in Section 2.12.1 above, Developer shall have no additional obligation to dedicate or improve portions of Mare Island for use as public parks. Developer's development and use of the Property shall be consistent with the land use designations set forth in the Existing Approvals.

2.12.3 Approval By City of Park Improvements and Acceptance of Offers of Dedication.

Prior to commencement of improvements for each park listed above and dedication of such park to the City, Developer shall submit a park improvement plan for such park to the Director of Development Services for evaluation and approval, which approval shall not be unreasonably withheld. The Director of Development Services may consult with the Greater Vallejo Recreation District during the approval process. The discretion of the Director of Development Services in approving each such park shall be limited to an evaluation of whether such plan substantially complies with (i) the criteria for each such park set forth in this Section 2.12, and (ii) the standards of the Greater Vallejo Recreation District as such standards

exist on the Effective Date. This determination shall be made in light of the unique physical and historical characteristics and constraints of Mare Island. City shall accept each offer of dedication of the parks described in this Section 2.12 within 60 days of such offer by Developer, provided that the applicable park improvements are completed consistent with the approved park improvement plans.

#### 2.12.4 Timing of Park Improvement and Dedication.

At the time of the filing by Developer of a final subdivision map on the parcel(s) immediately adjacent to each park listed in Section 2.12.1 above, City and Developer shall enter into a mutually satisfactory improvement agreement for such park consistent with the standards and criteria set forth herein. Promptly upon completion of the improvements for such park by Developer and receipt of written notice thereof by City, and in no event more than 30 days following receipt of such notice, City shall accept Developer's offer of dedication of such park. Notwithstanding the above, in light of the existing public use of certain historical parks on Mare Island and the City's desire to provide uninterrupted public access to such parks, Developer may at its option convey Alden Park, Chapel Park, Club Drive Park and Marine Parade Grounds to City promptly following conveyance of such parks to Developer, provided that prior to conveyance to City, Developer and City shall have entered into a mutually satisfactory improvement agreement providing for (i) the future improvement and timing of improvement of each such park consistent with the standards and criteria set forth herein, (ii) minor adjustments, if necessary, to the boundaries of such parks to accommodate development on adjacent parcels and roadways, and (iii) reasonable access by Developer to such parks to facilitate adjacent development.

#### 2.12.5 Revisions to Park Dedications.

The City acknowledges that minor revisions to specific park locations, acreage and development criteria (the "Park Revisions") may be necessary to accommodate future changed circumstances related to the Project. Upon a finding by the Director of Development Services, after notice to and consultation with the Greater Vallejo Recreation District, that the Park Revisions substantially comply with the Specific Plan and do not substantially reduce Developer's obligations pursuant to this Section 2.12, such Park Revisions shall be approved administratively by the Director of Development Services and automatically incorporated into this Agreement without formal amendment.

#### 2.13 Progress Meetings.

City and Developer shall have regular meetings during the term of this Development Agreement to discuss the progress of the development and construction of the Project. Such meetings shall be attended by representatives of the parties with experience and expertise in the relevant disciplines to the stage of the development and construction process.

#### 2.14 Life of Project Approvals.

Unless otherwise expressly specified in any Existing Approval, the terms of:

- (a) Any future tentative map (including vesting maps, map amendments and lot line adjustments) which may be approved for the Project (as provided for in the Subdivision Map Act, Government Code Sections 66410 et seq.); or
- (b) Any other Existing Approval,

shall automatically be extended for the longer of the duration of this Development Agreement (including any Extensions) or the term otherwise applicable to such Existing Approval if this Development Agreement is no longer in effect.

The term of this Development Agreement and any subdivision map or other Existing Approval shall not include any period of Permitted Delay.

### ARTICLE III

#### OBLIGATIONS OF THE PARTIES

##### 3.1 Developer Obligations.

In addition to those obligations of Developer under the Existing Approvals described in Recital P, Developer shall have the following obligations:

##### 3.1.1 Development of the Property.

In consideration of City entering into this Development Agreement, Developer has agreed that if Developer commences development of the Property (and proceeds to develop the Property), such development shall be in conformance with all of the terms, covenants and requirements of this Development Agreement and the Existing Approvals, and Developer shall perform those specific obligations and provide those specific contributions identified in the conditions of approval and exhibits to the Existing Approvals. Developer and its successors and assigns, as applicable, shall as a Project Cost, pay when due any and all fees, charges and other costs, including traffic impact fees, public facility fees and other mitigation impact fees and costs, which are imposed pursuant to this Development Agreement or are otherwise lawfully imposed on all or any portion of the Project, whether imposed by City or other agencies, which may include, but are not limited to, fees to help pay for off-site improvements of benefit to the Project or the Property.

##### 3.1.2 Effects of Litigation.

In the event that litigation is timely instituted, and a final judgment is obtained, which invalidates in its entirety this Development Agreement or a substantial benefit to Developer under the Applicable Law, then Developer shall have no further obligations whatsoever under this Development Agreement except as set forth in Section 4.8 hereof. Subject

to the provisions of Section 6.4.2, City may tender the defense of any such litigation to Developer and Developer's counsel, in which case Developer shall bear all costs of such litigation, including City's, legal and court costs in connection therewith; otherwise, each party shall bear their own respective costs, if any, arising from any such defense. All Developer's costs incurred under this Section 3.1.2 shall be Project Costs.

### 3.1.3 Financing Mechanisms.

Developer may request that City establish a Community Facilities District or other public financing mechanism, with City cooperation and at no cost to City, to finance a portion of the public infrastructure and services for the Project. Developer's costs associated with formation of a Community Facilities District or other public financing mechanism shall be a Project Cost.

### 3.1.4 Formation and Responsibility of Neighborhood Associations.

If City and Developer mutually determine that a neighborhood association should be formed for a portion of the Project or such association is required by Applicable Law, Developer shall be responsible for the formation of such association to maintain neighborhood facilities and private open space and to assure uniform exterior maintenance and appearance of the residential units.

### 3.1.5 Maintenance of Public Areas and Open Space.

City shall assume responsibility for the maintenance of all parks and open space after such areas have been dedicated by Developer. The parties anticipate that a landscape maintenance district or other funding mechanism may be formed for the maintenance of the waterfront promenade, historic plazas, open space, street landscaping and other such areas. City will accept offers of dedication of open space to be left in its natural condition, provided that City is reasonably satisfied as to the level of cost or potential liability, if any, associated with such dedication.

### 3.1.6 Historic Preservation.

Developer's obligations with respect to buildings or facilities of historic significance are set forth in the Existing Approvals. Provided Developer is in compliance with the Existing Approvals concerning historic preservation, City shall not impose any additional requirements for historic preservation of buildings or facilities in the Project. City agrees not to apply for, sponsor or endorse any application on the part of City or any other party for historic preservation other than as set forth in the Existing Approvals unless Developer expressly consents thereto.

3.1.7 Monthly Reports.

On or before the fifteenth (15<sup>th</sup>) day of each month, Developer shall deliver to City a financial summary and development status report in a form mutually approved by City and Developer.

3.1.8 Infrastructure Improvements.

Developer, as a Project Cost and subject to Permitted Delays and other approved extensions of the Schedule of Performance, will construct and install all infrastructure in accordance with the Master Infrastructure Plan contained in the Specific Plan, as may be amended, consistent with the Approved Participation Model.

3.1.9 Tenant Improvements.

Developer, as a Project Cost and subject to Permitted Delays and other approved extensions of the Schedule of Performance, will construct tenant improvements contemplated by the Approved Participation Model that are reasonably determined by Developer to be necessary for the successful development of Mare Island.

3.1.10 Demolition.

Developer, as a Project Cost, and subject to Permitted Delays and other approved extensions of the Schedule of Performance, and in accordance with the Schedule of Performance, will demolish improvements contemplated to be demolished under the Approved Participation Model that are reasonably determined by Developer to be necessary for the successful development of Mare Island.

3.1.11 Project Management.

Developer, as a Project Cost and subject to Permitted Delays and other approved extensions of the Schedule of Performance, will manage the Project in accordance with the Approved Participation Model.

3.1.12 Developer Commitment to Grant Easements to City or City's Designee.

Developer agrees to work cooperatively with City and use its best efforts to ensure, at no cost to Developer, that at all times during the term of this Development Agreement, City or its designee is granted all necessary easements for the development of Mare Island, whether such development is to be by City or a third party, consistent with Developer's development of the Project.

3.1.13 Municipal Services District.

The parties agree and intend that a Mare Island-wide Municipal Services District (the "District") shall be created, which will provide for the imposition of a special tax

upon property within the District. Developer agrees that, until such time as such special tax levied against all of the Property is placed upon the county tax roll for collection by the Solano County Tax Collector, Developer shall be responsible for collecting and paying to the District when due the full amount of the special tax levied upon any portion of the Property not included upon the county tax roll and subject to such special tax. The special tax shall be levied in accordance with the rate and method of apportionment approved by Developer and adopted by the District. Developer agrees that so long as this Development Agreement is in effect, it shall not take any action, other than Developer's full participation in the regular budgetary process for the District, to (i) reduce or eliminate the amount of the special tax so approved; or (ii) reduce or eliminate the type or scope of the services to be provided by the District; or (iii) dissolve the District. Notwithstanding the foregoing, Developer's actions with respect to the District will not be so restricted if a mutually acceptable alternative funding mechanism is implemented. City's consent to such alternative funding mechanism shall not be unreasonably withheld.

### 3.2 City Obligations.

In addition to those obligations of City described herein, City shall have the following obligations:

#### 3.2.1 City's Good Faith in Processing.

City and Developer have mutually agreed upon the target dates for planning approvals set forth in Exhibit E. The dates set forth in the Schedule of Performance set forth in Exhibit D are not binding on either party but express the desire of the parties to adhere to a timely schedule of development approvals. In consideration of Developer entering into this Development Agreement, and provided that Developer exercises due diligence and good faith, and files full, accurate and complete applications with timely payment of all fees therefore, City agrees that it will accept, process and review, in good faith and in a timely manner, all applications related to the Project filed by Developer or other owners of property within the Project or those with rights to acquire any such property consistent with the Existing Approvals, in accordance with the terms of this Development Agreement and the Applicable Law. City agrees that the scope of its review of requests for Future Approvals shall be exercised consistent with the terms of this Development Agreement and the Applicable Law.

#### 3.2.2 Other Agency Future Approvals.

City shall cooperate with Developer, at Developer's cost which Costs shall be Project Costs, in Developer's endeavors to obtain Other Agency Future Approvals in connection with the development of, or the provision of services to, the Project, so long as such permits and approvals are not inconsistent with the Applicable Law.

#### 3.2.3 Acceptance of Public Roads.

City shall accept ownership of the public roads identified in the Existing Approvals.

#### 3.2.4 Reimbursements to Developer.

In the event that additional portions of Mare Island (the "Additional Properties") may be subsequently sold or released by the Federal Government for private development, Developer's costs for dedications, infrastructure and public facilities under the Existing Approvals may be determined by City to also directly benefit such Additional Properties, in whole or in part. In such instances, City shall use reasonable efforts, consistent with applicable law and procedures, to the effect that such benefited Additional Properties shall be identified and shall reimburse to Developer, through City, a portion of the costs incurred by Developer, based on a benefit formula approved by the City Council. Such benefit formula shall be based on ascertainable criteria, taking into account to the extent ascertainable, the proportionate benefit conferred on the Additional Properties. Consistent with applicable law and procedures, City shall use reasonable efforts to collect, and establish a mechanism for future collection (irrespective of the term of this Development Agreement), any amounts reimbursable to Developer hereunder upon application to City by owners or developers of the Additional Properties for land use and development entitlements or building permits. City also agrees to use its best efforts, to the extent legally permitted, to secure fair share contributions for infrastructure costs from Federal, State and local government entities on Mare Island. Except as otherwise set forth above, Developer agrees and acknowledges that City's obligation is limited to reasonable efforts and is subject to applicable laws and procedures as herein provided, and that Developer may not be reimbursed, in whole or in part, hereunder.

In the event the Acquisition Agreement is terminated for any reason and Developer surrenders to City all or a portion of the Property (the "Surrendered Property"), this Development Agreement shall terminate with respect to such Surrendered Property. City agrees that the conditions of approval for any subsequent development of the Surrendered Property shall include the requirement that any developer of such property shall reimburse Developer for a share of the cost of development of the offsite infrastructure serving that portion of the Surrendered Property. Such share shall be determined in accordance with a fair-share engineering analysis, obtained by City at Developer's expense, for the Surrendered Property. All such reimbursement shall be paid at the time a building permit is issued for the development of the applicable portion of the Surrendered Property and shall be paid to Developer promptly after being received by City. Such reimbursements shall be included as "Project Revenues" in the Approved Participation Model.

#### 3.2.5 Community Facilities District.

City agrees to cooperate in the establishment of a Community Facilities District or other public financing mechanism as proposed in Section 3.1.3.

#### 3.2.6 Maintenance of Public Roads and Public Water and Sewer Systems; Naming of Public Roads.

During the term of this Development Agreement, City shall be responsible for maintaining and operating, either directly or by contract, the Mare Island public roads and the Mare Island Public Water and Sewer Systems in the manner required to serve the Project. City

shall cooperate with Developer, at no cost to City, to take all steps necessary to relocate or realign the public roads to conform to the locations approved by City in the course of the development of the Property in accordance with this Development Agreement. The cost of any relocation or realignment made at Developer's sole request shall be paid by Developer and shall be a Project Cost. City requests, if any, for relocation of the public roads or Mare Island Public Water and Sewer Systems shall be reasonably feasible from an engineering and economic standpoint and consistent with the Approved Participation Model.

Prior to the naming or renaming of any of the public roads on Mare Island, City shall submit to Developer each proposed street name. Within 20 days following the receipt of each name from the City, Developer shall review the name to determine whether it is consistent with the design and character of the surrounding neighborhood and the marketing of the Project, and may comment or propose alternative names to the City. City shall reasonably and in good faith consider such comments.

### 3.2.7 Causeway Bridge Maintenance and Operation.

During the term of this Development Agreement, City shall be responsible for the maintenance and operation of the Causeway Bridge in a manner that is substantially comparable with the standard of maintenance of the Property then developed in accordance with this Development Agreement. City agrees that, as the overall maintenance and aesthetic standards (including painting, color selection, lighting, landscaping and related improvements) for properties, improvements and structures on the Property become higher, City shall raise the standards for the Causeway Bridge. As part of City's consideration of such standards, City shall meet and confer with Developer regarding the standards and the manner in which City proposes to complete all maintenance and other improvements necessary to meet the elevated standards within a reasonable period of time thereafter. In the event Developer proposes that the standards for maintenance for the Causeway Bridge be at a higher level than that proposed by the City and City reasonably determines that it is economically infeasible for City to implement the maintenance and other improvements necessary to meet such higher standards, Developer, in its sole and absolute discretion, may participate in the funding of such additional maintenance and improvements, provided that such additional maintenance and improvements are approved by City. Except for the increased costs voluntarily assumed by Developer as set forth above, which costs shall be Project Costs, costs associated with the maintenance, operation and improvement of the Causeway Bridge will initially be borne by the District established pursuant to Section 3.1.13 of this Development Agreement and City's authority as a charter city. The Causeway Bridge shall remain open to vehicle traffic 24 hours per day, 7 days per week, subject to reasonable closures for maintenance and repair and waterway traffic.

### 3.2.8 Eminent Domain Powers.

City agrees to cooperate with Developer in implementing all of the conditions of the Existing Approvals, including, but not limited to, the consideration of the use of its eminent domain powers in connection with public rights-of-way and public improvements; provided, however, that the use of eminent domain shall be in the sole and absolute discretion of the City and subject to all applicable legal requirements.



3.2.9 City Commitment to Grant or Cooperate to Cause Others to Grant Easements to Developer.

City agrees to assist Developer and use its best efforts to ensure, at no cost to City, that Developer is granted all easements and rights of way required to develop the Project at all times during the term of this Development Agreement, including but not limited to ingress/egress, utilities, demolition/construction, flood control, support, slope, and rail easements and rights of way, whether from the City, the United States or other third parties.

ARTICLE IV

AMENDMENT OF DEVELOPMENT AGREEMENT AND EXISTING APPROVALS

4.1 Amendment of Development Agreement By Mutual Consent.

This Development Agreement may be amended in writing from time to time by mutual consent of the parties hereto or their successors-in-interest or assigns and in accordance with the provisions of City of Vallejo Municipal Code Chapter 17.10. Extension of the term of this Development Agreement pursuant to Section 1.3.2 or Section 4.3 shall not require an amendment to this Development Agreement. Limited time extensions (not including extensions to the term) not exceeding one hundred eighty (180) days in the aggregate for all such extensions, for compliance with the terms and conditions set forth herein, may be granted or denied by the City Manager (or his/her designee) in his or her sole discretion.

4.2 Insubstantial Amendments to Development Agreement.

In accordance with the provisions of Chapter 17 of the Vallejo Municipal Code, as may be amended from time to time, any amendment to this Agreement which, in the context of the overall Project contemplated by this Agreement, does not substantially affect (i) the term of this Agreement, (ii) permitted uses of the Property, (iii) provisions for the reservation or dedication of land, (iv) conditions, terms, restrictions or requirements for subsequent discretionary actions, (v) the density or intensity of use of the Property or the maximum height or size of proposed buildings or (vi) monetary contributions by Developer, shall be deemed an "Insubstantial Amendment" and shall not, except to the extent otherwise required by law, require notice or public hearing before the parties may execute an amendment hereto. Such Insubstantial Amendment may be approved by City resolution.

4.3 Permitted Delays.

In the event of changed conditions, changes in local, state or federal laws or regulations (other than changes expressly permitted by this Development Agreement), , delays due to strikes, inability to obtain materials, delays caused by governmental agencies in issuing permits and approvals, any period of time during which a development moratorium (including,

but not limited to, a water or sewer moratorium) or the actions of other public agencies that would prohibit development of the Property, delays caused by the federal government in meeting its proposed schedule for soil and/or water remediation for the Property, civil commotion, fire, acts of God, war, lockouts, riots, floods, earthquakes, epidemic, quarantine, freight embargoes, failure of contractors to perform, unforeseen contamination left by federal government (including explosives), the commencement of circulation of an initiative or referendum petition or the filing of any court action to set aside or modify this Development Agreement or the Existing Approvals, or other circumstances described in this Development Agreement as giving rise to a Permitted Delay and which cause substantially interferes with carrying out the Project, as the Project has been approved, or with the ability of either party to perform its obligations under this Development Agreement (each such cause individually a "Permitted Delay"), then, except as to acts or conditions to which this Section 4.3 is expressly not applicable under other provisions of this Development Agreement and except as to acts or conditions caused by Developer, if and to the extent that any such cause referred to above in this Section 4.3 has the effect of delaying Developer's completion of any act required hereunder beyond a date specified for such act or beyond the term of this Development Agreement, then the time for such act to be completed or the term of this Development Agreement, whichever is applicable, shall be extended for such period of time as the Permitted Delay shall exist but in any event not longer than for such period of time during which Developer is undertaking reasonable and diligent efforts to correct such Permitted Delay.

#### 4.4 Requirement for Writing.

No modification, amendment or other change to this Development Agreement or any provision hereof shall be effective for any purpose unless specifically set forth in a writing which refers expressly to this Development Agreement and is signed by duly authorized representatives of both parties or successors.

#### 4.5 Amendments to Development Agreement Legislation.

This Development Agreement has been entered into in reliance upon the provisions of the Development Agreement Statutes as those provisions existed at the date of execution of this Development Agreement. No amendment or addition to those provisions which would materially affect the interpretation or enforceability of this Development Agreement shall be applicable to this Development Agreement unless such amendment or addition is specifically required by the California State Legislature, or is mandated by a court of competent jurisdiction. If such amendment or change is permissive (as opposed to mandatory), this Development Agreement shall not be affected by same unless the parties mutually agree in writing to amend this Development Agreement to permit such applicability.

#### 4.6 Amendment of Existing Approvals.

To the extent permitted by state and federal law, any Existing Approval may, from time to time, be amended or modified in the following manner:

##### 4.6.1 Administrative Amendments.

Upon the written request of Developer for an amendment or modification to an Existing Approval, the Director of Development Services or his/her designee shall determine: (i) whether the requested amendment or modification is minor when considered in light of the Project as a whole; and (ii) whether the requested amendment or modification is consistent with this Development Agreement and Applicable Law. If the Director of Development Services or his/her designee finds that the proposed amendment or modification is minor in light of the Project as a whole, consistent with this Development Agreement and Applicable Law, and will result in no new significant impacts not addressed and mitigated in the applicable environmental document (under CEQA or NEPA), the amendment shall be determined to be an "Administrative Amendment" and the Director of Development Services or his/her designee may, except to the extent otherwise required by law, approve the Administrative Amendment without notice and public hearing. Without limiting the generality of the foregoing, lot line adjustments, minor reductions in the density, intensity, scale or scope of the Project, minor alterations in vehicle circulation patterns or vehicle access points, substitutions of comparable landscaping for any landscaping shown on any final development plan or landscape plan, variations in the location of structures of other improvements that do not substantially alter the design concepts of the Project, variations in the location or installation of utilities and other infrastructure connections or facilities that do not substantially alter the design concepts of the Project, and minor adjustments to the legal description of a parcel shall be treated as Administrative Amendments.

#### 4.6.2 Non-Administrative Amendments.

Any request of Developer for an amendment or modification to an Existing Approval (including an amendment to this Development Agreement) which is determined not to be an Administrative Amendment as set forth above shall be subject to review, consideration and action pursuant to the Applicable Law and this Development Agreement.

#### 4.7 Incorporation of Project Amendments into this Development Agreement.

Upon approval or adoption of a Future Approval, or an amendment of an Existing Approval or Future Approval, such action shall automatically be deemed to be incorporated into the Project and the Applicable Law and vested under this Development Agreement without any further procedure to amend this Development Agreement.

#### 4.8 Effect of Termination on Developer's Obligations.

- (a) Notwithstanding any other provision hereof to the contrary, termination of this Development Agreement or termination of the rights of Developer hereunder as to the Property, or any part thereof, shall not affect any requirement to comply with the Existing Approvals or any payments then due and owing to City, nor shall it affect the covenants of Developer specified in Section 4.8(b) below, to continue after the termination of this Development Agreement. Developer understands and agrees that the Existing Approvals may be substantially modified in light of the circumstances resulting from the termination of this Development

Agreement or Developer's rights hereunder and Developer shall have no rights to challenge said modification by reason of this Development Agreement other than the rights, if any, Developer would have in the absence of this Development Agreement.

(b) Notwithstanding anything in this Development Agreement to the contrary, the following provisions of this Development Agreement shall survive and remain in effect following termination or cancellation of this Development Agreement for so long as necessary to give them full force and effect with respect to claims or rights of City arising prior to termination or cancellation:

1. This Section 4.8 (Developer's obligations upon termination or cancellation);
2. Section 2.1.2 (Mandatory Requirements);
3. Section 6.1 (remedies; limitation on damages and exceptions thereto; accrued obligations); and
4. Section 11.1 (Indemnification).

## ARTICLE V

### ANNUAL REVIEW

#### 5.1 Time of Review.

The annual review date for this Development Agreement shall be initiated during the month of March of each year of the term of this Development Agreement, commencing with March 2002. City shall make a good faith effort every year to notify Developer at least 10 days in advance of the date for Developer's request for annual review pursuant to Section 5.2 and any evidence required by City to demonstrate Developer's good faith compliance with the Development Agreement.

#### 5.2 Developer to Initiate.

Developer shall initiate the annual review required by City of Vallejo Municipal Code Chapters 17.20 by submitting a written request at least sixty (60) days prior to the review date to the Director of Development Services. The Developer shall also provide evidence as determined necessary by the Director of Development Services to demonstrate good faith compliance with the provisions of this Development Agreement. However, failure to initiate the annual review within thirty (30) days of receipt of written notice to do so from City shall not constitute a default by Developer under this Development Agreement, unless City has provided actual notice and opportunity to cure and Developer has failed to so cure.

### 5.3 Good Faith Compliance.

The annual review required by California Government Code, Section 65865.1, shall be conducted as provided herein. The Director of Development Services shall review Developer's submission to ascertain whether Developer has complied in good faith with the terms of this Development Agreement. If the Director of Development Services finds good faith compliance by Developer with the terms of this Development Agreement, the Director of Development Services shall so notify Developer and the planning commission in writing and the review for that period shall be concluded. If the Director of Development Services is not satisfied that the Developer is performing in accordance with the material terms and conditions of this Development Agreement, the Director of Development Services shall refer the matter to the planning commission for a decision and notify Developer in writing at least ten (10) days in advance of the time at which the matter will be considered by the planning commission.

The planning commission shall conduct a hearing at which Developer must submit evidence that it has complied in good faith with the terms and conditions of this Development Agreement. The findings of the planning commission on whether Developer has complied with this Development Agreement for the period under review shall be based upon substantial evidence in the record. If the planning commission determines that, based upon substantial evidence, Developer has complied in good faith with the terms and conditions of this Development Agreement, the review for that period shall be concluded. If the planning commission determines that, based upon substantial evidence, Developer has not complied in good faith with the terms and conditions of this Development Agreement, the planning commission shall forward its report and recommendation to the City Council.

The City Council shall notify the Developer in writing of its intention to conduct a hearing on whether Developer has complied in good faith with the terms and conditions of this Development Agreement and whether the Development Agreement should be modified or terminated. The notice shall include the information specified in Chapter 17.20 et seq. of the Vallejo Municipal Code, including the time and place of the hearing, a copy of the planning commission's report and recommendation, and any other information the City Council considers necessary to inform Developer of the nature of the proceeding. Developer shall be given an opportunity to be heard at the hearing. If the City Council determines that Developer has complied in good faith with the terms and conditions of this Development Agreement, the review for that period shall be concluded. If, however, the City Council determines, based upon substantial evidence in the record, that there are significant questions as to whether Developer has complied in good faith with the terms and conditions of this Development Agreement, the City Council may continue the hearing and shall notify Developer of City's intent to meet and confer with Developer within thirty (30) days of such determination, prior to taking further action. Following such meeting, the City Council shall resume the hearing in order to further consider the matter and to make a determination regarding Developer's good faith compliance with the terms and conditions of the Development Agreement and to take those actions it deems appropriate, in accordance with California Government Code Section 65865.1.

5.4 No Waiver.

Failure of City to conduct an annual review shall not constitute a waiver by City of its rights to otherwise enforce the provisions of this Development Agreement nor shall Developer have or assert any defense to such enforcement by reason of any such failure to conduct an annual review.

**ARTICLE VI**

**DEFAULT, REMEDIES AND TERMINATION**

6.1 Remedies for Breach.

City and Developer acknowledge that the purpose of this Development Agreement is to carry out the parties' objectives as set forth in the Recitals hereof. City and Developer agree that to determine a sum of money which would adequately compensate either party for choices they have made which would be foreclosed should the Project not be completed pursuant to and as contemplated by this Development Agreement is not possible and that damages would not be an adequate remedy. Therefore, City and Developer agree that in the event of a breach of this Development Agreement (following an arbitration determination if arbitration is expressly permitted by other provisions of this Development Agreement and is invoked pursuant to Section 6.3), the only remedies available to the non-breaching party shall be: (1) suits for specific performance to remedy a specific breach, (2) suits for declaratory or injunctive relief, (3) suits for mandamus under Code of Civil Procedure Section 1085, or special writs, (4) termination of this Development Agreement or, at the option of City in the event of breach by Developer, termination of the rights of Developer under this Development Agreement, or (5) limited actions as follows: Except for attorney's fees and associated costs as set forth herein, monetary damages shall not be awarded to either party. This exclusion on damages shall not preclude actions by a party to enforce payments of monies due, or the performance of obligations requiring the expenditures of money, under the terms of this Development Agreement as set forth in subsections (a) and (b), below, of this Section 6.1. All of these remedies shall be cumulative and not exclusive of one another, and the exercise of any one or more of these remedies shall not constitute a waiver or election with respect to any other available remedy. Monetary recovery may be had for failure to complete the following actions that are required upon completion of specified components of the Project:

(a) payments required to be made under the Existing Approvals, as applicable;

(b) any other payments of funds then due and owing by Developer to City.

6.2 Notice of Breach.

Prior to the initiation of any action for relief specified in Section 6.1 above because of an alleged breach of this Development Agreement, the party claiming breach shall

deliver to the other party a written notice of breach (the "Notice of Breach"). The Notice of Breach shall specify the reasons for the allegation of breach with reasonable particularity. The so-called breaching party shall have thirty (30) days to either: (a) use good faith efforts to cure the breach or, if such cure is of the nature to take longer than 30 days, to take reasonable actions to commence curing the breach during such thirty (30) day period; or (b) if in the determination of the so-called breaching party, such event does not constitute a breach of this Development Agreement, the so-called breaching party, within thirty (30) days of receipt of the Notice of Breach, shall deliver to the party claiming the breach a "Notice of Non-Breach" which sets forth with reasonable particularity the reasons that a breach has not occurred. Failure to respond within the thirty (30) days shall not be deemed an admission of the breach, but the party alleging the breach may proceed to pursue its remedies hereunder.

City and Developer acknowledge and agree that, notwithstanding any provision to the contrary in the Acquisition Agreement or this Development Agreement, only a termination of the Development Agreement upheld by a final judgment of a court of competent jurisdiction and following the exhaustion of all appeals, if applicable, may constitute a default of this Development Agreement for the purposes of Section 21.1 of the Acquisition Agreement. Moreover, any such termination of this Development Agreement shall not be considered a default pursuant to Section 21.1 of the Acquisition Agreement once Developer has expended \$12.5 Million in Project Costs.

### 6.3 Arbitration.

Upon agreement by both Parties, any legal action shall be submitted to nonbinding arbitration before a mutually acceptable retired Superior Court or Appellate Court judge. If the Parties cannot agree on the selection of a retired Superior Court or Appellate Court judge, then they shall each select a retired Superior Court or Appellate Court judge, and the two (2) selected judges will jointly select a third retired Superior Court or Appellate Court judge to serve as the arbitrator. The arbitrator shall issue such procedural and remedial orders as he or she may deem appropriate. The arbitrator's fees shall be shared equally between the City and Developer.

6.4 Cooperation in the Event of Initiative or Legal Challenge.

6.4.1. Initiative.

Should a non-City Council initiative measure or measures be enacted which could affect the Project:

(a) Developer and City shall meet and confer in good faith to mutually determine the proper course of action; and

(b) In the event City and Developer jointly determine to challenge such initiative measure, Developer shall provide for any challenge to such initiative measure at its sole cost and expense, which cost shall be a Project Cost, and any such court action shall constitute a Permitted Delay pursuant to this Development Agreement; and

(c) In the event that a court determination has the effect of preventing, delaying or modifying the development of the Project as set forth above, City and Developer shall meet and confer in good faith to determine if there are alternative means of achieving the mutual goals and objectives of this Development Agreement, in light of such court action.

6.4.2. Other Legal Challenge.

In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Development Agreement, the parties hereby agree to cooperate in defending said action with Developer's counsel acting as lead counsel. Developer shall bear all costs of such defense including City's, legal and court costs, provided that the parties meet and confer prior to Developer assuming such costs, and mutually agree upon a litigation strategy, including settlement and appeal. All such costs incurred by Developer shall be Project Costs.

6.5 Applicable Law/Venue/Attorneys' Fees and Costs.

This Development Agreement shall be construed and enforced in accordance with the laws of the State of California. Any legal actions under this Development Agreement shall be brought only in the Superior Court of the County of Solano, State of California. Should any legal action or arbitration be brought by either party because of breach of this Development Agreement or to enforce any provision of this Development Agreement, the prevailing party shall be entitled to reasonable attorney's fees or arbitration costs and such other costs as may be found by the court or arbitrator.



6.6 Termination by Mutual Consent.

This Development Agreement may be voluntarily terminated in whole or in part only by the mutual consent of the parties or their successors in interest, in the sole and absolute discretion of each as to its consent, in accordance with the provision of City of Vallejo Municipal Code Chapter 17.16 except as otherwise provided in this Development Agreement.

ARTICLE VII

ESTOPPEL CERTIFICATE

7.1 Estoppel Certificate.

Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party, (a) this Development Agreement is in full force and effect and a binding obligation of the parties, (b) this Development Agreement has not been amended or modified or, if so amended or modified, identifying the amendments or modifications, and (iii) the requesting party is not in default in the performance of its obligations under this Development Agreement, or if in default, to describe therein the nature and amount of any such defaults. The party receiving a request hereunder shall execute and return such certificate or give a written, detailed response explaining why it will not do so within thirty (30) days following the receipt thereof. The City Manager shall be authorized to execute any certificate requested by Developer hereunder. Developer and City acknowledge that a certificate hereunder may be relied upon by tenants, transferees, investors, partners, bond counsel, underwriters, bond holders and "Mortgagees" (defined in Section 10.1). The request shall clearly indicate that failure of the receiving party to respond within the thirty (30) day period will lead to a second and final request and failure to respond to the second and final request within fifteen (15) days of receipt thereof shall be deemed approval of the estoppel certificate. Failure of Developer to execute an estoppel certificate shall not be deemed a default, provided that in the event that Developer does not respond within the required thirty (30) day period, City may send a second and final request to Developer and failure of Developer to respond within fifteen (15) days from receipt thereof (but only if City's request contains a clear statement that failure of Developer to respond within this fifteen (15) day period shall constitute an approval) shall be deemed approval by Developer of the estoppel certificate and may be relied upon as such by City, tenants, transferees, investors, bond counsel, underwriters and bond holders. Failure of City to execute an estoppel certificate shall not be deemed a default, provided that in the event that City fails to respond within the required thirty (30) day period, Developer may send a second and final request to City, with a copy to the City Manager and City Attorney, and failure of City to respond within fifteen (15) days from receipt thereof (but only if Developer's request contains a clear statement that failure of City to respond within this fifteen (15) day period shall constitute an approval) shall be deemed approval by City of the estoppel certificate and may be relied upon as such by Developer, tenants, transferees, investors, partners, bond counsel, underwriters, bond holders and Mortgagees.

## ARTICLE VIII

### COOPERATION AND IMPLEMENTATION

#### 8.1 Processing.

Upon completion by Developer of all required preliminary actions (e.g., a completed application and submission of all required information) and payment of the applicable processing fees, as set forth herein, City shall commence and diligently process all required steps necessary for the implementation of this Development Agreement and development of the Project.

#### 8.2 Other Governmental Permits.

Upon application by Developer for the Other Agency Future Approvals and without cost or financial obligation on the part of City, City shall cooperate with Developer as set forth in Section 3.2.2, and shall, from time to time, at the request of Developer, attempt with due diligence and in good faith, to enter into binding agreements with any such entity to ensure the availability of such permits and approvals, or services, at each stage of the development of the Project. These agreements may include, but are not limited to, joint powers agreements under the provisions of the Joint Exercise of Powers Act (Government Code Section 6500, et seq.) or the provisions of other laws to create legally binding, enforceable agreements between such parties. In addition, and by way of example only, City shall reasonably cooperate with Developer in seeking the provision of upgraded utilities and other related services to facilitate the generation of jobs in high technology; providing access to and appropriate security for the Main Gate area; providing alternative parking solutions to accommodate the unique development constraints on Mare Island; and the provision of commuter ferry, shuttle ferry and rail service operations to Mare Island. To the extent allowed by law and to the extent approved by the other party or parties to the Development Agreement, Developer shall be a party to any such agreement, or a third party beneficiary thereof, entitled to enforce for its benefit on behalf of City, or in its own name and at its sole cost, which costs shall be a Project Cost, the rights of City or Developer thereunder or the duties and obligations of the parties thereto.

#### 8.3 Third Party Design Standards.

City acknowledges that the design and aesthetics of Mare Island, including those portions of Mare Island not included in the Property, are significant factors in the valuation and marketability of the Property. Therefore, City shall use its reasonable best efforts to: (a) ensure high quality design standards for the gateway areas and major thoroughfares of Mare Island consistent with the Specific Plan; (b) maximize opportunities for integration of the Ferry Service Facilities, Mare Island Public Roads, Public Works Facility, and other City improvements on Mare Island with the approved design standards for the Property; and (c) facilitate informal consultation between Developer and other developers or operators on Mare Island regarding integration of design standards prior to granting final approval of the design elements of any such developer's or operator's improvements on Mare Island.

## ARTICLE IX

### TRANSFERS, ASSIGNMENTS

#### 9.1 Limitations on Right to Assign Development Agreement.

(a) Because of the necessity to coordinate development of the Property pursuant to the Specific Plan, particularly with respect to the provision of public infrastructure and public services, certain restrictions on the right of the Developer to assign or transfer its interest under this Development Agreement with respect to the Property, or any portion thereof, are necessary in order to assure the achievement of the goals, objectives and public benefits of the Specific Plan and this Development Agreement with respect to the Property. Developer agrees to and accepts the restrictions herein set forth in this Article IX as reasonable and as a material inducement to City to enter into this Development Agreement. For purposes of this Article IX, Developer may transfer ownership interests in Developer without City's consent as long as following such transfer Lennar Mare Island, LLC, or any holding company of Lennar Mare Island, LLC and its parent company, remain in control of all decision making with respect to, and the management of the development of, the Property and the Project in accordance with this Development Agreement, whether by contract or otherwise. Developer shall notify City of any transfer of ownership of Lennar Mare Island, LLC, which notice shall contain a certification from a responsible officer of Developer, its parent company or the holding company of Developer and its parent company that such transfer conforms to the requirements of this Article IX.

(b) In connection with the transfer or assignment by Developer of its interests under this Development Agreement with respect to all or any portion of the Property (other than a transfer as set forth in paragraph (a) above), Developer and the assignee shall enter into a written agreement (the "Assignment of Development Agreement") regarding the respective interests, rights and obligations of Developer and the assignee in and under this Development Agreement. Further, in connection with such Assignment of Development Agreement in connection with a transfer of the entire remainder of the Property, City shall confirm in writing that no default by Developer under the Acquisition Agreement or the Development Agreement shall be deemed a default of the assignee with respect to the portion of the Property transferred to such assignee, which confirmation shall not be a waiver of any default by Developer that has not been cured prior to such assignment. Such Assignment of Development Agreement may (i) release Developer from obligations under this Development Agreement that pertain to that portion of the Property being transferred, as described in the Assignment of Development Agreement, provided that the assignee expressly assumes such obligations, and (ii) address any other matter deemed by Developer to be necessary or appropriate in connection with the assignment.

Developer shall seek City's prior written consent to any Assignment of Development Agreement. Failure by City to respond within forty-five (45) days to any written request made by Developer for such consent shall be deemed to be City's approval of the Assignment of Development Agreement in question, provided, however, that City shall be under

no obligation to consent to any such proposed assignment if Developer is in default of this Development Agreement or the Acquisition Agreement, and is not diligently curing any such default. In addition, City may refuse to give its consent only if, in light of the proposed transferee's reputation and financial resources, such assignee would not in City's reasonable opinion be able to perform the obligations proposed to be assumed by such assignee.

Any Assignment of Development Agreement shall be binding on Developer, City and the assignee. Upon recordation of any Assignment of Development Agreement in the Official Records of Solano County, Developer shall automatically be released from those obligations expressly assumed by the assignee therein.

Developer shall be free from any and all liabilities accruing on or after the date of any assignment with respect to those obligations assumed by an assignee pursuant to an Assignment of Development Agreement. No breach or default hereunder by any person succeeding to any portion of Developer's obligations under this Development Agreement shall be attributed to Developer, nor may Developer's remaining rights hereunder be canceled or diminished in any way by any breach or default by any such person. No breach or default by Developer under the Acquisition Agreement or this Development Agreement shall be attributed to an assignee under an Assignment of Development Agreement, provided that the foregoing shall not be deemed a waiver by City of any default of Developer that is not cured as of the date of such assignment.

Upon compliance with this Section 9.1 by Developer and the assignee, such assignee shall be deemed a "Permitted Assignee." The subsequent assignment or transfer of Developer's interests under this Development Agreement with respect to all or any portion of property by a Permitted Assignee shall also be subject to the requirements of this Article IX.

(c) City shall administer the provisions of this Article IX through its City Manager or his/her designee. Developer shall notify the City Manager in writing pursuant to this Article IX of its request for City consent to any assignment of its interests under the Development Agreement under this Article IX requiring such consent, together with supporting information and satisfaction of the conditions set forth in subsections (a) and (b) above, together with clear notice that failure of City to respond within forty-five (45) days of receipt thereof shall be deemed approval. Developer shall furnish such additional information as City Manager, City Council or any designee may reasonably request and City shall proceed to consider and act upon Developer's request for City consent to the proposed assignment. Failure of City to act within this forty-five (45) day period shall be deemed an approval of the request provided Developer. A denial by City of the request based upon late, inaccurate or insufficient information furnished by Developer shall not be deemed unreasonable. If denial is based upon such grounds, Developer may cure such deficiency and reinstate its request providing such information, thereby starting the initial forty-five (45) day period anew.

## 9.2 Release Upon Transfer.

Except as provided in Section 11.1 hereof and subject to the Approved Participation Model and the provisions of the Memorandum of Acquisition Agreement and City

Participation Payment, Developer shall be released from its obligations accruing on or after the date of any sale, transfer or assignment under this Development Agreement with respect to that portion of the Property sold, transferred or assigned as permitted under Section 9.1. Failure to deliver a written assumption agreement hereunder shall not affect the running of any covenants herein with the land, as provided in Section 13.2 below, nor shall such failure negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this Development Agreement. No breach or default by any person or entity succeeding to any portion of Developer's interest with respect to the transferred or assigned rights and/or obligations shall be attributable to Developer, nor may Developer's rights hereunder be cancelled or diminished in any way by any default or breach by any such person or entity.

## ARTICLE X

### MORTGAGEE PROTECTION

#### 10.1 Mortgage Protection.

This Development Agreement shall be superior and senior to any lien placed upon the Property or any portion thereof after the date of recording of this Development Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Development Agreement (including but not limited to City's remedies to terminate the rights of Developer (and its successors and assigns) under this Development Agreement, to terminate this Development Agreement, and to seek other relief as provided in this Development Agreement) shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

#### 10.2 Mortgagee Not Obligated.

Notwithstanding the provisions of Section 10.1 above, no Mortgagee shall have any obligation or duty under this Development Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Development Agreement, or otherwise under the Existing Approvals.

#### 10.3 Notice of Default to Mortgagee.

If City receives a written notice from a Mortgagee or from Developer or any Permitted Assignee requesting a copy of any notice of default given Developer or a designated Permitted Assignee hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee at such Mortgagee's cost (or Developer's cost), concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed an event of default, and if City makes a determination of default

hereunder, City shall if so requested by such Mortgagee likewise serve at such Mortgagee's cost (or Developer's cost) notice of such noncompliance on such Mortgagee concurrently with service thereon on Developer. Each Mortgagee shall have the right during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice.

#### 10.4 No Supersedure.

Nothing in this Article X shall be deemed to supersede or release a Mortgagee or modify a Mortgagee's obligations under any subdivision improvement agreement or other obligation incurred with respect to the Project outside this Development Agreement, nor shall any provision of this Article X constitute an obligation of City to such Mortgagee, except as to the notice requirements of Section 10.3.

### ARTICLE XI

#### INDEMNIFICATION; INSURANCE

#### 11.1 No Duty of City.

It is specifically understood and agreed by the parties that the development contemplated by this Development Agreement is a private development, that City has no interest in or responsibility for or duty to third persons concerning any of said improvements except as otherwise expressly set forth herein in Articles IX and X, and that Developer shall have full power over the exclusive control of the Property herein described subject only to the limitations and obligations of Developer under this Development Agreement. Developer hereby agrees to and shall hold City and its elected and appointed representatives, officers, agents and employees harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Developer's operations under this Development Agreement, excepting suits and actions brought by Developer for default of this Development Agreement or arising from the gross negligence or willful misconduct of City to the extent, if any, that such gross negligence or willful misconduct has contributed to such damage.

This indemnification and hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this Section 11.1, regardless of whether or not City prepared, supplied or approved plans or specifications for the Project, but does not apply to damages and claims for damages caused by City with respect to public improvements and facilities after City has accepted responsibility for such public improvements and facilities.

#### 11.2 Insurance Requirements.

At all times during the term of and consistent with the Acquisition Agreement, Developer shall provide, maintain and keep in full force and effect, the insurance required therein. Upon the termination of the Acquisition Agreement, the parties shall meet and confer in good faith to

determine the appropriate level of insurance to be maintained by Developer during periods of construction of the Project.

## ARTICLE XII

### NOTICES

#### 12.1. Notices.

Formal written notices, demands, correspondence and communications between City and Developer shall be sufficiently given if: (a) personally delivered; or (b) dispatched by next day delivery by a reputable carrier such as Federal Express or DHL to the offices of City and Developer indicated below, provided that a receipt for delivery is provided; or (c) if dispatched within the San Francisco Bay Area by first class mail, postage prepaid, to the offices of City and Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such persons and addresses as either party may from time-to-time designate by next day delivery or by mail as provided in this Section.

CITY:

City Manager  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

with copies to:

City Attorney  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

Director of Community Development  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

Director of Development Services  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

McDonough, Holland & Allen  
555 Capitol Mall, 9th Floor  
Sacramento, CA 95814  
Attn: Iris P. Yang

DEVELOPER:

Mr. Emile Haddad  
24800 Chrisanta Road  
Mission Viejo, CA 92691

with copies to: Greg McWilliams

Mare Island, Quarters D  
P. O. Box 2013  
Vallejo, CA 94592

Kevin Hanson  
David O. Team  
Lennar Partners  
18401 Von Karman, Suite 540  
Irvine, CA 92612

David Gold, Esq.  
Bruce Reed Goodmiller, Esq.  
Mitchell S. Randall, Esq.  
Morrison & Foerster, LLP  
101 Ygnacio Valley Road, Suite 450  
Walnut Creek, CA 94596-4095

Notices delivered by deposit in the United States mail as provided above shall be deemed to have been served two (2) business days after the date of deposit if addressed to an address within the State of California, and three (3) business days if addressed to an address within the United States but outside the State of California.

### ARTICLE XIII

#### MISCELLANEOUS

##### 13.1. Severability.

Except as otherwise provided herein, if any provision(s) of this Development Agreement is (are) held invalid, the remainder of this Development Agreement shall not be affected except as necessarily required by the invalid provisions, and shall remain in full force and effect unless amended or modified by mutual consent of the parties.

##### 13.2 Agreement Runs with the Land.

Except in the case of an Exempted Transfer, all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Development Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all of the persons or entities acquiring the Property or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All of the provisions of this Development Agreement shall be enforceable as equitable servitudes



and constitute covenants running with the land pursuant to applicable law, including but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do or refrain from doing some act on the Property hereunder, or with respect to any City-owned property, (a) is for the benefit of such properties and is a burden upon such property, (b) runs with such properties, (c) is binding upon each party and each successive owner during its ownership of such properties or any portion thereof, and each person or entity having any interest therein derived in any manner through any owner of such properties, or any portion thereof, and shall benefit each property hereunder, and each other person or entity succeeding to an interest in such properties. Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project or the Property is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Development Agreement is contained in the instrument by which such person acquired an interest in the Project or the Property.

### 13.3 Nondiscrimination.

Developer covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin in the development of the Property in furtherance of this Development Agreement. The foregoing covenant shall run with the land.

### 13.4 Developer Right to Rebuild.

City agrees that Developer may renovate or rebuild the Project within the term of this Development Agreement should it become necessary due to natural disaster, changes in seismic requirements, or should the buildings located within the Project become functionally outdated, within Developer's sole discretion, due to changes in technology. Any such renovation or rebuilding shall be subject to the square footage and height limitations vested by this Agreement, and shall comply with the Applicable Law, the building codes existing at the time of such rebuilding or reconstruction, and the requirements of CEQA/NEPA.

### 13.5 Headings.

Section headings in this Development Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions of this Development Agreement.

### 13.6 Agreement is Entire Understanding.

This Development Agreement is executed in four (4) duplicate originals, each of which is deemed to be an original. This Development Agreement consists of Articles I through XIII, including the Recitals, and Exhibits A through F both inclusive, attached hereto and incorporated by reference herein, which constitute the entire understanding and agreement of the parties. The exhibits are as follows:

**EXHIBITS ARE NOT INCLUDED IN THE DEVELOPMENT AGREEMENT ANNUAL REVIEW ATTACHMENTS.**

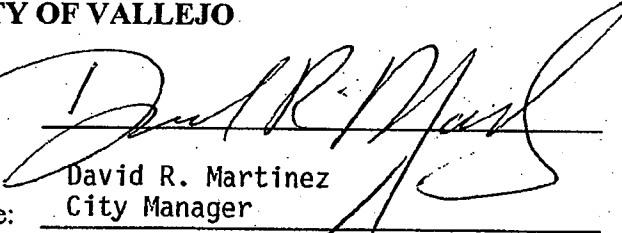
- Exhibit A Property Description
- Exhibit B Map of Property
- Exhibit C Phasing Plan
- Exhibit D Schedule of Performance
- Exhibit E Projected Entitlements Process
- Exhibit F Schedule of Fees

13.7. Recordation of Termination.

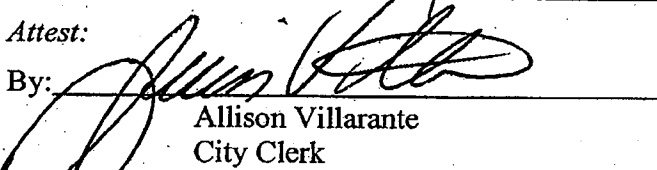
Upon completion of performance of the parties or termination of this Development Agreement, a written statement acknowledging such completion or termination shall be recorded by City in the Official Records of Solano County, California.

**CITY:**

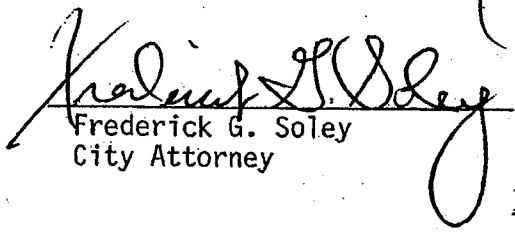
**CITY OF VALLEJO**

By:   
David R. Martinez  
City Manager

Attest:


By:   
Allison Villarante  
City Clerk

APPROVED AS TO FORM:

By:   
Frederick G. Soley  
City Attorney

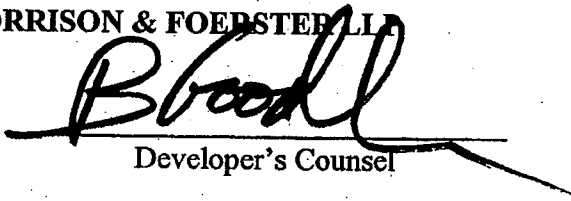
**DEVELOPER:**

**LENNAR MARE ISLAND, LLC,**  
a California limited liability company

By:   
Title: Authorized Signatory

APPROVED AS TO FORM:

**MORRISON & FOERSTER LLP**

By:   
Developer's Counsel



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Solano } ss.

On July 25, 2001, before me, Jennifer Artates, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared David R. Martinez  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

*Jennifer Artates*  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: DEVELOPMENT AGREEMENT W/ LENNAR

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

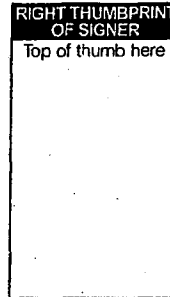
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



ACKNOWLEDGMENTS

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_,

- personally known to me; or
- proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he / she executed the same in his / her authorized capacity, and that by his / her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Type of Document: \_\_\_\_\_

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_,

- personally known to me; or
- proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he / she executed the same in his / her authorized capacity, and that by his / her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Type of Document: \_\_\_\_\_

**EXHIBIT 3**

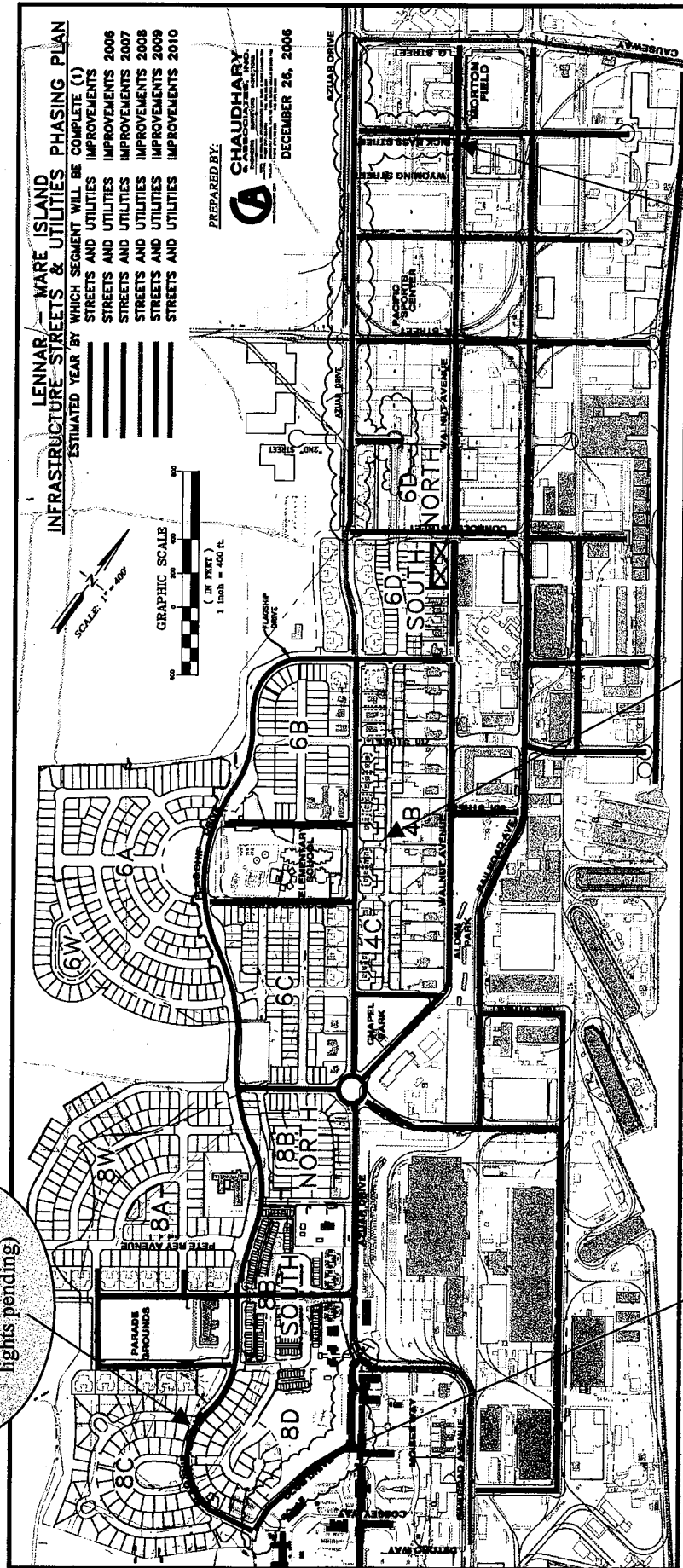
**Exhibit Q  
to the  
Acquisition Agreement**

**Performance Schedule  
Projections and Targets Only\***

Column 1	Column 2	Column 3	Column 4
Benchmark Date	Cumulative Job Projection	Cumulative Semi-Annual Investment	Cumulative Semi-Annual Target Revenues
Existing	1,250		
06/30/2003	1,338	\$9,585,001	\$633,430
12/31/2003	1,431	\$11,955,786	\$6,153,933
06/30/2004	1,531	\$13,503,338	\$7,560,761
12/31/2004	1,638	\$31,271,717	\$9,308,707
06/30/2005	1,753	\$32,713,244	\$15,910,483
12/31/2005	1,876	\$39,108,694	\$44,627,103
06/30/2006	2,007	\$45,673,618	\$53,432,788
12/31/2006	2,148	\$52,628,469	\$89,517,742
06/30/2007	2,298	\$57,993,867	\$105,188,573
12/31/2007	2,459	\$70,066,080	\$114,794,235
06/30/2008	2,631	\$79,212,067	\$125,791,937
12/31/2008	2,815	\$92,780,135	\$150,791,639
06/30/2009	3,012	\$102,634,494	\$169,591,477
12/31/2009	3,223	\$107,351,832	\$203,959,395
06/30/2010	3,449	\$113,585,568	\$209,431,161
12/31/2010	3,690	\$120,003,480	\$216,448,900
06/30/2011	3,949	\$125,517,526	\$223,960,210
12/31/2011	4,225	\$129,763,156	\$235,990,975
06/30/2012	4,521	\$133,512,749	\$240,423,334
12/31/2012	4,837	\$137,507,905	\$254,565,733
06/30/2013	5,176	\$140,850,963	\$258,932,468
12/31/2013	5,538	\$145,837,495	\$268,374,235
06/30/2014	5,926	\$151,276,152	\$271,626,352
12/31/2014	6,340	\$159,060,302	\$273,916,470
06/30/2015	6,784	\$164,125,024	\$310,239,446
<b>Total</b>	<b>6,784</b>	<b>\$164,125,024</b>	<b>\$310,239,446</b>

\* The parties expressly acknowledge that any failure to meet the projections and targets set forth in this Exhibit Q shall not constitute a default under this Agreement. The investment and revenue projections in columns 3 and 4 are exclusive of reimbursable expenses associated with Early Transfer. The parties also acknowledge that these projections and targets may be revised in the event of a Recalculation Event.

# Mare Island – Infrastructure



Flagship Drive  
 Open to traffic 11/06  
 (landscaping & lights pending)

Club Drive  
 Opened to traffic 2/07  
 (landscaping and lights pending)

Azuar Drive  
 Opened to traffic 3/07  
 (landscaping and lights pending)

"E" Street  
 Under construction  
 as of 3/07

This phasing plan is subject to the provisions of the Development Agreement (dated Sept. 12, 2001) as amended between Lennar Mare Island LLC and the City of Oklahoma City. Completion of segment is dependent upon the availability of appropriate wet and dry underground utilities, curb, gutter, street pavement, and stormwater management facilities. Storm Drainage issues with Navy per 2006 will prevent completion in 2006. Still in plan check. In design (detention system/ outfall issues)

8/31/06 UPDATE  
 (1) Oklahoma and Neruey  
 (2) Oklahoma East of F  
 (3) Azuar between Rod  
 (4) Neruey and Railroad  
 (5) Azuar North of Fica



Jobs Survey		Legend			
MARE ISLAND		Existing Business			
REVISION DATE: 1/9/07		New Business (Since 6/1/2006)			
		Renewed Lease (Since 6/1/2006)			
		June-06		December-06	
TENANT NAME	PREMISES	Full Time	Part Time	Full Time	Part Time
928 Developments	Bldg 151	4	0	4	0
AFLAC	Qtrs L	-	-	4	0
AJ Supply	B1328	1	0	1	0
Advance Construction	Qtrs R	4	0	1	0
ALCO	Bldg 629	31	0	34	0
American Pacific Mortgage	Bldg 112	2	4	0	0
American Trash Mgmt.	Bldg 120	4	0	3	0
Animatics	B112	10	0	3	0
Architectural Metals	Bldg 672	1	0	1	0
ASTEG	Bldg 112 and 744	0	0	0	0
Aurora Manufacturing	Bldg 223	0	0	0	0
Babcock	Bldg 124	2	0	1	0
Balfour Beatty	QTRS. M	0	0	0	0
BattleBots	Bldg 142	2	1	1	0
Berkeley Farms	Laydown near B387	25	0	20	0
Bernard Beduer	Bldg 1329	1	0	1	0
Big Paw Grub (Tony Pennisi)	Bldg 1326	1	2	1	1
Bill Needs	Bldg 253	-	-	0	10
Bio-Energy Systems	Bldg 138	0	0	0	0
Brooks Street	Bldg 459	5	0	7	2
CCC	Bldg 103	0	0	0	0
CH2M Hill	Bldg 459	8	3	10	1
CS Marine	Portion Berth 19	30	1	25	0
Cable Moore	Bldg 117	-	-	5	0
Cagwin & Dorward	Bldg 117S	0	0	0	0
Cal Drywall/Lathing	Bldg 1326	0	0	0	0
California Manufacturing	Berth 8	0	0	0	0
Cal Northern	Railway	0	0	0	0
Carpenter & A.I.	Bldg 112	14	0	17	0
Caretaker Site Office	Bldg 535, North	2	4	2	5
Cat Tech	Bldg 117	0	0	0	0
Carter, RG	Bldg 120	0	0	0	0
CB Richard/Ellis	Bldg 459	1	1	1	1
Cerberus	Qtrs 17 and 17B	3	0	2	2
Chaudhary & Assoc.	Bldg 459	11	2	9	2
City of Vallejo, PW	Bldg 535, south	3	20	3	20
City of Vallejo, PD	Bldg 127	9	0	9	0
City of Vallejo, Ferry	Berth 4, Bldg 471	50	3	47	3
Cooper Crane	Bldg 112/684/B15	12	6	18	14
Cornerstone RE	Qtrs O	-	-	9	0
Curtis Coleman	Bldg 118	13	0	0	0
Davis Electric	Bldg 670	0	0	0	0
Delta Excavators	Bldg 744	0	0	0	0
DESAI	Pier 21	0	2	0	0
Dept of Veterans Clinic	Bldg 201	165	0	157	0
Dept of Veterans/Affair Office	Bldg 112	7	0	7	0
Diaz and Sons Construction	Bldg 751	50	0	0	0
DL Construction	Bldg 117	1	0	1	0
DestinationDirect	Quarters E	0	0	0	0
Dovebid	Bldg 112	0	0	0	0
Douglas Duhow	Portion of 150	1	0	1	0
Globalcrete	Bldg 223	1	2	1	3
East Bay Erectors	Bldg 152	7	0	8	0
ESCO Marine, Inc.	Berth 12	0	1	0	1
Engeo	Bldg 459	30	0	25	1
EPS	Bldg 759	31	0	33	0
Expertees	Bldg 58	0	1	0	1

TENANT NAME	PREMISES	June-06		December-06	
		Full Time	Part Time	Full Time	Part Time
Falcon's Court	Qtrs E	3	0	3	0
Falcon Truck	Bldg 487	3	0	3	0
FRG (Absolute Destruction)	Bldg 1329	0	0	0	0
FCI Constructors	Drydeck 4	0	0	0	0
First Pac Fed Credit	ATM only	0	0	0	0
Fishery Foundation	117S, Ways 4	0	0	0	0
George Sharp	Berth 16/17/18	0	0	0	0
F&M Fabricator	Bldg 457	3	0	5	0
Granberg International	Bldg 289/152	12	1	14	0
Gridley	Ways 4	0	1	0	0
GST	Bldg 605	0	0	0	0
Hal Pierce Electric CO. INC.	Portion of B117	11	0	15	1
Hermann, James	Quarters G	0	0	0	0
Hetson	Bldg 489	0	0	0	0
Henry's Catering Truck		2	0	2	0
Home Depot	portion of Bldg 112	5	0	5	2
Hot Water Inc.	Portion of B117	0	0	0	0
Huppe	Bldg 117S	5	2	2	2
Island Energy	Qtrs. P	8	0	8	0
JA Jones	Bldg 113	0	0	0	0
Jeffco/ABC/FBC	Multiple	21	0	90	0
Jerry (Chip) Carter	Bldg 132	1	0	1	0
Julliano & Company (Finishing Technolog	Bldg 674	1	0	1	0
Kinkisharyo	Bldg 599	0	0	0	0
Kiewit Pacific	Berth 16	10	0	0	10
Klamath Boat	B 207	12	0	12	0
Latham Truss	Bldg 98/507	57	0	40	1
Lennar Homes (Construction Office)	Qtrs. 411 & 420	12	0	5	3
Lennar Homes (Residential Design Cente	Qtrs. 19	0	0	0	0
Lennar Homes (Warranty Office)	Portion of B112	0	0	0	0
Lennar Mare Island Welcome Home Cent	Qtrs. O	3	0	3	0
Lennar Mare Island	Bldg 459	18	0	15	3
Level Marine	Quonset Hunt	2	1	3	0
Loncheras El Coronel (Armando Coronel)		2	0	2	0
Lord's Fellowship	Bldg 733/737	9	0	8	0
JR Mortgage	Qtrs 29	0	4	0	0
Lucas Marine	Berth 2	0	0	0	0
Mactec Engineering	Bldg 459	15	0	17	0
Mare Isl Golf Course	Bldg 658/650	12	38	6	39
Majorie Brown (Custom Stone Veneer)	B670	5	2	4	5
Mare Island Sports Academy	Bldg 459	0	0	0	0
Meridian Architects	Qtrs 29	0	0	0	0
McCovey's	Portion of B117	5	0	3	2
Michael Learn	Bldg 117	0	1	0	1
Miam	Bldg 155	3	1	4	0
MIHPE	A, B, 215, 104	2	0	0	2
Minuteman Press	Bldg 760	0	0	0	0
Nextel of California	Portion of Bldg 483	0	0	0	0
Noble Designs	Bldg 142	0	0	0	0
North Bay Construction	Qtrs-	0	0	0	0
North American Title Company	Qtrs O	2	0	1	1
North Hills Baptist Church	Morton Field	0	2	0	3
North Pacific	Qtrs O, yard	34	0	0	0
Mare Island Sports Center (Michael Boyle	Bldg 523	1	22	1	15
Our Sources (AP Events)	Qtrs N	3	1	3	4
Packaging Arts	Qtrs K	14	0	17	1
Pamela Norman (Hanyman Network)	Bldg 112			6	2
Performance Contracting (PCI)	Portion of Bldg 599	2	0	1	0
Philips Tile	Bldg 690	0	0	0	0
Praxis Associates	Portion of Bldg 126	2	0	7	2
Pro Steel	Quonset Hunt	0	2	0	2
Reimer (LFR-Reimer)	Qtrs 19	0	0	0	0

TENANT NAME	PREMISES	June-06		December-06	
		Full Time	Part Time	Full Time	Part Time
RECON-	Bldg 457	0	0	0	0
Renaissance-Enter.	Por. Bldg 112	0	0	0	0
Robbins Construction	Bldg 118	0	0	0	0
RD Council	Bldg 117	1	0	1	0
Red Barn (Theme Events)	Bldgs 151, 145	0	2	0	2
Roofing Supply Group	Bldg 223	15	0	16	0
Rose Jim	Bldg 153	12	0	12	0
Scherer Trucking	Bldg 757	3	1	6	0
Seaman's Training	Berth 5	0	0	0	0
Shaundeez	Bldg 690	0	0	0	0
Shining Star	Bldg 533	5	1	4	0
Silk Road Transport	Bldg 603	0	0	0	0
Selonics	Bldgs 136/138	0	0	0	0
Starbuilders, Inc	Bldg 1328	0	0	0	0
State of California (Caltrans)	Bldg 459	12	0	8	0
Stellar Distribution (Patrick Vande Weg)	Portion of Bldg 117	2	0	2	0
Storage Mobility (PODS)	Portion of Bldg 126	4	0	5	0
Suite Treatments (Jacqueline Barsotti)	Portion of Bldg 117	2	0	3	2
Supreme Truck	Bldg 853	7	4	0	0
Syar Industries	Berth 18	0	0	0	2
TCI Transportation	Bldg 531	0	0	0	0
Tanglefoot Master Builders	Portion B126	10	1	4	0
Taqueria Del Pueblo (Jose Pacheco)		1	0	3	0
Tetra Tee EM	Portion of Bldg 535	0	0	0	0
T-Mobile (formerly Cingular)	Bldg 483	0	0	0	0
Touro University	Multiple	144	164	140	53
Tutor Saliba	Laydown By Pier 21	0	0	0	0
US Army Reserve	Transfer	85	0	85	0
USAR (Ship Tripoli)	Berth 9, Part 8	0	0	0	0
USF&W & USGS	Bldg 505	0	0	0	0
US Forest Service	Bldg 1324	360	8	227	4
US Postal Service	Bldg 103	1	0	1	0
Vallejo Flooring Company	Portion of 117	4	2	4	0
Vallejo Unified	Bldg 1003	0	0	0	0
Vallejo Unified	Elementary School	34	15	17	10
Vallejo Unified (Admin)	Bldg 543	-	-	135	0
West Coast Financial	Quarters L & LF	0	0	0	0
Walmart	Bldg 223	0	0	0	0
Walsh Construction	Portion 112	2	0	2	0
Western Dovetail	Bldg 118	20	0	22	0
Weston	Bldgs 220 and 417	0	0	0	0
Wines Central	Bldg 627	3	0	1	0
Womack	Bldg 759	0	0	0	0
XKT	Multiple	69	0	56	0
		1,638	323	1,533	241
<b>TOTAL</b>		1,800		1,654	



LENNAR MARE ISLAND

# Mare Island Jobs June 1997 – December 2006

