CITY OF VALLEJO PLANNING COMMISSION

Kent Peterman, Chairperson
Gail Manning, Vice-Chair
Norm Turley
Bruce P. Gourley
Suzanne Harrington Cole
Wanda Chihak
Lori Reese-Brown

MONDAY
4 August 2008

7:00 P.M.

City Hall
555 Santa Clara Street
Vallejo, California 94590

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection on the table in front of Council Chambers during normal business hours. Such documents are also available on the City of Vallejo website at http://www.ci.vallejo.ca.us subject to staff's ability to post the documents before the meeting.

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

None.

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. Planned Development 07-0008 is an application to establish Solano Townhomes located at the southeast corner of Solano Avenue and 9th Street, and consisting of 14 units with live/work options. Proposed CEQA Action: Exempt. Staff Planner: Marcus Adams, 648-5392.

   Staff recommends **approval** based on the findings and conditions.

L. OTHER ITEMS

None.

M. ADJOURNMENT

STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION

DATE OF MEETING: August 4, 2008

PREPARED BY: Marcus Adams M.A.

PROJECT NUMBERS: Zoning Map Amendment 07-0003,
Tentative Map 07-0009,
Planned Development (unit plan) 07-0008,
Minor Exception 07-0004

PROJECT DESCRIPTION: The applicant has petitioned to change the zoning designations from Linear Commercial/Low Density Residential to Mixed Use Planned Development for the construction of fourteen condominium townhouse units at the southeast corner of Solano Avenue and Ninth Street. The applicant is also requesting to reduce the on-site guest parking space requirement from three to two spaces. A tentative map application has been submitted to legally establish the fourteen lots.

RECOMMENDATION: Recommend approval of Tentative Map #07-0009, and recommendation to the City Council to approve Zoning Map Amendment #07-0003, Unit Plan #07-0008, and Minor Exception #07-0004 subject to the mitigated negative declaration and conditions of approval

CEQA: Mitigated Negative Declaration

PROJECT DATA SUMMARY

Name of Applicant:	Val Properties, LLC
Date of Completion:	July 7, 2008
General Plan Designation:	General (Retail) Commercial/Low Density Residential

Zoning Designation:	Linear Commercial/Low Density Residential
Site/Surrounding Land Use:	**Site: 1401 Solano Avenue @ 9th Street APN 0059-041-110, 120** North: Commercial (warehouse) South: Residential East: Residential West: Commercial (automotive sales)
Lot Area: square feet	21,384
Total Floor Area:	0.91 Floor Area Ratio
Landscape Area/Coverage:	10,465 square feet/44%
Parking Required/Provided:	**31** total spaces (2 spaces per unit=28 spaces + 1 guest space per 5 units=3 spaces/**30** spaces)

BACKGROUND SUMMARY

The applicant is proposing fourteen townhome units on two vacant lots. The townhome floor plan is designed so that the units facing Solano Avenue could be used for live/work purposes. The lots were originally developed with single-family homes. In 1966, a use permit was approved to establish an employee parking lot on the lot recognized as 14 Ninth Street. In the early 1970's, the corner lot recognized as 1401 Solano Avenue was used as a storage lot for the Wilson Cornelius Ford dealership, which was located across the street until their recent move to Columbus/Auto Mall Parkway.

ZONING AMENDMENT ANALYSIS

Under the existing zoning of Linear Commercial (CL) for 1401 Solano Avenue and Low Density Residential (LDR) for 14 Ninth Street, the proposed residential use would not be permitted for the two lots due to the following three reasons: 1) "live-work" uses are not allowed in residentially zoned districts (LDR) unless the structures were originally constructed or legally converted for commercial purposes; 2) residential uses located within commercial zones (CL) must be located above the ground floor, and; 3) the proposed density exceeds the LDR maximum of 8.7 units per acre.

To allow for the possibility of future individual property owners using the ground floor of their units for business purposes, staff has recommended the zoning be changed to Mixed Use Planned Development (MUPD) rather than High Density Residential (HDR) which would allow "live-work" but then necessitate a General Plan Amendment for the two parcels.

Staff believes the proposed residential use with live/work-options meets the following sections of the Title and Purpose for MUPD districts as described in the zoning ordinance (Section 16.112.010 VMC):

- "The intent of this district is to implement the policies of the Vallejo general plan which call for the establishment of specific areas where flexibility of design and development of diverse land use is appropriate for the benefit of the city as a whole."

- "These areas will also facilitate the development or redevelopment of land which is not being utilized to its best advantage due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the zoning ordinance.

Staff met with the Economic Development Division to receive their input regarding potential economic impacts of rezoning the subject commercial parcel to facilitate a residential use. In summary, Economic Development staff has determined that Solano Avenue at this location is a transitional area between commercial and residential and there is no foreseeable market demand for retaining the commercial zoning.

Taking into account Economic Development's analysis, the possibility of not totally eliminating commercial uses along Solano Avenue was discussed with the applicant. The applicant informed staff that the floor plan at the ground level was designed for flexibility to be used as either an office or bedroom and that he would be favorable to interior and exterior modifications (e.g. separated dual entrances) which would promote live/work uses on the Solano Avenue facing units.

Staff also discussed with the applicant deed restricting three of the Solano Avenue units for "live/work uses only" to ensure the conceptual use. The applicant stated to staff that the current market may not support live/work and that restricting the use of these units would hinder their marketability. Staff agreed with the applicant and realizes that the desirability to have a live/work unit at this location may be in the future, not the present.

Staff does believe however that the potential live/work uses of the Solano Avenue units stays true to the General Plan classification of 'General Commercial' for the parcel and is appropriate for the parcel's transitional location, as detailed in the following section.

PLANNED DEVELOPMENT (UNIT PLAN) ANALYSIS

Under the Planned Development process, Section 16.116.020(B)(1) VMC establishes when the requirement for a master plan can be waived:

- *"The proposed project is such of a small size that it will be developed all at once rather than is phases..."*

The applicant is proposing to develop the project in one phase therefore the Planning Manager is waiving the master plan requirement.

Although the master plan requirement has been waived for the subject project, the following master plan elements are required to be submitted: narrative text; site plan; development standards; environmental review.

Additionally, the following unit plans elements are required: architectural plan; landscape plan; signage plan; and establishment of allowed land uses.

Narrative Text

➢ Site location/Characteristics/Project description/Infrastructure

The applicant's preliminary environmental assessment includes a narrative of the property describing: location and site characteristics, past and present uses, and description of project and purpose. Because the site is an in-fill parcel with previously established uses, infrastructure improvements will consist of in-ground connections to existing utility lines.

➢ General Plan Compatibility

The proposed residential land use is "conditionally compatible" with the General Plan classifications of General Commercial and Low Density Residential. Staff believes establishment of a residential use with live/work option for Solano Avenue units meets commercial development goal six of the General Plan, which states as a commercial goal:

"To have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses." (pg. III-20)

The subject parcel is in a transitional location on Solano Avenue. Parcels on Solano Avenue east of the site contain active or inactive commercial uses whereas parcels west of the site contain residential uses. Due to this transitional location, the site is "poorly situated" for intense commercial development. Establishing potential live/work units at the site would maintain the spirit of the General Plan classification.

Site Plan

The proposed site plan shows a residential development with three buildings: a set of buildings with six attached units each and an attached two unit building which faces Ninth Street. The six unit buildings are separated by a 25' wide common driveway which serves as the main and only vehicle access to the units. The project is proposed to be constructed in one phase.

The relatively flat site has no natural features or view corridors of significance that would be obstructed. The Public Works Department has tentatively agreed to

a 10' right-of-way abandonment for frontage along Solano Avenue and Ninth Street. Planting areas will consist of street trees and shrubs between the buildings and back of sidewalk along the two streets; private front patio landscaping; and ground cover/trees in the tot-lot play area.

Covered parking is provided for each unit (two spaces) with two uncovered guest parking spaces being provided at the far southeast corner of the property. The two guest spaces is one space deficient of the required three guest parking spaces. This issue is detailed in the Minor Exception analysis of this report.

Private open space includes front patios, balconies, and an approximate 3,000 square foot area with tot-lot. No public open space is proposed. The southern boundary of this area serves as a buffer for the single-family residential units adjacent to the site.

Development Standards

➢ Design

The Art-Deco design theme of the project lends itself to live/work architecture while taking into account the architecture of many homes in the adjacent Leachman Park neighborhood. The townhome buildings utilize Art-Deco elements from these home such as simple, box shape design; smooth texture stucco walls; and shallow or flat pitched roofs. Architectural details include decorative railings on the balconies and vertical protrusions, i.e. pop-outs.

Colors shown of submitted plans are illustrative only. Staff will require as a condition of approval, submittal of a final color board which shall complement existing color schemes found in the Leachman Park neighborhood.

➢ Signage/Lighting

The applicant has not proposed any signage to identify the development, i.e. entry monument sign, nor are any signage standards been developed for potential live/work uses along Solano Avenue. Submitted plans also do not illustrated exterior lighting for the tot-lot play area or the guest parking spaces. Staff will recommend as a condition of approval Planning Division review of any signage or exterior lighting proposed in the future.

➢ Landscaping/Fencing/Tot-lot

Submitted landscape plans (see Attachment 4, sheet A-102) illustrate three Australian Willow trees along Solano Avenue and Ninth Street. Within the delineated patio areas of each unit is a small landscaped area which includes a small tree, drought tolerant shrubs and ground cover (see sheet A-102 for plant varieties). Within the interior driveway, tree pockets with Western Redbud trees are proposed. Landscaping for the tot-lot play area includes drought tolerant ground cover and shrubs along with medium to large trees around the property line border.

A six foot decorative masonry fence with trumpet vines is proposed for the southern and partial eastern property lines. Drought tolerant plants which would form a hedge are proposed form the remainder of the eastern property line.

The applicant has not submitted details of the play structure(s) that will be part of the resident only tot-lot area. Staff will recommend as a condition of approval that construction plans include a detail of any play structures proposed for the area.

➢ Setbacks/Height/Maximum Lot Coverage

Due to the proposed rezoning of the property to MUPD, the project is exempt from established condominium site development standards such as height, lot coverage, and setbacks and well as landscaping and screening requirements as these standards are established on a project-by-project basis for Planned Development Districts.

Because of the project's proximity to a single-family neighborhood, staff believes that the Medium Density Residential (MDR) maximum lot coverage and setback standards are appropriate for the duet building (units 13 & 14). The standards are as follows:

- Maximum lot coverage: 60%
- Yards abutting streets: 15' from property line
- Side and rear yards: 10' minimum for all yards next to a single family residential district

Proposed lot coverage for the entire site is 42%. If units 13 &14, which abut the single-family residential homes to the south, were considered their own lot, lot coverage would be 26%. The proposed setback for the front yard abutting Ninth Street is 15'. The proposed side yard setback abutting the single-family homes is 19' and the rear yard setback proposed is 65'.

The proposed height of the townhomes, 40' exceeds the MDR maximum height limit of 35' however; staff believes the five foot differential is acceptable for units 13 &14 due to proposed side and rear setbacks which exceed the MDR standards.

➢ Intensity of Use/Density

The proposed density for the project is 26 dwelling units per acre (14 units/.54 acres). The General Plan designates any densities exceeding 17.5 units per acre as High Density Residential. As discussed in the section above, staff believes that this density level is acceptable due to the building lay out, which provides generous setbacks where needed and clusters the six unit attached buildings to the northern portion of the parcel, away from the single family homes.

➢ Permitted Land Uses

Although the live/work use of the units is optional for each individual townhome owner, (i.e. not deed restricted), staff will recommend as a condition of approval that the required Conditions, Covenants and Restrictions (CC&R's), subject to City review and approval, specify permitted live/work uses for the development.

Taking into account the surrounding residences, staff will require the following live/work conditions be incorporated in the CC&R's:

- Approved live/work uses shall not employ more than one individual who resides outside of the residence
- Hours of operation open to the public shall be between 9 a.m. and 6 p.m.
- Allowed uses shall consist of: "Administrative and Professional Services," "Business Support Services," and "Financial, Insurance and Real Estate Services." All other uses will be reviewed on a case-by-case basis and require Minor Use Permit approval.

➢ Residential Standards

Fourteen units are proposed for the development. The unit mix would consist of 6 four bedroom units and 8 three bedroom units. The three level units would range in size from 1,462 to 1,741 square feet. Each unit is provided with a small front patio area and upper floor balconies.

ENVIRONMENTAL DETERMINATION

Staff has recommended adoption of a Mitigated Negative Declaration for the proposed project based on the following impact:

Noise

The projected noise levels from traffic along Solano Avenue will impact the site and require mitigation for the interior of all fourteen units. Small decks and entry porches, such as proposed for this project, are exempt from exterior noise level standards. The applicant's licensed architect has proposed noise reduction measures such as dual glazed windows; high rated sound attenuated door assemblies; "baffling" devices for all HVAC and air handling equipment; and exterior walls with fiberglass insulation. Staff will recommend as a condition of approval that during building inspection, prior to final occupancy, a noise measurement take place to ensure that the interior noise standard of 45dB is not exceeded.

All other environmental factors were found to have a "less than significant impact" or "no impact" as identified in the Initial Study checklist (see Attachment 5).

PUBLIC COMMENT

On March 26, 2008, the Planning and Economic Development Divisions hosted a community meeting to discuss the proposed project and the residential vs. commercial land use issue. Approximately 10 residents of the Leachman Park neighborhood attended the meeting. The majority of the residents were opposed to the residential project with none of the attendees, outwardly supportive. When asked what type of commercial or other use they would like to see on the property rather than the proposed residential units, responses were: affordable senior housing; live/work; children's facility.

Oppositional comments/concerns were as follows:

- Section 8

  Residents fear that even though the applicant states the units would be ownership, not rentals, they would be occupied by low income residents, which they feel are over-represented in their neighborhood.

- Sewer Lines

  The existing sewer lines are clogged and a resident felt that the additional units would exacerbate the problem.

- Parking

  Many residents stated that there is not enough parking in the neighborhood and that the project was not providing enough parking for the residents and their visitors would end up parking on the street in front of homes. The parking is at its worse when the nearby church has services or special events.

- Traffic

  Residents also stated at the meeting that the corner of 9th and Solano was a dangerous intersection and that the traffic from the project may cause more accidents.

Section 8

Staff and the applicant reiterated throughout the meeting that the townhome project would not be a rental project and that the units would be sold for market rate values. Despite this knowledge, some residents still believed that the units would be sold, and then rented out by the owners to low-income households. Staff acknowledged that there is nothing the city could do to prevent that from occurring, but by ensuring that a good quality residential product is constructed, residents, whether owners or renters, would take pride in their home, thus bringing positive vitality to the neighborhood.

Sewer Lines

The proposed project was routed to Vallejo Sanitation and Flood Control District (VSFCD) for their comments regarding sewer and storm drain issues. A sanitary system clean out has been conditioned for the project. Staff also spoke with VSFCD personnel regarding the neighbor's concerns and were informed that existing sewer line capacity levels would not be negatively impacted by the proposed new development due to the fact that 8" sanitary sewer line from the project will tie into the main 36" sanitary sewer line along Ninth Street, beyond the existing residential development.

VSFCD believes this 36" sanitary sewer line for the neighborhood has more than sufficient capacity for the existing and proposed development and that any sewer line problems being experienced by Leachman Park residents is likely from private interior sewer lateral lines due to their age and construction material type (e.g. clay).

Parking

This issue is discussed in the Minor Exception section of this report.

Traffic

Staff conducted a site visit with the city Traffic Engineer in relationship to the traffic safety concerns of the residents. Based on the site visit, a review of Police accident records, and standard traffic analysis (i.e. line of sight review, traffic volume, etc.) the Traffic Engineer determined that the project would not create or worsen safety hazards and that the existing street configuration and three-way stop intersection would not need to be modified or improved at the current time.

Public Works does anticipate increased traffic volume on Solano Avenue in the future and has required the applicant to pay their fair share cost of a future traffic signal at the intersection.

The Traffic Engineer has also required that a "stop" and "no left turn" sign be placed at the private driveway for residents leaving the project due to the close proximity of the intersection.

MINOR EXCEPTION ANALYSIS

After listening to the residents' comments concerning a lack of on-street parking for the area, staff conducted multiple neighborhood visits to assess the situation. These visits were conducted in the mid and later afternoons; early evenings; and on Sunday. As expected, on-street parking demand was highest on Sunday, when church was in service. The addition of the project would eliminate approximately eight on-street parking spaces on the east side of Ninth Street, which church parishioners use on occasion. Staff did not observe these spaces being used during their other site visits.

The applicant originally requested a minor exception to not provide the required three parking spaces. After the community meeting and the afore-mentioned staff site visits, the applicant reduced the minor exception request from three to one space by providing two guest parking spaces at the southwest corner of the property. The applicant also reduced the amount of four bedroom units from ten to four. Staff believes these changes to the project will reduce the parking demand sufficiently enough so that the one guest parking space deficiency will not negatively impact the neighborhood.

TENTATIVE MAP ANALYSIS

The proposed tentative map would merge the two existing parcels into one parcel with 14 condominium lots. Because the zoning will be changed to MUPD, there is not a required minimum lot size. To facilitate the amount of proposed lots (14), the applicant petitioned the City for a 10' abandonment of frontage along Solano Avenue and Ninth Street. The project has been conditioned by Public Works on the acceptance and recording of the abandonment.

The tentative map identifies a private access driveway which leads to the garages of 12 of the units. Establishment of a Homeowners Association will be required as a condition of approval to maintain the private driveway as well as other common areas, i.e. landscaping, tot-lot area, etc.

Due to the proposed building proximity to existing utility lines at the northwest corner of the property, the applicant has worked out an agreement with PG&E and AT&T to underground the existing utility lines.

The tentative map meets the guidelines set out in the Subdivision Map Act and is consistent with the General Plan[1] as it would facilitate development of the property.

CONCLUSION/RECOMMENDATION

Staff believes that the two currently vacant lots are under-utilized and with the departure of Cornelius Ford to Automall Parkway, are no longer needed for their long time use as accessory vehicle storage for a new car dealership. Staff also believes that due to the location and small size of the parcels, it is unlikely that the commercial parcel would be intensely developed for commercial purposes or that the residentially zoned parcel would be developed with a single-family home next to the commercial parcel under the current zoning.

Staff has determined that the proposed project, as conditioned, is consistent with the City's General Plan and Zoning Ordinance therefore, staff recommends that the Planning Commission approve Tentative Map #07-0009 based on the following findings and subject to the attached Conditions of Approval and;

---

[1] See the Planned Development (Unit Plan) Analysis section of this report for analysis of General Plan compatibility

Staff recommends the Planning Commission recommend to the City Council, adoption of the petition for Zoning Map Amendment #07-0003 and;

Staff recommends the Planning Commission recommend to the City Council adoption of Planned Development (unit plan) #07-0008 and Minor Exception #07-0004 based on the following findings and subject to the attached Conditions of Approval.

FINDINGS

The Planning Commission finds, based on the facts contained in this staff report attached herein and incorporated herein by this reference, and given and the evidence presented at the public hearing, and subject to the conditions attached to this resolution that:

Zoning Map Amendment

1. The proposed Zoning Map Amendment is consistent with the General Plan *due to the fact that the proposed mixed-use zoning designation is conditionally compatible with the existing General Plan classification of 'General Commercial'*;

2. The proposed Zoning Map Amendment is necessary for the proposed multi-family development *due to the fact that residential uses are not allowed on the ground floor under the existing zoning*;

3. The proposed Zoning Map Amendment is necessary for the future orderly and consistent development of the subject area *as under the current commercial zoning, the subject site has been and is currently under-utilized.*

Planned Development (Unit Plan)

1. The unit plan is consistent with the intent, purpose and development standards of the master plan (*The master plan requirement was waived per Section 16.116.020(B)(1) VMC*);

2. The unit plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan, *in particular, General Plan Commercial Development Goal 6: "to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses*;

3. The unit plan serves to achieve groupings of structures which will be well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of

the development to the total setting as seen from key points in the surrounding area *due to the fact that proposed architecture takes into account the commercial nature of Solano Avenue and the architectural style and building materials of the adjacent residential neighborhood*;

4. The unit plan is of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area *by complimenting the existing commercial and residential uses with the proposed mixed use.*

Minor Exception

1. As described in this report, granting of the minor exception would not exceed twenty-five percent of the prescribed measurable standard *as 96.7% of the total amount of required parking spaces will be provided*;

2. As described in this report, granting of the minor exception would not adversely affect any development or persons upon abutting property, with adversely affect to mean to impact in a substantial, negative manner the economic value, habitability, or enjoyability of properties *due to the fact that there is sufficient on-street parking in the neighborhood*;

3. As described in this report, granting of the minor exception would not result in a hazard to pedestrian and/or vehicular traffic *as the Traffic Engineer has reviewed and conditioned the project*; and

4. As described in this report, granting of the minor exception would be reasonably necessary to the sound development of such property *in order to accommodate the applicant's desired development proposal.*

Tentative Map

1. The proposed tentative map is consistent with the goals and policies of the Vallejo general plan and any applicable specific plans *in particular, General Plan Commercial Development Goal 6: "to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses;*

2. The proposed tentative map conforms with Title 15 and Title 16 of the Vallejo Municipal Code *as the project meets the standards identified in the Subdivision Map Act and the Zoning Ordinance*;

3. The proposed tentative map conforms to the requirements of the Subdivision Map Act *per review by the Planning Division and Public Works Department.*

EXPIRATION

Minor Exception

Approval of a minor exception permit shall expire automatically six months after the date of issuance, unless authorized construction has commenced.

Tentative Map

An approved tentative map shall expire thirty-six months after its approval. However, if the subdivider is subject to a requirement of one hundred thousand dollars or more to construct, improve or finance the construction or improvement of public improvements outside the boundaries of the tentative map, each filing of a final map shall extend the expiration of the approved tentative snap by thirty-six months from the date of its expiration as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than ten years from its approval or conditional approval. However, a tentative map on property subject to a development agreement may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps which may be filed shall be determined by the planning commission at the time of the approval of the tentative map. "Public improvement," as used in this title, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

Unit Plan

Approval of a unit plan shall expire automatically thirty-six months unless authorized construction has commenced prior to the expiration date; however, after this thirty-six month period, if said authorized construction has commenced, the unit plan shall expire upon expiration of the building permits.

APPEAL

The applicant or any party adversely affected by a 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 and Planning Division. 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 regular business day.

ATTACHMENTS

1. Resolution (zoning amendment)
2. Resolution (unit plan)
3. Resolution (minor exception)
4. Resolution (tentative map)
5. Conditions of approval
6. Development plan package
7. Initial Study, Mitigation Monitoring Plan
8. Pictures of site
9. Zoning amendment exhibit
10. Conflict of Interest Map/Driving Directions
11. Tentative Map

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC __-__

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE PETITION FOR ZONING MAP AMENDMENT APPLICATION #07-0003

Solano Townhomes

Zoning amendment to change existing designations from Linear Commercial and Low Density Residential to Mixed Use Planned Development to facilitate development of fourteen townhome units.

APNs# 0059-041-110, 120

* *

I. GENERAL FINDINGS

WHEREAS an application was filed by Val Properties LLC seeking approval for a zoning amendment to change existing designations from Linear Commercial and Low Density Residential to Mixed Use Planned Development; and

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the zoning amendment application on August 4, 2008 at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

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

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 1. The Planning Commission finds that on the basis of the whole record before it that the proposed project will not have a significant effect on the environment due to mitigations found in the Mitigation Monitoring and Report and that adoption of the mitigated negative declaration satisfies Section 15074 (Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration) of the California Environmental Quality Act.

III. FINDINGS RELEVANT TO ZONING AMENDMENT AND FINDINGS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

Section 2. The Planning Commission finds that applicant submitted a Zoning Amendment application to change existing designations from Linear Commercial and Low Density

Residential to Mixed Use Planned Development pursuant to the City of Vallejo Municipal Code Chapter 16.86 Amendments Procedure.

Section 3. Planning Commission finds, based on the facts contained in the staff report attached herein and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution that:

1. The proposed Zoning Map Amendment is consistent with the General Plan *due to the fact that the proposed mixed-use zoning designation is conditionally compatible with the existing General Plan classification of 'General Commercial'*;

2. The proposed Zoning Map Amendment is necessary for the proposed multi-family development *due to the fact that residential uses are not allowed on the ground floor under the existing zoning*;

3. The proposed Zoning Map Amendment is necessary for the future orderly and consistent development of the subject area *as under the current commercial zoning, the subject site has been and is currently under-utilized.*

IV. RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE PETITION FOR ZONING MAP AMENDMENT APPLICATION #07-0003

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby recommends for approval to the City Council, the Zoning Amendment to change existing designations from Linear Commercial and Low Density Residential to Mixed Use Planned Development to facilitate development of fourteen townhome units, based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached to this resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 4th day of August, 2008, by the following vote to-wit:

AYES:
NOES:
ABSENT:

_____
Kent Peterman, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:

_____
Don Hazen
Planning Commission Secretary

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC __-__

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PLANNED DEVELOPMENT (UNIT PLAN) APPLICATION #07-0008

Solano Townhomes

Unit Plan to establish fourteen townhome units with live/work options.

APNs# 0059-041-110, 120

* *

I. GENERAL FINDINGS

WHEREAS an application was filed by Val Properties LLC seeking approval for a Unit Plan to establish fourteen townhome units with a live/work option; and

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the Unit Plan application on August 4, 2008 at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

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

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 1. The Planning Commission finds that on the basis of the whole record before it that the proposed project will not have a significant effect on the environment due to mitigations found in the Mitigation Monitoring and Report and that adoption of the mitigated negative declaration satisfies Section 15074 (Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration) of the California Environmental Quality Act.

III. FINDINGS RELEVANT TO TENTATIVE MAP APPLICATION AND FINDINGS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

Section 2. The Planning Commission finds that applicant submitted a Planned Development (Unit Plan) application to establish fourteen townhome units with a live/work option.

Section 3. Planning Commission finds, based on the facts contained in the staff report attached herein and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution that:

1. The unit plan is consistent with the intent, purpose and development standards of the master plan (*The master plan requirement was waived per Section 16.116.020(B)(1) VMC*);

2. The unit plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan, *in particular, General Plan Commercial Development Goal 6: "to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses*;

3. The unit plan serves to achieve groupings of structures which will be well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area *due to the fact that proposed architecture takes into account the commercial nature of Solano Avenue and the architectural style and building materials of the adjacent residential neighborhood*;

4. The unit plan is of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area *by complimenting the existing commercial and residential uses with the proposed mixed use.*

IV. RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PLANNED DEVELOPMENT (UNIT PLAN) APPLICATION #07-0008

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby recommends to the City Council, approval of the Unit Plan application to establish fourteen townhome units with a live/work option, based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached to this resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 4th day of August, 2008, by the following vote to-wit:

AYES:
NOES:
ABSENT:

_____

Kent Peterman, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:

_____

Don Hazen
Planning Commission Secretary

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC __-__

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF MINOR EXCEPTION PERMIT APPLICATION #07-0004

Solano Townhomes

Establishment of fourteen townhome units on two currently vacant parcels with an exception to provide two of three required guest parking spaces.

APNs# 0059-041-110, 120

* *

I. GENERAL FINDINGS

WHEREAS an application was filed by Val Properties LLC seeking approval for a minor exception permit to provide two of three required guest parking spaces; and

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the application for the Minor Exception Permit on August 4, 2008 at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

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

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 1. The Planning Commission finds that on the basis of the whole record before it that the proposed project will not have a significant effect on the environment due to mitigations found in the Mitigation Monitoring and Report and that adoption of the mitigated negative declaration satisfies Section 15074 (Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration) of the California Environmental Quality Act.

III. FINDINGS RELEVANT TO MINOR EXCEPTON PERMIT AND FINDINGS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

Section 2. The Planning Commission finds that applicant submitted a Minor Exception Permit application for fourteen townhome units pursuant to the City of Vallejo Municipal Code Chapter 16.80 Exception Regulations Permit Procedure.

Section 3. Planning Commission finds, based on the facts contained in the staff report attached herein and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution that:

1. As described in this report, granting of the minor exception would not exceed twenty-five percent of the prescribed measurable standard *as 96.7% of the total amount of required parking spaces will be provided*;

2. As described in this report, granting of the minor exception would not adversely affect any development or persons upon abutting property, with adversely affect to mean to impact in a substantial, negative manner the economic value, habitability, or enjoyability of properties *due to the fact that there is sufficient on-street parking in the neighborhood*;

3. As described in this report, granting of the minor exception would not result in a hazard to pedestrian and/or vehicular traffic *as the Traffic Engineer has reviewed and conditioned the project*; and

4. As described in this report, granting of the minor exception would be reasonably necessary to the sound development of such property *in order to accommodate the applicant's desired development proposal.*

IV. RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE MINOR EXCEPTION PERMIT APPLICATION TO PROVIDE TWO OF REQUIRED THREE GUEST PARKING SPACES FOR FOURTEEN TOWNHOME UNITS LOCATED AT SOLANO AVENUE AND NINTH STREET

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission recommends the City Council approval of the Minor Exception Permit application (ME# 07-0004) to provide two of three required guest parking spaces, based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached to this resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 4th day of August, 2008, by the following vote to-wit:

AYES:
NOES:
ABSENT:

_____

Kent Peterman, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:

_____

Don Hazen
Planning Commission Secretary

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC __-__

A RESOLUTION OF THE PLANNING COMMISSION APPROVING TENTATIVE MAP APPLICATION #07-0009

Solano Townhomes

Tentative map application to establish fourteen lots for the purpose of townhome development.

APNs# 0059-041-110, 120

* *

I. GENERAL FINDINGS

WHEREAS an application was filed by Val Properties LLC seeking approval for a tentative map to establish fourteen condominium (townhome) lots; and

WHEREAS the City of Vallejo Planning Commission conducted a duly noticed public hearing to consider the tentative map application on August 4, 2008 at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

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

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 1. The Planning Commission finds that on the basis of the whole record before it that the proposed project will not have a significant effect on the environment due to mitigations found in the Mitigation Monitoring and Report and that adoption of the mitigated negative declaration satisfies Section 15074 (Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration) of the California Environmental Quality Act.

III. FINDINGS RELEVANT TO TENTATIVE MAP APPLICATION AND FINDINGS FOR PROJECT APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE GENERAL PLAN

Section 2. The Planning Commission finds that applicant submitted a Tentative Map application to establish fourteen condominium (townhome) lots.

Section 3. Planning Commission finds, based on the facts contained in the staff report attached herein and incorporated herein by this reference, and given the evidence presented at the public hearing, and subject to the conditions attached to this resolution that:

1. The proposed tentative map is consistent with the goals and policies of the Vallejo general plan and any applicable specific plans *in particular, General Plan Commercial Development Goal 6: "to have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial uses;*

2. The proposed tentative map conforms with Title 15 and Title 16 of the Vallejo Municipal Code *as the project meets the standards identified in the Subdivision Map Act and the Zoning Ordinance*;

3. The proposed tentative map conforms to the requirements of the Subdivision Map Act *per review by the Planning Division and Public Works Department.*

IV. RESOLUTION RECOMMENDING APPROVAL OF TENTATIVE MAP APPLICATION #07-0009

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby APPROVES the Tentative Map application to establish fourteen condominium (townhome) lots, based on the findings contained in the staff report attached hereto and incorporated herein and subject to the Conditions of Approval attached to this resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 4th day of August, 2008, by the following vote to-wit:

AYES:
NOES:
ABSENT:

_____
Kent Peterman, CHAIRPERSON
City of Vallejo PLANNING COMMISSION

Attest:

_____
Don Hazen
Planning Commission Secretary

CONDITIONS OF APPROVAL

TENTATIVE MAP #07-0009
PLANNED DEVELOPMENT (UNIT PLAN) #07-0008
MINOR EXCEPTION #07-0004

(APN's# 0059-041-110, 120)

CONDITIONS OF APPROVAL:

Planning Division

1. Prior to building permit issuance, provide a final color and material board for staff review and approval. Building colors selected shall compliment the existing neighborhood.

2. Prior to issuance of first Certificate of Occupancy, provide CC&R's for staff and City Attorney review and approval. CC&R's shall include the following language:

   - Approved live/work uses shall not employ more than one individual who resides outside of the residence
   - Hours of operation open to the public shall be between 9 a.m. and 6 p.m.
   - Allowed uses shall consist of: "Administrative and Professional Services," "Business Support Services," and "Financial, Insurance and Real Estate Services." All other uses will be reviewed on a case-by-case basis and require Minor Use Permit approval.
   - City approved front yard landscaping and trees shall not be modified without HOA and city approval.

3. Prior to building permit issuance, provide a revised detail for a "Solano Townhome Guest Parking Only" sign in front of the two guest spaces and details for any other proposed signage or exterior lighting.

4. Construction plans shall include a detail of a play structure for the proposed tot-lot/play area.

5. Prior to building permit issuance, construction plans shall illustrate that the six units facing Solano Avenue meet accessibility requirements due to their live/work use possibility.

6. During building inspection, prior to final occupancy, a noise measurement shall take place to ensure that the interior noise standard of 45dB is not exceeded.

7. Prior to construction/grading, the applicant shall submit to the Planning Division, a Condition of Approval Compliance statement. This statement shall include a Project Site Community Complaint representative name and contact number which will be on file with the city and made available to neighboring residents within 24 hours upon request.

Building Division

1. Exiting must comply with code section 1025.7

Fire Prevention

1. A fire alarm system is required for this project in accordance with section 1006.2 of the CFC.

2. Additional fire hydrants may be required. Submit a complete set of plans for review and approval. All fire hydrants are to have "blue dot" highway reflectors installed on the adjacent street of the driveway to clearly identify the fire hydrant locations. (1998 CFC Section 903, Appendix III-B)

3. If security gates are desired at any entrances to the project, they shall be provided with a Fire Department approved entry system.

4. In Residential (Group R) Occupancies, single station smoke detectors shall be installed prior to occupancy/final building inspection in each sleeping area and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit is of more than one story (including basement) there shall be a smoke detector on each story. When a story is split into more than one level, the smoke detector shall be installed on the upper level. (1998 CBC Section 310.9.1.1).

5. Every sleeping room below the fourth story shall have at least one exterior opening for rescue purposes. The opening shall be a minimum of 5.7 square feet and 20 inches wide by 24 inches high. The finished sill height of the opening shall be no higher than 44 inches from the floor. Ladder access shall be provided for buildings over the first floor. (1998 CBC Section 310.4)

6. Large trash receptacles placed adjacent to combustible construction, unprotected openings in structures, or in areas with heavy accumulations of vegetation extending over the top, shall be protected by at least one automatic fire sprinkler head. If the building is not equipped with a fire sprinkler system, the dumpster head may be supplied by the domestic water system. (1998 CFC 1103.2.2).

Vallejo Sanitation and Flood Control District

1. Prior to building permit issuance, pay a plan review prior to further review ($310.00).

2. Resubmit plan documents for additional review.

3. After plan approval, submit a **VSFCD** Connection Permit Application (SSI) Form for connection fee calculations ($20 submittal fee).

4. Area within refuse enclosures shall drain to the sanitary sewer system. The outside perimeter of the trash enclosure shall be graded to prevent stormwater from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning.

5. On cover sheet, add VSFCD signature block (enclosed).

6. Add a district clean out to the proposed 8" SS lateral at back of walk, if it is to be placed within the driveway area, a traffic rated lid is required.

7. Fill out pretreatment questionnaire (enclosed).

8. Label the SS facilities and SD facilities (mains, manholes, etc.) within the project as private no to be maintained by VSFCD.

9. Add VSFCD SS and SD notes (enclosed) .

10. Add a SDCB within the public right of way on the proposed 12" SD to separate private SD from Public SD.

11. SSMH #1 shall be called out as a SSMH per District Standard Drawing #8.

12. Pay plan review fee (enclosed).

13. Conditional approval from VSFCD includes that the HOA and applicant cannot change project details once construction is commenced.

City Engineer

<u>Specific conditions are as following</u>:

1. Approval of this Tentative Map is subject to abandonment of ten feet of each of Solano Avenue and Nine Street right of way by the City Council of City of Vallejo.

2. Submit site grading, drainage, improvement, utilities and landscaping plans for review and approval. Site plan shall show all proposed existing improvements and utility services.

3. Surface runoff from the site shall be intercepted on site, piped and tied into an approved public storm drain system.

4. Submit geotechnical investigation report for this project for review.

5. Install standard curb, gutter, sidewalk and driveway approach fronting the property along Solano Avenue and Nine Street. (six feet wide fronting Solano Avenue and four feet wide fronting Nine Street).

6. Multiple trenches along Solano Avenue and 9th Street require grinding and overlay the streets to City standard.

7. The existing over head utility wires fronting the property along Nine Street and Solano Avenue are partially within the proposed abandonment of right of way. The applicant must work with utility companies to resolve any conflict that may arise as to clearance with the proposed building or any other issues.

8. Install required City Standard Street light fronting the property along Nine Street and Solano Avenue.

9. Install standard Stop Sign (R1-1) and No Left Turn (R3-2) on the same post at the exit of private access.

10. Prior to final map approval pay fair share cost of the future traffic signal installation for the intersection of Nine Street and Solano Avenue. The fair share cost will be determined by a traffic study and Public Works Department. (It has been estimated by City Traffic Engineer that present fair share cost is about $6,000.00. This amount has been derived from a 2% traffic volume contribution by the project and $300,000 cost of a five legged traffic signal light).

11. Prior to final map approval in lieu of under-grounding overhead utility wires fronting the property along Solano Avenue and Nine Street Pay $500.00 per linier foot of frontage for the share cost of future under-grounding of overhead utility wires.

12. Prior to recording the final map, the owner shall pay the City charges required by Solano County for providing copies of the recorded map to the City ($15.00/sheet).

13. Prior to Final Map approval, establish a Homeowners Association for operation and maintenance of private access. play area, landscaping, irrigation system, drainage ditches, fences and appropriate signage and hardware, light system, and

other private facilities subject to the approval of the Planning Division, Public Works Director, and the City Attorney. The Covenants, Conditions and Restrictions of all deeds issued within the townhouse shall contain provisions requiring participation in the said Homeowners Association.

14. Prior to acceptance of subdivision the Homeowners Association must accept the private elements of townhouse improvements.

15. Prior to approval of Final Map submit CC&R for review of Planning, Public Works, City Attorney and the VSFCD for review

16. Prior to acceptance of the project, the landscape architect for the project must perform a complete and thorough field review of the landscape irrigation and planting within the project and provide the City in writing a certificate that all landscaping, planting, and irrigation within the project is in full compliance with the City ordinances and guidelines and approved landscape, planting and irrigation plans.

17. Address map for this project shall be submitted ahead of time so that all concerned departments/agencies have enough time to review.

18. Prior to issuance of first building permit dedicate Parcel "A" and Private Access (Known as Common Area) to the Homeowners Association.

19. Install standard "NO Parking" signs fronting the property along Solano Avenue.

20. Print red the curb along Nine Street fronting the property between curb return and beginning of driveway approach to the private access.

21. Based on new updated fee schedule prior to approval of final map, the owner shall pay to the City of Vallejo map checking fee.

22. During construction, it shall be the responsibility of the developer to provide for safe traffic control in and around the site. This may include but not be limited to signs, flashing lights, barricades and flag persons.

23. Public rights-of-way shall not be used for staging building construction activities, including but not limited to, storage of construction material and equipment. The street and sidewalks must be kept free of construction debris, mud, and other obstacles and must remain open to traffic at all times.

STANDARD CONDITIONS

Planning Division

1. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.

2. All graffiti shall be removed from the walls, fences, and/or buildings within one hundred twenty hours of its appearance on the property.

3. Exterior lighting should be high pressure sodium, or equivalent type, and shall have an illumination intensity of between one and four footcandles. Lights shall be directed and shielded so as not to glare onto adjoining residential properties. Lights shall have a housing to protect against breakage. Broken or burnt out lights shall be replaced within one hundred twenty hours.

4. Exterior noise emanating from the development shall meet the City's noise performance standards and comply with the City's Noise Element.

Fire Prevention

1. Submit a numbered list to the Fire Prevention Division stating how each condition of project approval will be satisfied. F1

2. The project shall conform to all applicable requirements of Title 19-Public Safety, 2001 CFC and all VMC Amendments. F2

3. Automatic fire sprinkler extinguishing systems are required for all residential, commercial and industrial occupancies (2007 CFC Section 1003.1.2 added VMC Section 12.28.190) F3

4. Prior to building permit issuance, building construction plans and plans for required fire protection systems (automatic sprinklers, smoke alarms, etc.) shall be submitted to Fire Prevention for review and approval. All applicable plan review and inspection fees shall be paid. F4

5. Prior to occupancy/final building inspection, install 3A-40BC portable fire extinguishers as required by the Fire Prevention Division. (2001 CFC Standard 10-1; NFPA 10) F8

6. Prior to occupancy/final building inspection, install approved numbers or addresses on all building in such a position as to be clearly visible and legible from the street. Commercial occupancies shall have numeral or letters not less

from the street. Commercial occupancies shall have numeral or letters not less than 6 inches in height of contrasting background, and illuminated at night. (1998 CFC Section 901.4.4; added VMC Section 12.28.170) F9

7. Prior to occupancy/final building inspection, install "No Parking Fire Lane" signs along interior access roadways, in location where vehicle parking would encroach on a 20-foot clear width of roadway (CVC Section 22500.1; CalTrans Traffic Manual, sign #R26f). F10

8. Prior to occupancy/final building inspection, all applicable fees shall be paid before a final Fire Prevention inspection shall be conducted. All meeting and inspections require a minimum 24-hour advance request. F11

9. Development sites shall be maintained weed free during construction. (2001 CFC Section 1103.2.4) F12

Water Division

1. **WATER SYSTEM PLANS.** All water system improvements shall be consistent with the Vallejo Water System Master Plan, 1985, prepared by Kennedy/Jenks Engineers as updated by Brown & Caldwell, 1996. Prior to Improvement Plan approval and building permit issuance, water system improvement plans shall be submitted to the **Water Division** for review and approval, and shall contain at least:

   a. Location and size of fire sprinkler service connection(s).
   b. Location and size of domestic service connection(s).
   c. Location and size of irrigation service connection(s).
   d. Location of fire hydrants.
   e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
   f. Location and size of any new water mains.
   g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d). W3.

2. **FIRE FLOW REQUIREMENTS.** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.

   1. For single family residential units, the fire flow is 1,500 gpm.
   2. For other developments, see the Vallejo Water System Master Plan, 1985, prepared by Kennedy Jenks and its latest update by Brown and Caldwell dated April 1996. W4.

3. **HYDRAULIC CALCULATIONS.** Prior to Improvement Plan approval and

building permit issuance, hydraulic calculations shall be submitted to the **Water Superintendent** demonstrating that the fire flow requirements are complied with. W5.

4. **FIRE PROTECTION SYSTEMS.** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied. W6.

5. **WATER EASEMENTS.** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:

   a. 15 ft. wide (minimum) for water mains.
   b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
   c. Other facilities will be reviewed by the Water Division. W7.

6. **WATER SERVICE BONDS AND FEES.** Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Division may be contacted for a description of applicable fees. W9.

7. **WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping. W10.

Public Works

Standard Comments/Requirements:

1. Submit a parcel map prepared by a qualified registered civil engineer or Land Surveyor for review and approval. Submit preliminary title report and all pertinent documents for map review. (VMC 15.12. 030).

2. Install standard driveway approach per City standard. (COV, Regulations & Standard Specifications,1992).

Additional standard comments that may apply are:

PW1. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, submit a numbered list to the **Planning Division** stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.

PW2. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications,1992).

PW3. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications,1992 Section 1.1.7–A).

PW4. **GRADING** Prior to issuance of grading permit, submit a soils report for review. An independent soils and geological review of the project may be required. The City shall select the soils engineer with the cost of the study to be borne by the developer/project sponsor. Site grading shall comply with City Municipal Code. (VMC, Chapter 12.40).

PW5. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).

PW6. **ON-SITE SOILS ENGINEER.** During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the **Department of Public Works** shall shut down the grading operation. (VMC, Section 12.40.080).

PW7. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).

PW8. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the **Department of Public Works** for review and approval. Test values must meet minimum relative compaction

recommended by the soils engineer (usually at least 90 percent). (VMC, Section 12.40.070-R).

PW9. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section12.04.100).

PW10. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the **Department of Public Works** prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).

PW11. **ENCROACHMENT PERMIT.** Prior to building permit issuance, obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Section 10.16).

PW12. **TRAFFIC CONTROL PLAN.** Prior to start of construction, submit a traffic control plan to the **Department of Public Works** for review and approval. (Caltrans Traffic Manual).

PW13. **COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the **Department of Public Works** and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).

PW14. **PLAN CHANGES.** The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the **Department of Public Works** and, when applicable, by **Vallejo Sanitation and Flood Control District**. Changes shall be made in the field only after approval by the City. At the completion of the project, the design engineer must prepare and sign the "as built" plans. (COV, Regulation & Standard Specification Section 1.1.9).

PW15. **BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090, Resolution Nos. 84-554 N. C. and 02-55 N. C.)

PW16. **INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the **Department of Public Works** including but not limited to streets and utilities. (VMC, Section 12.04.060).

PW17. **SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the **City Engineer**. (VMC, Section 10.04).

PW19. **STREET TREES.** Prior to release for occupancy, plant required street trees in accordance with City Municipal Code. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. Street tree(s) shall be inspected by Public Works Landscape Inspector prior to release for occupancy. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).

PW20. **JOINT TRENCH**. The developer shall provide joint trench plans for the underground electrical, gas, telephone, cable television and communications conduits and cables including the size, location and details of all trenches, location of all building utility service stubs and meters and placement or arrangements of junction structures as a apart of the Improvement Plans submitted for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. (VMC, Sections 15.06.160&170).

PW21. **SIGNAL INTERCONNECT CABLES**. There are fiber optic and /or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be will be replaced by the contractor unless otherwise authorized by the City Engineer.

GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

J/PL/Marcus/2007Permits/PD/Solano Ave @ 9th(14units-0008)cndtns

Attachment 6

Solano Village Master Plan

SITE PLAN:

Scope & Phasing
A single phase of 14 townhouse condominiums arranged in 3 three story buildings, 2 buildings each containing 4 units, and 1 building containing 2 units.

Topography, Natural Features, View Corridors
The existing site is a flat, and is a partially paved open truck parking lot. Half of the dwelling units are oriented towards Solano Avenue with ground floor patios and upper floor terraces offering outstanding pedestrian contact that supports smaller low scale commercial mixed uses that are the key to community development through the creative reuse of urban in-fill sites.

Buildings & Structures
There are no existing buildings to be demolished. The proposed development is for 14 townhouse condominiums units arranged in 3 three story buildings

Public & Private Rights-Of-Ways
The site is a corner lots with street on two sides. The proposed development has a centrally located 25 foot wide private driveway, constructed of decorative concrete entering off of 9th Avenue . The Westerly side or the naturally occurring front street is Solano Avenue with an existing 100 foot right-of-way, which we are proposing to reduce to 90 feet with a 10 foot wide street abandonment, which provides a generous 12 foot wide landscaped parkway along the commercial corridor. The South side street is 9th Avenue, with a 80 foot right-of-way which we are also proposing a 10 foot street abandonment which will leave 70 foot right-of-way and a 10 foot wide landscaped parkway for the residential feeder street.

Utilities, Existing & Proposed Easements
The proposed site is an urban in-fill lot with all the normal existing public utilities including, gas, water, electric, sanity sewer and storm drainage. New easements are proposed to provide all utilities services required for a new multifamily residential project.

Parking
The proposed development includes 2 covered parking spaces in an attached garage for each unit for a total of 48 spaces. 2 on-site guest parking spaces are being provided. In addition there a single street parking, plus 4 more restricted guest spaces are available in front of the duplex building fronting 9th street By not providing the .8 guest parking space required, we have created a large, open and family friendly recreational area with the development that offers both public and private common tree open space. Instead of more paved over parking lots we believe "pocket parks" for use by the residents provides a superior benefit to everyone. The 4 restricted guest spaces in the driveway space in front of the duplex building are for those occupants sole use, but they are non-the-less, guest

Pedestrian areas & Public & Private Open Spaces
Pedestrian orientation is the design basis for the site plan concept. Each unit opens onto either a street or an internal "*Paseo*" or pedestrian walkway that extends the depth of the site and provides access the internal recreation area. The recreational area is designed for use by both adults and children and tots, with the emphasis on children and tots. Every unit has a front entry porch and front door that is visible from either the street or the paseo. In addition each unit's private open space is also oriented towards either the streets or the paseo providing a village-like arrangement of defensible private space that encourages community interaction. The units facing Solano Avenue have the additional benefit of side walk adjacent patio's and entries that make for outstanding small scale commercial and other appropriate mixed-use activities.

Planting Areas
All areas within the site that are not covered by buildings or driveways will be attractively landscaped with local plants, trees and ground covers. The 2 parkways abutting the streets will also be landscaped in keeping with the rest of the project and will include city-approved street-trees.

Public Facilities
While no "truly" public facilities are proposed, the project will function as an inviting interface or link between the surrounding commercial community and the adjoining residential neighborhood. Again, the units facing Solano Avenues offer opportunities for urban mixed-use pedestrian oriented experiences.

DEVELOPMENT STANDARDS:

Design Theme
Bay Area *Art-Deco* styled architecture arranged to create a "urban street-scape" feeling of street oriented commercially inspired buildings that transform to a more residential, quieter and protected interior courtyard and a "*paseo*" cluster of buildings

Architecture, Lighting & Signage
An *Art- Deco* styled architecture that includes multi-colored exterior ceramic tile wall and column finishes, with commercial storefront type doors and windows at the sidewalk levels that lead into recessed unit entries protected from wind and rain by glass and steel awnings. The massing, scale and architectural elements provide a connection between the urban commercial-like nature of Solano Avenue and the more traditional residential feeling of 9th Street. In addition, the use of flat roofs, textured and layered levels of wall planes and the abundant use of engaged columns and pairs gives the buildings a uniquely European and urban feel. All the lighting will be building mounted and will be of modern styled design in keeping with the Art Deco theme. Because of its relative small size and the predominant residential nature, there will be a minimum of signages, mostly to provide building and unit location for public safety personnel and HOA enforced signage program for the units facing onto Solano Avenue.

Landscaping
The landscape design will make use of local plants, trees and ground covers that are "drought resistant" to limit water usage and required maintenance. All areas within the site that are not covered by buildings or driveways will be attractively landscaped. A landscape buffer has been used to separate the residential units from the streets and the abutting properties. The landscape design includes the use of decorative concrete walkways, fences and wrought iron site fencing with hedges to discourage graffiti.

Grading
There will be a minimum of grading required because the site's flat topography, no underground garages because of on grade attached garages and building construction.

Rights-Of-Ways
Private Driveway: new 25 foot wide.
Solano Avenue: existing100 ft. R. O. W., proposed 90 ft. R. O. W. by street abandonment already approved by the Transportation Department.
9th Avenue: existing 80 ft. R. O. W, proposed reduction to 60 R. O. W. by street abandonment already approved by the Transportation Department.

Setbacks,
Front @ Solano Avenue: provided = 10 ft. + 12 ft. parkway / required = 15 ft.
Side @ 9th Street provided = 5 ft. + 10 parkway / required = 10 ft.
Side adjacent to easterly Residential = 19 ft.+ 6 ft. block wall & landscape /required = 5 ft.
Rear @ Solano adjacent to Residential, 73 ft. required = 10 ft.
Rear @ 9th street adjacent to Residential 74 ft. required = 10 ft.

Height Limits,
Maximum Building Height / provided = 40 ft. / allowed = 75 ft.

Maximum Lot Coverage
Building Coverage (roof) provided = 42% / allowed = 60%

Accessories Structures
None

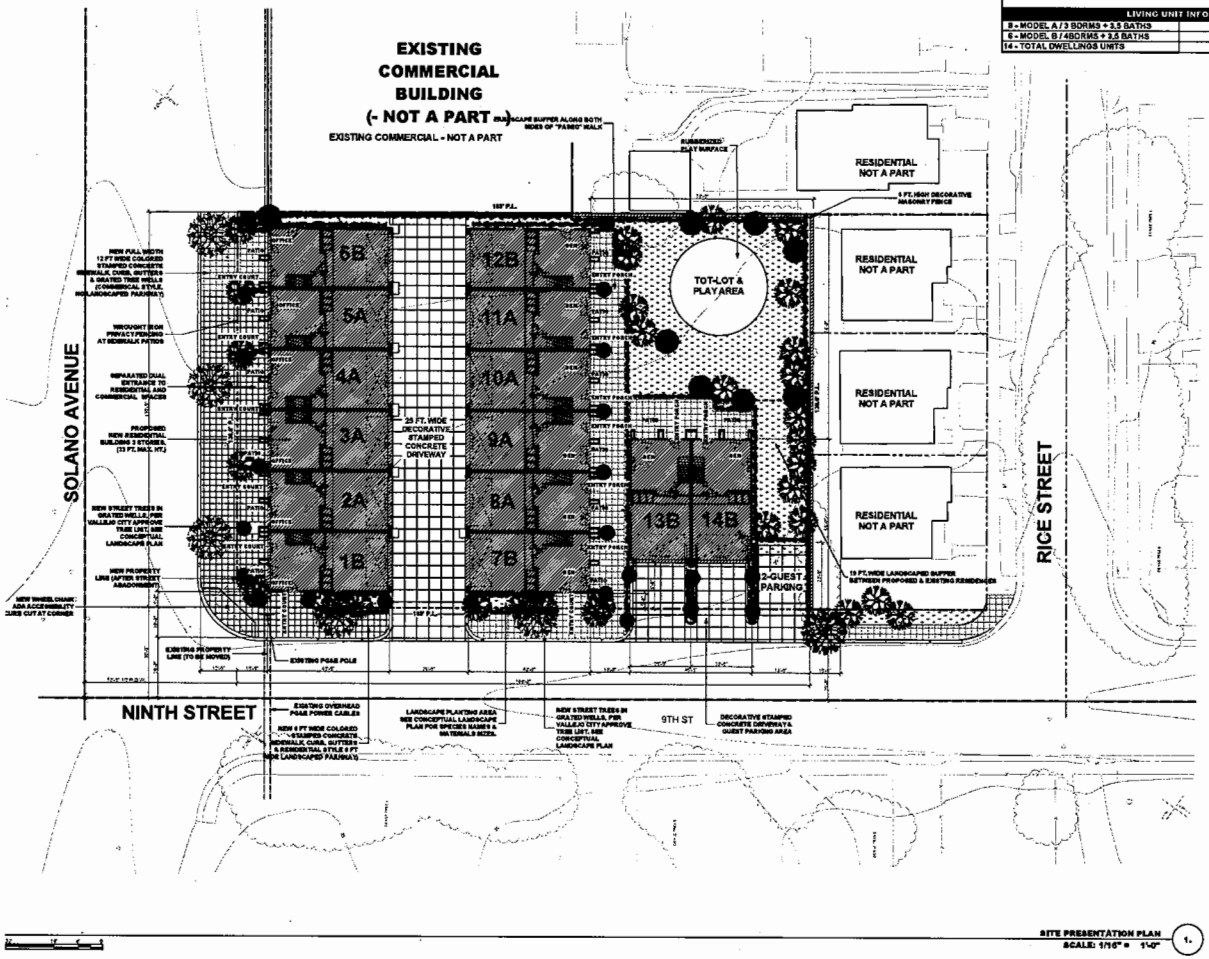
Land Use
High Density Residential District, Planned Development, Condominium/Tract Map

Floor Area Ratio
Lot Area = 24,466 sf. / Building Area = 22,400 sf. = .91 FAR

Density
Lot Area = 22,388 sf. / 14 units = 1,748 sf. /unit = 25 units per acre

Number and Type of Units
8 - Model A / 3 Bedrm + 3.5 Bathe = 1,600 sf.
6 - Model B / 4 Bedrm + 3.5 Bathe = 1,600 sf.
14 - Total Units

PORJECET DATA	ACTUAL PROVIDED	ALLOWED REQUIRED
LOT SIZE	199' X 139'	
LOT AREA	24,466 SF	
COVERAGE - BLDG. / ROOF	10,506 SF	PRVD=43% / MAX=60%
COVERAGE - BLDG. / FOOTPRINT	10,200 SF	PRVD=41% / MAX=60%
TOTAL FLOOR AREA - ALL UNITS	22,400 SF	
FLOOR AREA RATION (FAR)	0.91	
OPEN SPACE - COMMON / PUBLIC	5,870 SF	
OPEN SPACE - PRIVATE / UNIT (average)	250 SF/UNIT	
LANDSCAPE AREA	7,341 SF	30% COVERAGE
DRIVEWAYS / PARKING AREA	3,160 SF	
NUMBER OF LIVING UNITS	14	
GENERAL PLAN DESIGNATION	HIGH DENSITY RESIDENTIAL	
ZONING DESIGNATION:	INTENSIVE USE LIMITED	
DENSITY	1748 SF/UNIT	25 UNITS / ACRE
PARKING: RESIDENTS	28 COVERED	14 OPN@1=14 CRVD
PARKING: GUEST	2 OPEN	1 PER 5 UNITS = 2.8
SETBACKS		
FRONT - SOLANO AVE.	10+12' = 22 FT	15 FT
FRONT - 9TH STREET (corner)	5 + 10' = 15 FT	5 FT
SIDE YARD ADJ. COMMERCIAL	5 FT	5 FT
SIDE YARD ADJ. RESIDENTIAL	19 FT	5 FT
REAR YARD ADJ. RESIDENTIAL	73 FT	5' + 2'(1'story >2) = 7 FT
*includes parkway & sidewalk		
HEIGHT LIMIT	40 FT	75 FT
LIVING UNIT INFORMATION		
8 - MODEL A / 3 BDRMS + 3.5 BATHS	1,600 FT	14 TOTAL UNITS
6 - MODEL B / 4BDRMS + 3.5 BATHS	1,600 FT	
14 - TOTAL DWELLINGS UNITS	22,400 FT	



SITE PRESENTATION PLAN
SCALE: 1/16" = 1'-0" (1.)

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-624-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

MARK	DATE	DESCRIPTION
	//	

PROJECT NO: $Pln
MODEL FILE: 1.
DRAWN BY: R.E. HEGE,AIA
CHK'D BY:
COPYRIGHT

SHEET TITLE
SITE PLAN

A-101

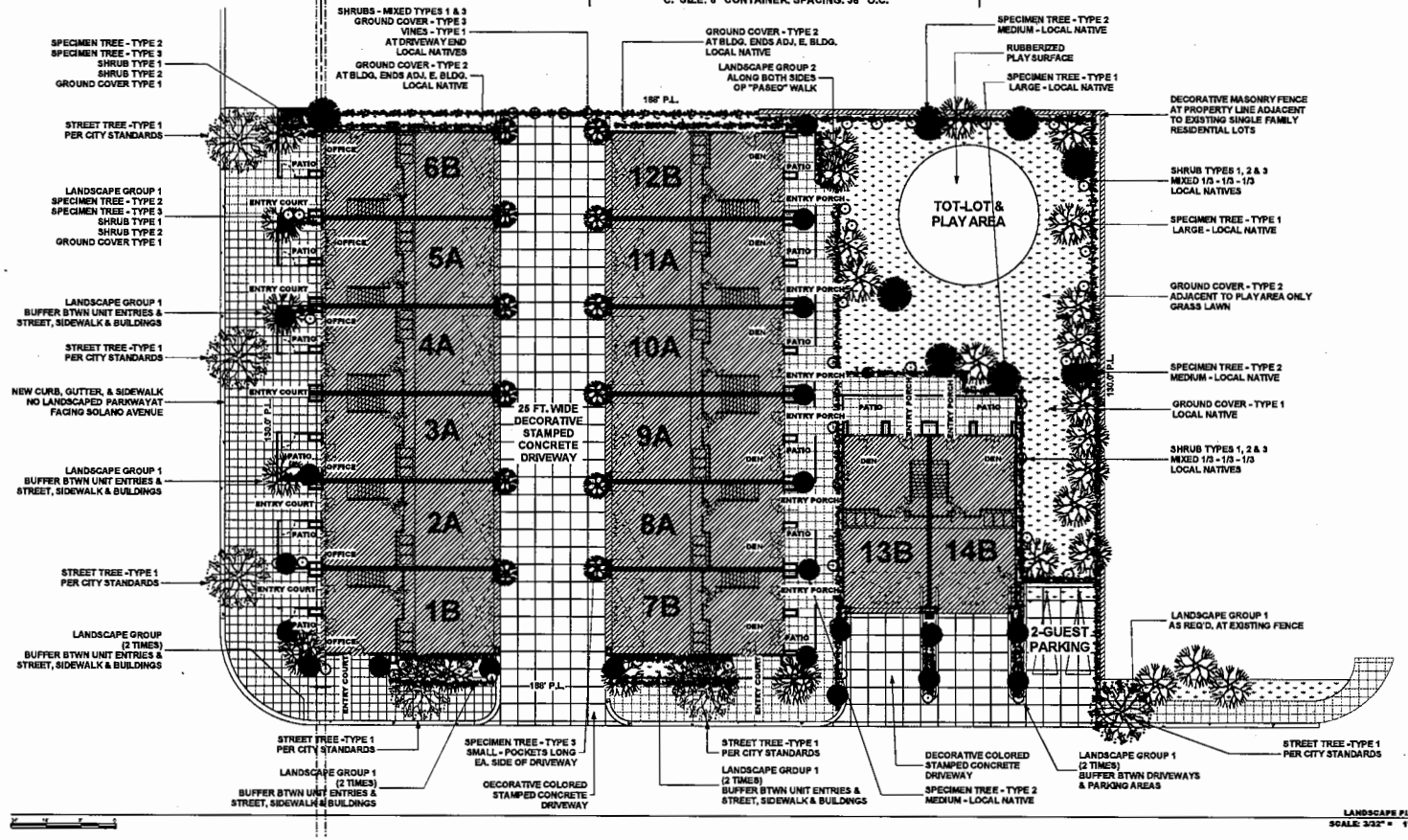
SHEET 4 OF 13

PLANTING MATERIAL LEGEND

SYMBOL	PLANT DESCRIPTION
	STREET TREE - TYPE 1 A. *GELIERA PARVIFLORA - AUSTRALIAN WILLOW* B. VALLEJO CITY APPROVED TREE / LOCAL NATIVE OR MEDITERRANEAN SPIECES C. TYPE E / PG&E SAFE D. SIZE: 36" BOX - SPACING @ +/- 50 FT. IN R.O.W.
	SPECIMENT TREE - TYPE 2 A. ARBUTUS MARINA - *STRAWBERRY TREE* B. LARGE SIZE - 20'/40' - LOCAL NATIVE C. TYPE E D. SIZE: 24" BOX, SPACING: AS SHOWN
	SPECIMENT TREE - TYPE 3 A. *CERCIS OCCIDENTALIS - WESTERN REDBUD* B. MEDIUM SIZE - 10'/18' - LOCAL NATIVE C. TYPE D / PG&E SAFE D. SIZE: 42" BOX, SPACING: AS SHOWN
	SPECIMENT TREE - TYPE 4 A. *ACER PALMATUM - CRIMSON QUEEN JAPANESE MAPLE* B. MEDIUM SIZE - 10'/18' - LOCAL NATIVE C. TYPE D / PG&E SAFE D. SIZE: 15 GAL. SPACING: AS SHOWN

SYM.	PLANT DESCRIPTION
	SHRUB/ BUSH / HEDGE - TYPE 1 A. *BUDDLEJA DAVIDII - BUTTERFLY BUSH* B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5 GAL: SPACING: 8' O.C.
	SHRUB/ BUSH / HEDGE - TYPE 2 A. *CORREA SPECIES & CULTIVARS - AUSTRALIAN FUCHSIA* B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5 GAL: SPACING: 6' O.C.
	SHRUB/ BUSH / HEDGE - TYPE 3 A. *WESTRINGIA FRUTICOSA - COAST ROSEMARY* B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 5 GAL: SPACING: 8' O.C.
	FLOWERING PERENNIALS - TYPE 1 A. *BECHINACEA PURPUREA - PURPLE CONEFLOWER* B. TALL HEIGHT - LOCAL NATIVE C. SIZE: 6" CONTAINER: SPACING: 38" O.C.
	FLOWERING PERENNIALS - TYPE 2 A. *EPILOBIUM CANUM - CALIFORNIA FUCHSIA* B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 6" CONTAINER: SPACING: 36" O.C.
	FLOWERING PERENNIALS - TYPE 3 A. *JASMINUM POLYANTHUM - PINK JASMINE* B. SHORT HEIGHT - LOCAL NATIVE C. SIZE: 6" CONTAINER: SPACING: 36" O.C.

SYM.	PLANT DESCRIPTION
	GROUND COVER - TYPE 1 A. *DYMONDIA MARGARETAE - SILVER CARPET* B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 6" CONTAINER: SPACING: 8' O.C.
	GROUND COVER - TYPE 1 A. *RIGENS DYMONDIA - BRAMUDA LAWN GRASS* B. LOW HEIGHT C. SIZE: 6" SODE: SPACING FOR FULL COVERAGE
	VINES / WALL & FENCE COVERS - TYPE 1 A. *CLYTOSTOMA CALLISTEGIOLDES - VIOLET TRUMPET VINE* B. MEDIUM HEIGHT - LOCAL NATIVE C. SIZE: 1 GAL: SPACING: 2' - 3' O.C. W/ STAKES & WIRES



LANDSCAPE PLAN
SCALE: 3/32" = 1'-0" (1)

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

MARK	DATE	DESCRIPTION
	//	

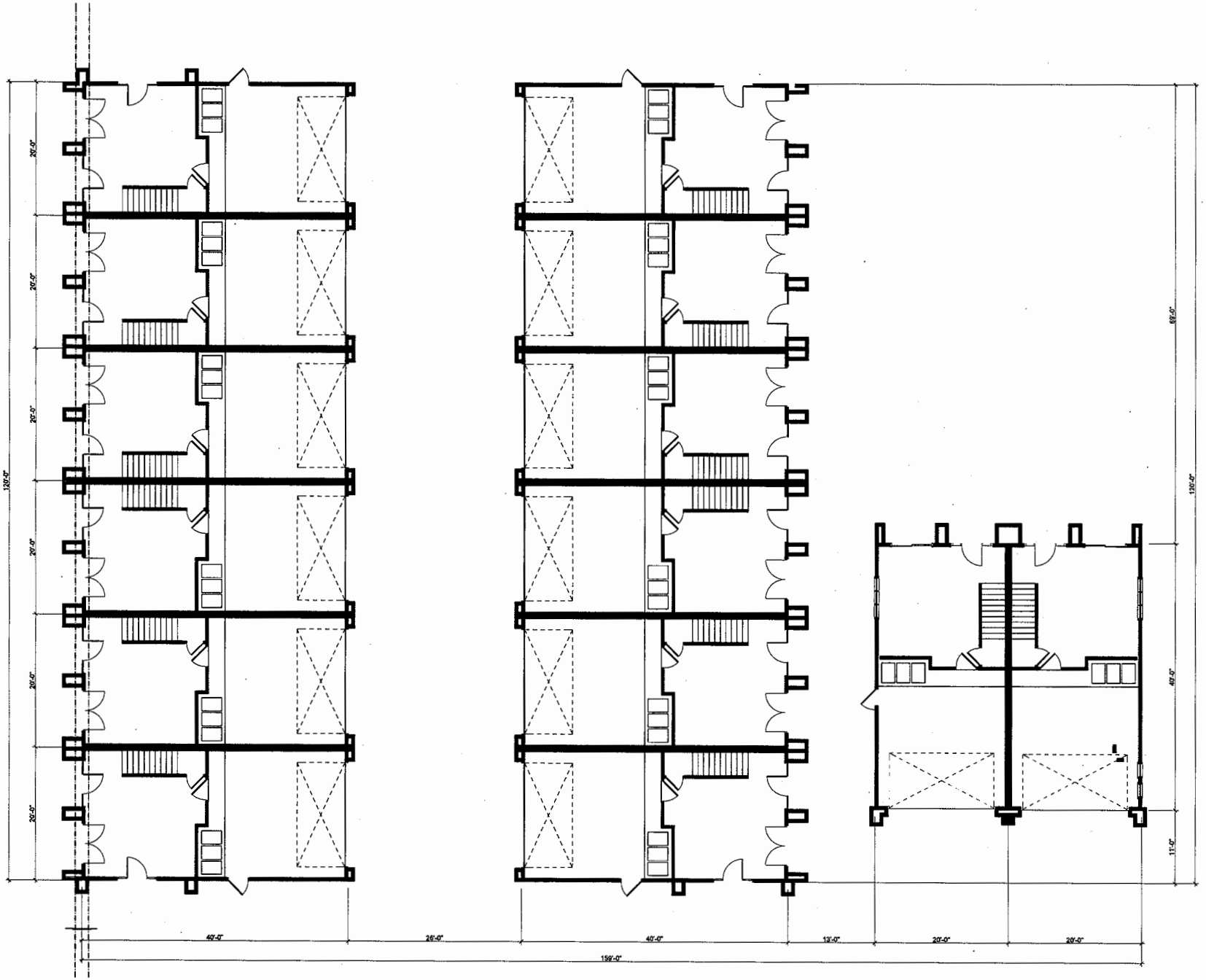
PROJECT NO:	#Pln
MODEL FILE:	1.
DRAWN BY:	R.E. HEGE,AIA
CHK'D BY:	
COPYRIGHT	

SHEET TITLE

LANDSCAPE PLAN

A-102

SHEET 5 OF 13



1ST FLOOR TYPICAL BLDG PLAN
SCALE: 3/16" = 1'-0"

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

MARK	DATE	DESCRIPTION
	//	

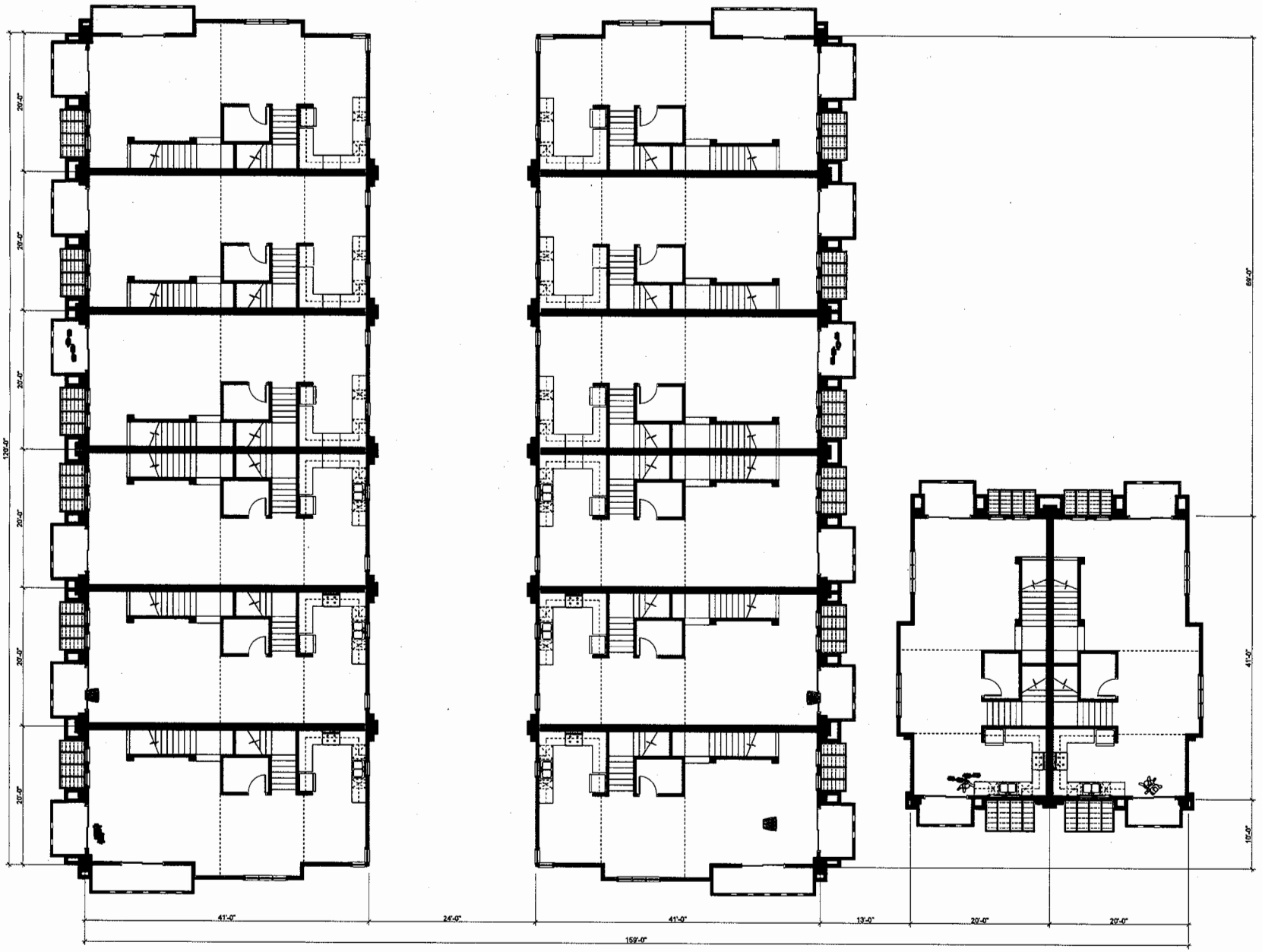
PROJECT NO: #Pln
MODEL FILE: 1.
DRAWN BY: R.E. HEGE,AIA
CHK'D BY:
COPYRIGHT

SHEET TITLE

1ST FLR BLDG PLAN

A-103

SHEET 6 OF 13



2ND FLOOR TYPICAL BLDG PLAN (2)
SCALE: 3/16" = 1'-0"

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNIA 94590

MARK	DATE	DESCRIPTION
	/ /	

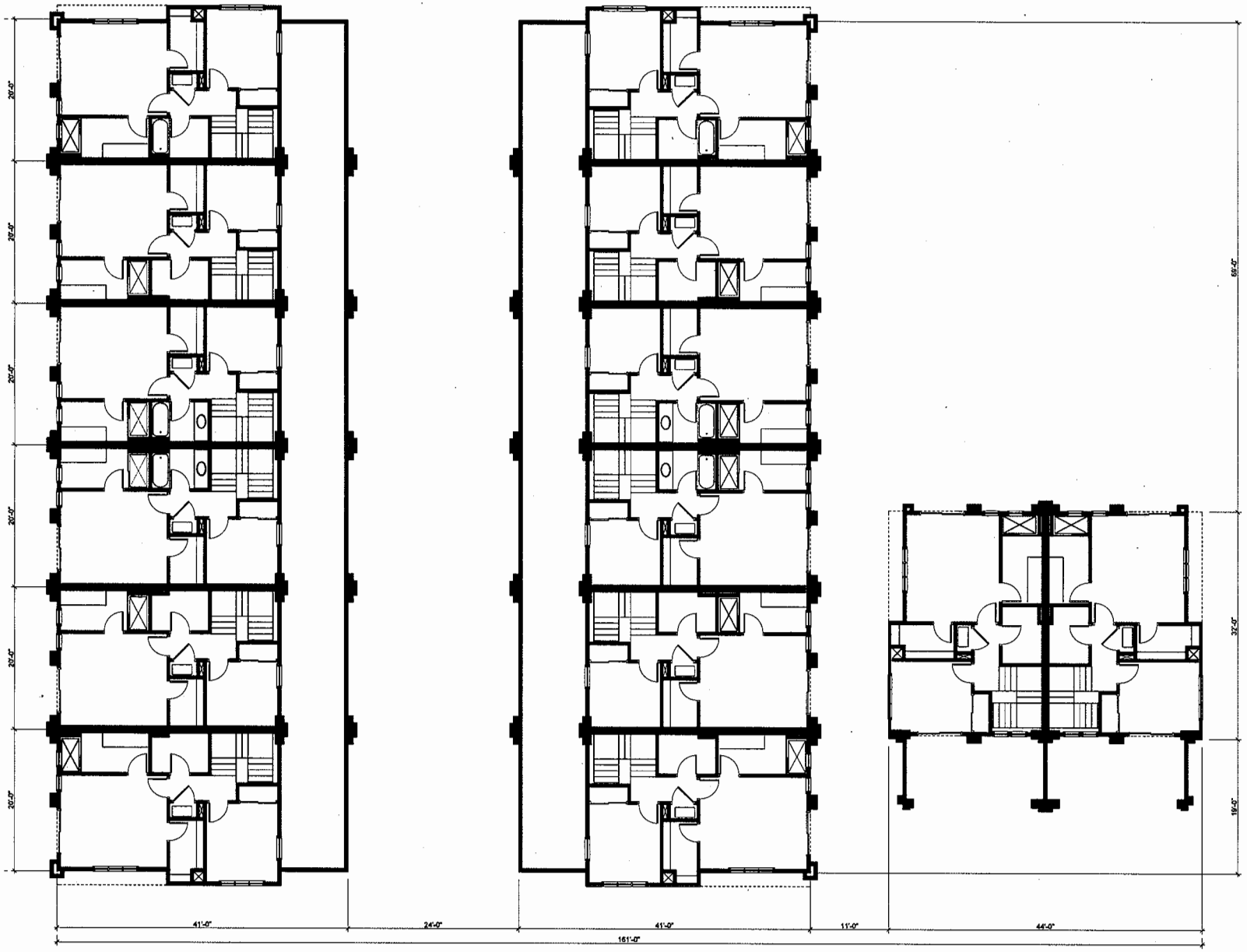
PROJECT NO:	#Pln
MODEL FILE:	2.
DRAWN BY:	R.E. HEGE,AIA
CHKD BY:	
COPYRIGHT	

SHEET TITLE

2ND FLR BLDG PLAN

A-104

SHEET 7 OF 13



3RD FLOOR TYPICAL BLDG PLAN (3.)
SCALE: 3/16" = 1'-0"

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

MARK	DATE	DESCRIPTION
	/ /	

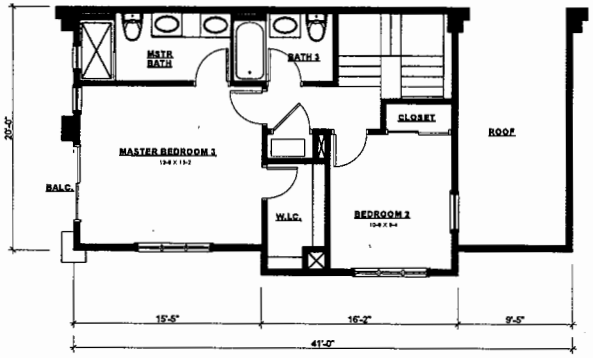
PROJECT NO: #Pln
MODEL FILE: 3.
DRAWN BY: R.E. HEGE,AIA
CHKD BY:
COPYRIGHT

SHEET TITLE

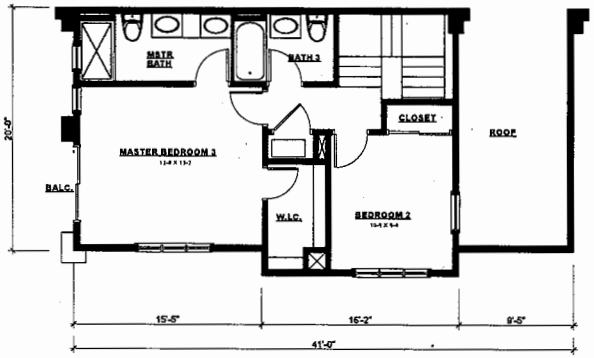
3RD FLR BLDG PLAN

A-105

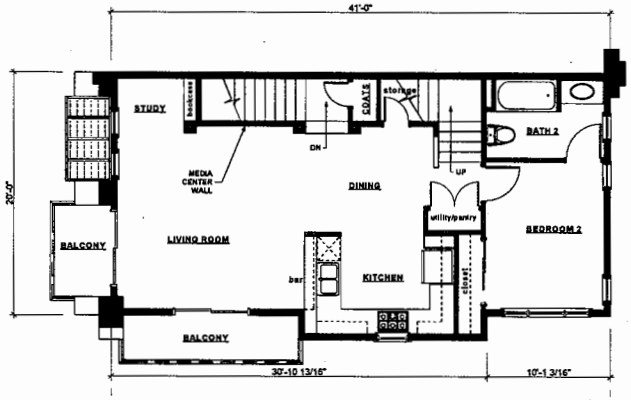
SHEET 8 OF 13



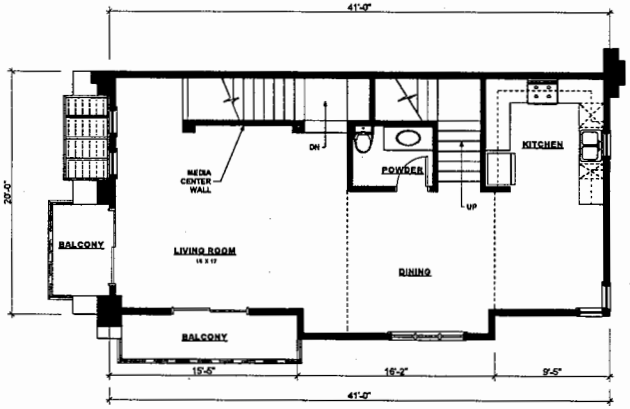
UNIT B / 4 BEDRMS / 3RD FLOOR PLAN (4)
SCALE: 1/4" = 1'-0"



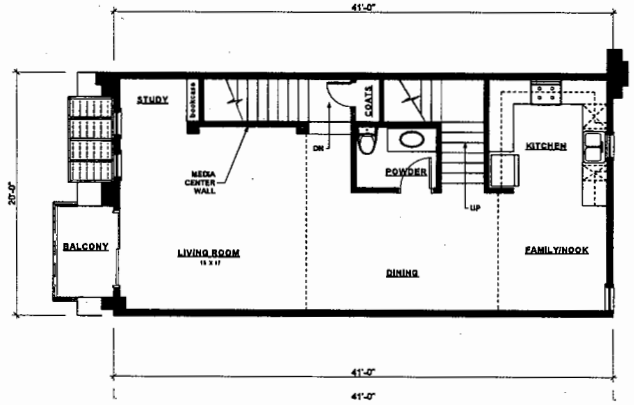
UNIT A / 3 BEDRMS / 3RD FLOOR PLAN (1)
SCALE: 1/4" = 1'-0"



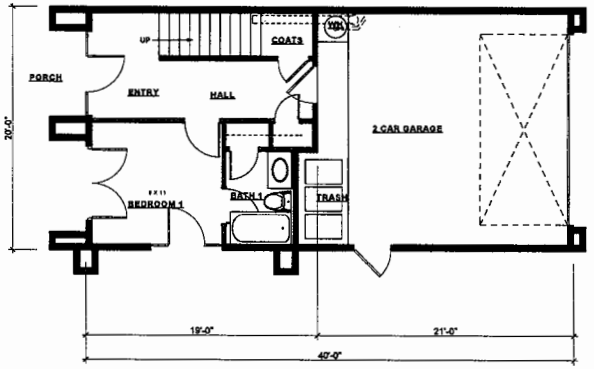
UNIT B / 4 BEDRMS / 2ND FLOOR PLAN (5)
SCALE: 1/4" = 1'-0"



UNIT A / 3 BEDRMS / 2ND FLOORPLAN (2)
SCALE: 1/4" = 1'-0"



UNIT B / 4 BEDRMS / 1ST FLOOR PLAN (6)
SCALE: 1/4" = 1'-0"



UNIT A / 3 BEDRMS / 1ST FLOOR PLAN (3)
SCALE: 1/4" = 1'-0"

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 8TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

MARK	DATE	DESCRIPTION
	//	

PROJECT NO: #Pln
MODEL FILE: 1, 2, 3, 4, 5, 6
DRAWN BY: R.E. HEGE,AIA
CHK'D BY:
COPYRIGHT

SHEET TITLE

TYPICAL UNIT PLANS
A - 3 BDR / 3.5 BTHS
B - 4 BRR / 3.5 BTHS
1600 S.F. NET AREA

A-107

SHEET 10 OF 13

SOLANO AVE EXT ELEVATION
SCALE: 3/16" = 1'-0" (1)

9TH ST EXT ELEVATION
SCALE: 3/16" = 1'-0" (2)

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 90000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

SHEET TITLE

ELEVATIONS

A-108

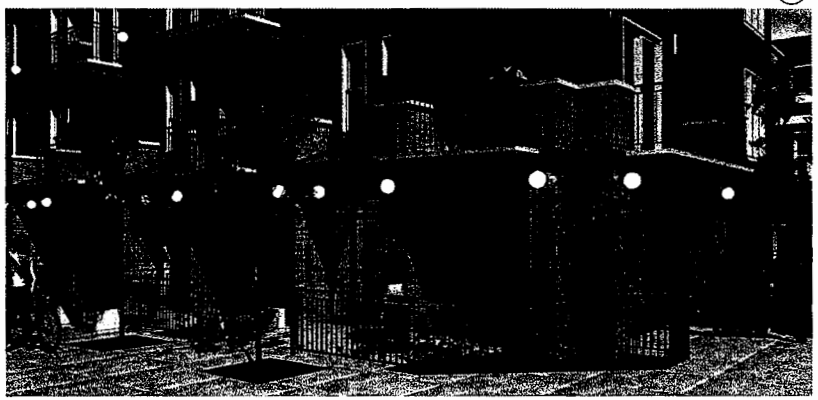
SHEET 11 OF 13

2-SOLSTH BOTH CORNERS 02
SCALE: 1" = 1'-0" (2)

1-SOLSTH VIEW TO SOUTH 01
SCALE: 1" = 1'-0" (1)

4-SOLSTH MID ST-ENTRY 04
SCALE: 1" = 1'-0" (4)

3-SOLSTH-DRIVE-ENTRY 03
SCALE: 1" = 1'-0" (3)



6-SOL 9th CORNER CLOSEUP 06 (6)

5-9TH ST FROM WEST2 (5)

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1760

ARCHITECT OF RECORD:
R.E. HEGE,AIA

CONSULTANT

PROJECT INFORMATION

SOLANO VILLAGE TOWNHOMES

SOLANO AVE. & 9TH. ST.
VALLEJO
CALIFORNIA, 00000

OWNER:
VALPROP, LLC
617 AMADOR STREET
VALLEJO, CALIFORNAI 94590

MARK	DATE	DESCRIPTION
	11	

PROJECT NO: #Pln
MODEL FILE: 1, 2, 3, 4, 5, 6
DRAWN BY: R.E. HEGE,AIA
CHKD BY:
COPYRIGHT

SHEET TITLE

3D VIEWS

A-109

SHEET 12 OF 13

Attachment 7

ORIGINAL

FILED

JUL 10 2008

Michael D. Johnson, Clerk of the Board of Supervisors of the County of Solano, State of California

Deputy: Karen Cabansag, Deputy

CITY OF VALLEJO
REVISED PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Vallejo proposes to adopt a **MITIGATED NEGATIVE DECLARATION** for the following project pursuant to Resolution No. 96-447 N.C. adopted by the Vallejo City Council on December 10, 1996.

PROJECT ACTION: Consideration to adopt a Mitigated Negative Declaration for a 14 unit townhome development.

LOCATION: 1401 Solano Avenue @ 9th Street

PROJECT DESCRIPTION: The proposed project is for construction of 14 townhome units on two existing vacant parcels. The 3-4 bedroom townhomes would range in size from 1,462 to 1,741 square feet. To facilitate the proposed development, the applicant has petitioned to change the zoning designation from Linear Commercial/Low Density Residential, to Mixed Use Planned Development. The applicant is also requesting a Minor Exception to provide two of three required guest parking spaces.

PROPONENT: Val Properties, LLC, 6930 Dume Drive, Malibu, CA 90265

FINDING: Based on an Initial Study prepared by the Planning Division of the City of Vallejo, it has been determined that the above project will not have a significant effect on the environment because of mitigation measures incorporated into the project or recommended as conditions of project approval.

Copies of the Initial Study Environmental Review checklist form and supporting documentation can be reviewed in the Planning Division office, 2nd floor, 555 Santa Clara Street, Vallejo. City hall business hours are 8:30 a.m.-5:15 p.m., M-F.

PUBLIC REVIEW PERIOD: July 7- July 28, 2008

Written comments regarding the Mitigated Negative Declaration must be received by 5:00 p.m. on the last day of the review; period and addressed to Marcus Adams, Associate Planner marcusadams@ci.vallejo.ca.us.

PUBLIC HEARING:

A public hearing on this project, including the proposal to adopt the Mitigated Negative Declaration, has been scheduled before the Planning Commission for **August 4, 2008, at 7:00 p.m.** in the Council Chambers, City Hall, 555 Santa Clara Street.

DON HAZEN, Planning Manager

DATE OF NOTICE: July 3, 2008

This document posted from 7/10/08 to _____

Deputy Clerk of the Board

CITY OF VALLEJO
REVISED PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Vallejo proposes to adopt a **MITIGATED NEGATIVE DECLARATION** for the following project pursuant to Resolution No. 96-447 N.C. adopted by the Vallejo City Council on December 10, 1996.

PROJECT ACTION: Consideration to adopt a Mitigated Negative Declaration for a 14 unit townhome development.

LOCATION: 1401 Solano Avenue @ 9th Street

PROJECT DESCRIPTION: The proposed project is for construction of 14 townhome units on two existing vacant parcels. The 3-4 bedroom townhomes would range in size from 1,462 to 1,741 square feet. To facilitate the proposed development, the applicant has petitioned to change the zoning designation from Linear Commercial/Low Density Residential, to Mixed Use Planned Development. The applicant is also requesting a Minor Exception to provide two of three required guest parking spaces.

PROPONENT: Val Properties, LLC, 6930 Dume Drive, Malibu, CA 90265

FINDING: Based on an Initial Study prepared by the Planning Division of the City of Vallejo, it has been determined that the above project will not have a significant effect on the environment because of mitigation measures incorporated into the project or recommended as conditions of project approval.

Copies of the Initial Study Environmental Review checklist form and supporting documentation can be reviewed in the Planning Division office, 2nd floor, 555 Santa Clara Street, Vallejo. City hall business hours are 8:30 a.m.-5:15 p.m., M-F.

PUBLIC REVIEW PERIOD: July 7- July 28, 2008

Written comments regarding the Mitigated Negative Declaration must be received by 5:00 p.m. on the last day of the review; period and addressed to Marcus Adams, Associate Planner marcusadams@ci.vallejo.ca.us.

PUBLIC HEARING:

A public hearing on this project, including the proposal to adopt the Mitigated Negative Declaration, has been scheduled before the Planning Commission for **August 4, 2008, at 7:00 p.m.** in the Council Chambers, City Hall, 555 Santa Clara Street.

DON HAZEN, Planning Manager

DATE OF NOTICE: July 3, 2008

APPENDIX G

Environmental Checklist Form

1. Project title: Solano Village Townhomes

2. Lead agency name and address:

   City of Vallejo Planning Division
   P.O. Box 3068
   555 Santa Clara Street
   Vallejo, CA 94590

3. Contact person and phone number: Marcus Adams, Associate Planner (707)648-5392

4. Project location: 1401 Solano Avenue @ 9th Street , APN 0059-041-110,120

5. Project sponsor's name and address:

   Val Properties LLC
   6930 Dume Drive
   Malibu, CA 90265

6. General plan designation: Commercial Retail (0059-041-120)/Low Density Residential (0059-041-110)

7. Zoning: Linear Commercial (0059-041-120)/Low Density Residential (0059-041-110)

8. Description of project:

   The applicant is proposing construction of 14 townhome units on two existing vacant parcels. The 3-4 bedroom unit townhomes would range in size from 1,462 to 1,741 square feet. To facilitate the proposed development, the applicant has petitioned to change the zoning designations from Linear Commercial/Low Density Residential, to Mixed Use Planned Development.

   Attached are an 8½ x 11" vicinity map and a reduced set of plans.

9. Surrounding land uses and setting.

   The property is located in central Vallejo, bordered by single family residences to the south and east; a vacant warehouse to the north; and a vacant car showroom/service department to the west. The site consists of paved surfaces and no structures.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology /Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	Transportation/Traffic
Utilities / Service Systems	Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marcus Adams, Associate Planner — 7/2/08

Signature — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared

or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? *There are no scenic vistas within the project vicinity.*				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? *According to the General Plan Circulation and Transportation Element (Pg. IV-12), there are no scenic highways within city limits.*				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings? *The site is currently vacant and consequently, does not have any existing visual character or quality. The proposed three story structures would affect the visual character of the surrounding properties, however, because there are not existing scenic views which would be blocked, visual character would not be "substantially degraded."*				✓
d) Create a new source of substantial light or				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
glare which would adversely affect day or nighttime views in the area? *The proposed residential project would create a new source of light though this source would be considerably less than a source created by a commercial project under the existing zoning and would not be substantial. All new light sources shall comply with all applicable regulations, standards, and policies of the Vallejo Municipal Code and the Vallejo General Plan.*				✓
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? *The project is not located on any designated Farmland.*				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? *The existing zoning for the project is not agricultural and there is no Williamson Act Contract associated with the project.*				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *The project is not located in the vicinity of any Farmland and would not involve in any changes that would result in conversion of Farmland to non-agricultural use.*				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? *The applicable air quality plan is Bay Area Air Quality Management District's (BAAQMD) Bay Area 2005 Ozone Strategy. Under the plan, a project would be judged to be in conflict or obstruct implementation of the plan if it was inconsistent with the growth assumptions in terms of population, employment or regional growth in Vehicle Miles Traveled (VMT). Though the project does require a General Plan Amendment, the VMT's generated would not be greater than those that would be generated under a commercial land use of the property, thus there will be no significant cumulative impact.*			✓	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? *The proposed 14 units falls well below BAAQMD CEQA guidelines of projects with potentially significant emissions standard of 510 units for multi-family projects therefore Carbon monoxide concentrations are not predicted to exceed maximum 1 and 8-hour concentration allowance state and federal standards.*			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? *See b) above.*			✓	
d) Expose sensitive receptors to substantial				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
pollutant concentrations?			✓	

Construction-related air quality impacts are anticipated with any construction project. The following conditions of approval will be required for the project:

- *Water all active construction areas at least twice daily.*
- *Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.*
- *Cover all trucks hauling demolition debris from the site.*
- *Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.*
- *Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.*
- *Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.*
- *Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.*
- *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)*
- *Limit traffic speeds on unpaved roads to 15 mph.*
- *Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
• *Replant vegetation in disturbed areas as quickly as possible.* • *Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.* • *Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.* • *Limit the area subject to excavation, grading and other construction activity at any one time.* • *Use dust-proof chutes to load debris into trucks whenever feasible. Watering should be used to control dust generation during transport and handling of recycled materials.* • *Any crushing or screening equipment used on site for the recycling of materials will be permitted by the Bay Area Air Quality Management District or the state's portable equipment statewide registration program, and utilize Best Available Control Technology for that type of equipment.* • *Apply non-toxic soil stabilizers to inactive construction areas.* • *Use alternative fueled construction equipment.* • *Minimize idling time (5 minutes maximum)* • *Maintain properly tuned equipment.* • *Limit the hours of operation of heavy equipment and/or the amount of equipment in use.* *Implementation of these mitigation measures would reduce potential construction-related air quality impacts to a less-than-significant level.*				
e) Create objectionable odors affecting a substantial number of people?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The proposed residential use should not create objectionable odors.				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? *Staff has conducted multiple site visits and has determined that the project site is currently developed with no natural habitat, riparian habitat, wetlands, or waterways in the vicinity.*				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? *See a) above.*				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? *See a) above.*				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? *See a) above.*				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? *The City has no policies or ordinances protecting biological resources and there are*				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
no such resources on the site.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? *There are not conservation plans affecting properties in the project vicinity.*				✓
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? *There are no known historic, archaeological or paleontological resources, unique geologic features, or evidence or expectation of finding human remains on or near the site; however, should any such resources, evidence, or remains be discovered during any phase of the project, the following standard condition of approval would limit impacts to a less-than-significant level:* • *In the event that unsuspected historical, archaeological, or paleontological resources or human remains are discovered during any phase of the project, land alteration work within 50 feet of the find shall be halted, the Planning Division shall be notified, and a qualified professional in the appropriate field shall be consulted to evaluate the resource and an appropriate management plan has been determined and adopted. If human remains are discovered, the County Coroner shall be notified. If the coroner determines that the remains are of Native American decent, the coroner shall contact the Native American Heritage Commission within 24 hours of the determination.*			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource			✓	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
pursuant to §15064.5? *See a) above.*				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *See a) above.*			✓	
d) Disturb any human remains, including those interred outside of formal cemeteries? *See a) above.*			✓	
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. *The project site is not within the Alquist-Priolo Earthquake Fault Zone as defined by the California Geologic Survey. The project site is therefore not susceptible to ground surface rupture during an earthquake.*				✓
ii) Strong seismic ground shaking? *Although the project site is not located within the Alquist-Priolo Earthquake Fault Zoning Map, the San Francisco Bay Area is one of the most seismically active regions in the United States. The project is within twenty-five miles of three active fault zones: the West Napa Fault Zone, the Concord-Green Valley (South) Fault Zone, and the Rodgers Creek Fault Zone. Although potential ground shaking at the site cannot be mitigated, adherence to the most currently California Building Code requirements for Seismic Zone 4 would mitigate the danger of ground*			✓	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
shaking to the extent feasible, reducing the impact to a less-than-significant level.				
iii) Seismic-related ground failure, including liquefaction? *According to the Susceptibility Map of the San Francisco Bay Area, the project is rated as low to moderate risk of liquefaction. The structural design of the project would be required to comply with recommendations of the soils report for the project and with the applicable California Building Code. Compliance with these requirements would reduce impacts to a less-than-significant level.*			✓	
iv) Landslides? *The site is in a level area and would not be at risk to landslides.*				✓
b) Result in substantial soil erosion or the loss of topsoil? *As the project would result in coverage of the site with buildings, paving, and landscaped areas, there would be no soil erosion as a result of project implementation. The site is currently paved so there is no top soil remaining on the site.*				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? *According to the Geotechnical Investigation report by KC Engineering, "the site is suitable for proposed development provided the recommendations presented in their report are incorporated into the project plans and specifications." This will be a condition of approval for the project.*			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
See c) above				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? *The City's sewer system would serve this property so septic tanks or alternative waste water disposal systems would not be needed.*				✓
VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *The project would not create a significant hazard to the public as any hazardous materials being transported to or from the site would be those normally associated with commercial retail uses and would be required to be transported on vehicles regulated by state transportation route laws.*			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? *According to a Phase 1 Environmental Site Assessment conducted by Schutze & Associates dated June 13, 2007, there is no evidence of on-site or off-site recognized environmental conditions which could have affected the site.*				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The subject site is not within a quarter mile of an existing or proposed school.*				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? *The site is not included on a list of hazardous materials cites compiled pursuant to Gov. Code Section 65962.5.*				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? *The project is not located within an airport land use plan or within two miles of an airport.*				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? *The project is not within the vicinity of a private airstrip.*				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The project would not include any alteration to the existing roads or other infrastructure that could adversely affect the implementation of an emergency response plan according to the City Traffic Engineer.*				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? *The project is on an infill site surrounded by urban development with no wildlands intermixed.*				✓
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
According to a Phase 1 Environmental Site Assessment conducted by Schutze & Associates dated June 13, 2007, there were no indications that USTs existed beneath the pavement, nor were significant staining or evidence of spills observed on the lot.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? *The proposed residential use would not substantially deplete groundwater supplies or interfere with groundwater recharge.*				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? *There is no river or stream on-site and any change in the drainage pattern in the area would be minimal.*				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? *See a) and c) above.*				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? *See a) above.*				✓
f) Otherwise substantially degrade water quality? *See a) and b) above.*			✓	
g) Place housing within a 100-year flood hazard				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The proposed project is not within a 100-year flood zone.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? *See g) above*			✓	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? *There are no dams or levees in the vicinity of the project.*				✓
j) Inundation by seiche, tsunami, or mudflow? *The project is not located in the vicinity of a large body of water that could be the source of a seiche or tsunami. As the project is located in an area that is relatively flat, there is no threat of mudflows in the vicinity.*				✓
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? *The project would not physically divide an established community as it would be located on a corner lot, establishing a residential use at the entry of an existing residential neighborhood.*				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? *The proposed zoning designation of Mixed Use Planned Development is conditionally compatible with the General Plan classifications of General Commercial and Residential Low Density.*			✓	
c) Conflict with any applicable habitat conservation plan or natural community				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
conservation plan? *There is no applicable habitat conservation plan or natural community conservation plan for the area.*				
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *There are no known mineral resources at the project site according to a letter from Schutze & Associates dated June 13, 2007.*				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? *See a) above.*				✓
XI. NOISE - Would the project result in:		✓		
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? *Primary noise sources emanate from Solano Avenue traffic. The project, as proposed, does not meet the acceptable or conditionally acceptable noise levels established in the City's noise ordinance, therefore, the following mitigations have been proposed by the applicant's noise consultant:* 1. *All windows and sliding glass doors facing onto Solano Avenue shall be dual glazed and bear a label applied by the manufacturer indicating that the units meet the minimum standards for sound attenuation and are approved for installation in such locations as specified by the State of California Department of Housing*				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

and Development or other agency have such authority.

2. *All windows and sliding glass doors facing onto Solano Avenue shall be installed as per manufacturer's recommendation and specifications for sound attenuation units. Including the installation of any special parts, gaskets, sealants or special caulking that may be recommended or required in order for the units to meet the specified standards as per the manufacturer's installation guidelines.*
3. *All door assemblies consisting of doors and frames, supplied individually or a packaged units, constructed of wood, metal, other materials or a combination of materials, other than sliding glass types described above, shall have a sound attenuation rating greater than, but in no case less than the attenuation rating for glass doors or windows.*
4. *All mechanical HVAC or other air handling equipment, including exhaust fans, shall be provided with a "baffle" device, approved for use by the equipment manufacturer, installed on supply ducts or other openings facing onto Solano Avenue. Such devices shall be installed per manufacturer's recommendations and shall be in working order prior to occupancy of the unit(s) in which they are located.*
5. *All roof top mounted mechanical HVAC or other air handling equipment, where located within 20 linear feet perpendicular to the exterior wall line facing Solano Avenue and where the exterior roof wall parapet is less than the height*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

of the highest air intake point of the of the equipment, shall be provided with a "baffle" device similar to that described above and shall meet all other requirements as noted in that condition.

6. *All exterior walls facing onto Solano Avenue shall have a continuous single layer of fiberglass batt insulation or similar material, a minimum of 3.5 inches in thickness, and approved for use in sound rated wall assemblies. In addition, all void spaces in walls, floor or other framed construction assemblies facing Solano Avenue on the exterior side and having a habitual space on the interior side shall also be completely filled with a single layer of fiberglass insulation or similar material of 3.5 inches in thickness. All joints between exterior surface finish materials shall be fully caulked and completely sealed with an approved acoustic grade caulking or material assembly to prevent the infiltration of air-born sounds."*

Short-term construction-relate noise levels may be in excess of the standards established in the General Plan; however, short-term noise impacts are not considered significant impacts. Nevertheless, the following standard conditions of approval shall be implemented to lessen construction-related noise impacts:

1. *Locate stationary noise generating equipment as far as possible from sensitive receptors, including residential uses to the south and west of the site. Acoustically shield stationary noise sources when located in areas adjoining sensitive receptors.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
excessive groundborne vibration or groundborne noise levels? *See a) above.*				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? *See a) above.*			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? *See a) above*			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? *The project is not located within an airport land use plan or within two miles of an airport.*				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? *The project is not within the vicinity of a private airstrip.*				✓
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? *The proposed project would add approximately 39 new residents to the area (14 units x 2.8 average household size)which is not considered substantial population growth for the area.*			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
replacement housing elsewhere? *The project would not displace any existing housing.*				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The project would not displace any people.*				✓
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: *The location is within the developed area of the City and the limited size of the project precludes any need for an expansion of public services.*				
Fire protection? *See a) above.*			✓	
Police protection? *See a) above.*			✓	
Schools? *See a) above.*			✓	
Parks? *See a) above.*			✓	
Other public facilities? *See a) above.*			✓	
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The proposed 14 units would not substantially increase usage of existing neighborhood and regional parks.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? *The project does include a tot lot for the private use of the residents.*				✓
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? *The proposed project would result in a total increase of 14.14 new trips during the PM peak hour (10.36 AM) according to the ITE (Institute of Transportation Engineers) manual. This would be a negligible increase to the existing traffic load and capacity of the street system.*			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? *The proposed development would not increase level of service standards.*				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? *The project would not affect air traffic patterns.*				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
There are no proposed design features or incompatible uses.				
e) Result in inadequate emergency access? *The project would not result in any change to the existing emergency access to other uses in the vicinity. Adequate emergency access has been provided for the project in the site design.*				✓
f) Result in inadequate parking capacity? *The Project would be deficient of required off-street parking by one "guest" parking space; however, staff believes there is sufficient on-street parking to avoid adverse impacts to the surrounding neighborhood*			✓	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? *The Greater Vallejo Recreational District has designated Solano Avenue as a Class III Bikeway. The applicant may be required to provide bike signage along Solano Avenue.*				✓
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? *The project is within the development parameters anticipated in the Vallejo General Plan and ABAG Projects 2005. It is expected that the residential use will meet wastewater treatment requirements of the Bay Area Regional Water Quality Control Board (BARWQCB).*				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? *The project is within the development*			✓	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
anticipated in the General Plan and can be served by the existing water and wastewater treatment facilities and would not result in the expansion of those facilities.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? *The project site is currently paved. The construction of the project would result in a decrease in the amount of impervious service therefore; the project would not require an expansion of the existing system.*				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? *Sufficient water supplies are available from existing entitlements and resources to serve the project according to the Water Superintendent.*				✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? *The Vallejo Sanitation and Flood Control District has determined that they have adequate capacity to serve to proposed 14 units.*			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? *The City of Vallejo has an exclusive contract with Vallejo Garbage Service, Inc. to collect and transport solid waste and recyclable material to the Devlin Road Transfer Station in American Canyon, Ca. Waste from the Devlin Road facility is transported to Keller Canyon Landfill in Contra Costa County for ultimate disposal. Keller Canyon Landfill is permitted to receive up to 3,500 tons of waste*			✓	

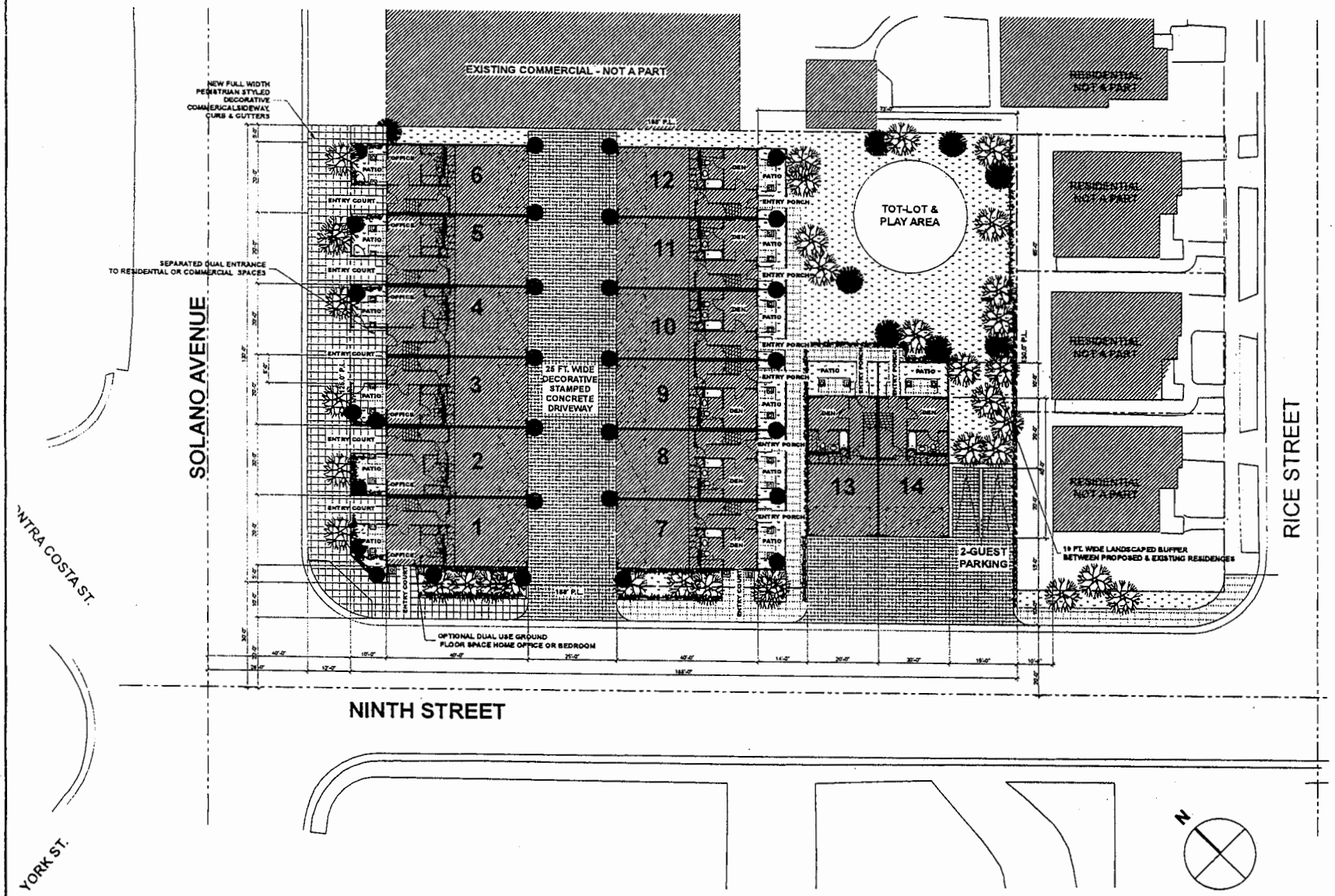
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
per day and currently receives about 2,500 tons of waste per day. The California Integrated Waste Management Board lists the expected closure date of the landfill to be December 31, 2030. The landfill has a total capacity of over 75 million cubic yards and a remaining capacity of over 68 million cubic yards. Therefore, the proposed project would be served by a landfill with sufficient capacity to accommodate its solid waste disposal needs.				
g) Comply with federal, state, and local statutes and regulations related to solid waste? *The City of Vallejo has adopted a construction and demolition (C&D) debris recycling ordinance to redirect C&D materials away from landfills. The ordinance requires that at least 50 percent of the C&D debris and at least 75 percent of concrete and asphalt generated from a construction site be salvaged and/or recycled. In addition, the City requires that curbside recycling and yardwaste collection be provided for all residential subdivisions within the City's jurisdiction. Compliance with the City's C&D ordinance during construction and the provision of curbside recycling and yardwaste collection service after construction would ensure that the project complies with local and state laws related to waste reduction.*			✓	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? *The project has no potentially significant*			✓	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
impacts.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? *The project would not result in any potentially significant cumulative impacts.*			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? *The proposed project does not have any environmental effects which would cause substantial adverse effects on humans, directly or indirectly.*			✓	

SUPPORTING INFORMATION SOURCES

(1-3 enclosed)

1. Project Development Package and Vicinity Map
2. Geotechnical Investigation, KC Engineering Company, June 4, 2007.
3. Environmental Site Assessment, June 13, 2007.
4 City of Vallejo General Plan, July 1999.
5. City of Vallejo Municipal Code (as adopted).
6. State of California, Subdivision Map Act (Government Code Sections 66410 to 66499.58)
7 BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans, Bay Area Air Quality Management District, April 1996, revised December 1999.
8. City of Vallejo, Regulations and Specifications for Public Improvements (as adopted)
9. City of Vallejo, Vallejo Water System Master Plan, 1985, prepared by Kennedy/Jenks Engineers, as updated by Brown & Caldwell, 1996.
10. City of Vallejo, 1995 Urban Water Management Plan



SITE PLAN
SCALE: 3/32" = 1'-0"

TRANSPACIFIC ARCHITECTS

SAN FRANCISCO OFFICE
505 FRANCONIA STREET
SAN FRANCISCO, CA 94110
T 415-970-0333
F 415-824-1780

ARCHITECT OF RECORD:
#Architect

CONSULTANT

PROJECT INFORMATION

LA SOLANO TOWNHOMES
000 EL DORADO STREET
VALLEJO
CALIFORNIA, 99000

OWNER:
TBD JOINT VENTURE, LLC
#Street
#City, #State/Country #Post

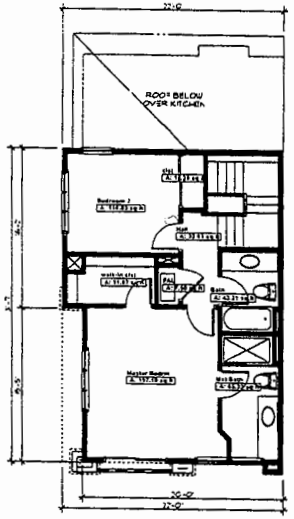
MARK	DATE	DESCRIPTION

PROJECT NO: #Prj
MODEL FILE: 1.
DRAWN BY: #Architect
CHKD BY:
COPYRIGHT

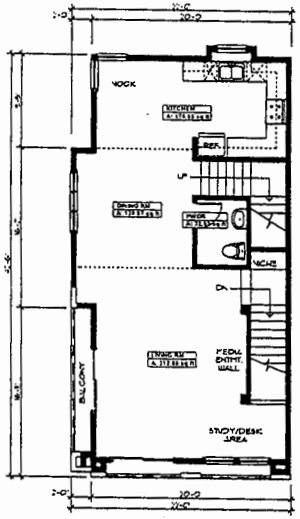
SHEET TITLE
SITE PLAN

A-101
SHEET 4 OF 13

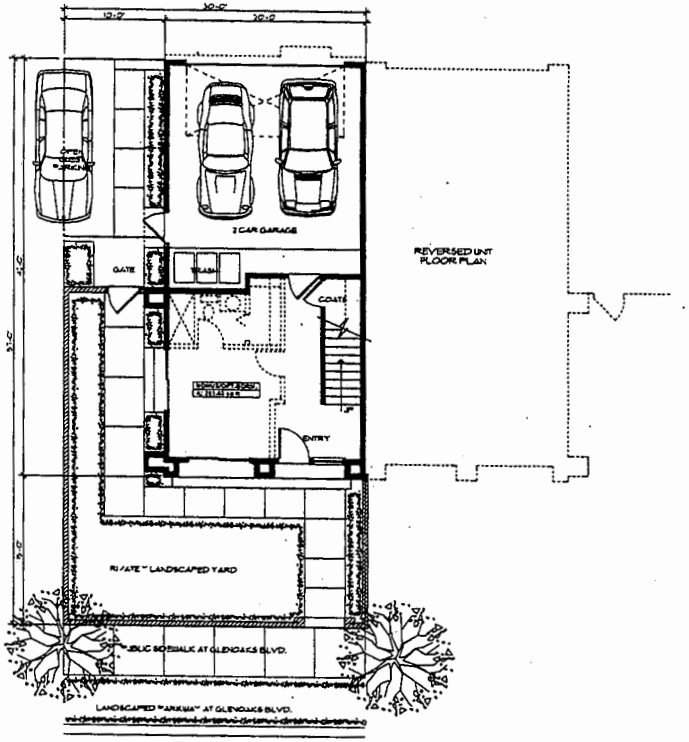
3RD. FLOOR PLAN



2ND. FLOOR PLAN



1ST. FLOOR PLAN



ARCHITECT:
TRANSPACIFIC ARCHITECTS
SAN FRANCISCO OFFICE
505 FRANCONIA,
SAN FRANCISCO
CALIF. 94110
TEL. 888.788.3900
FAX 415.824.1780
Raymond E. Hege, AIA
SEAL / SIGNATURE

PROJECT TITLE:
GLENOAKS TOWN-HOMES
PROJECT LOCATION:
8600 GLENOAKS BLVD.
LOS ANGELES,
CALIFORNIA

CLIENT INFORMATION:

KEY PLAN:

CHECKED / ISSUE INFORMATION:
ISSUE NO. ISSUE DATE:
SCHEMATIC DESIGN 4-20-06

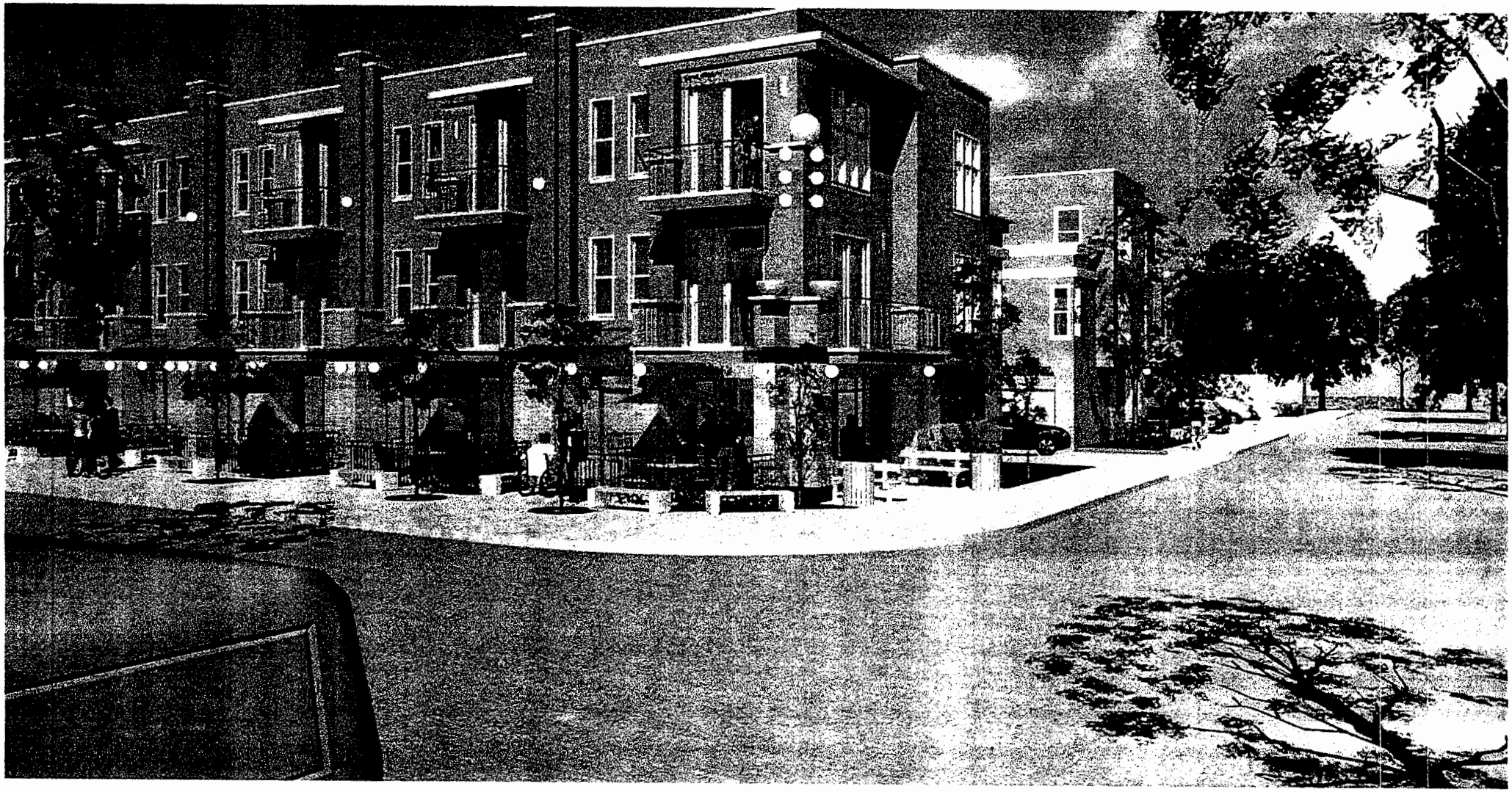
PROJECT PHASE:
PRELIMINARY DESIGN

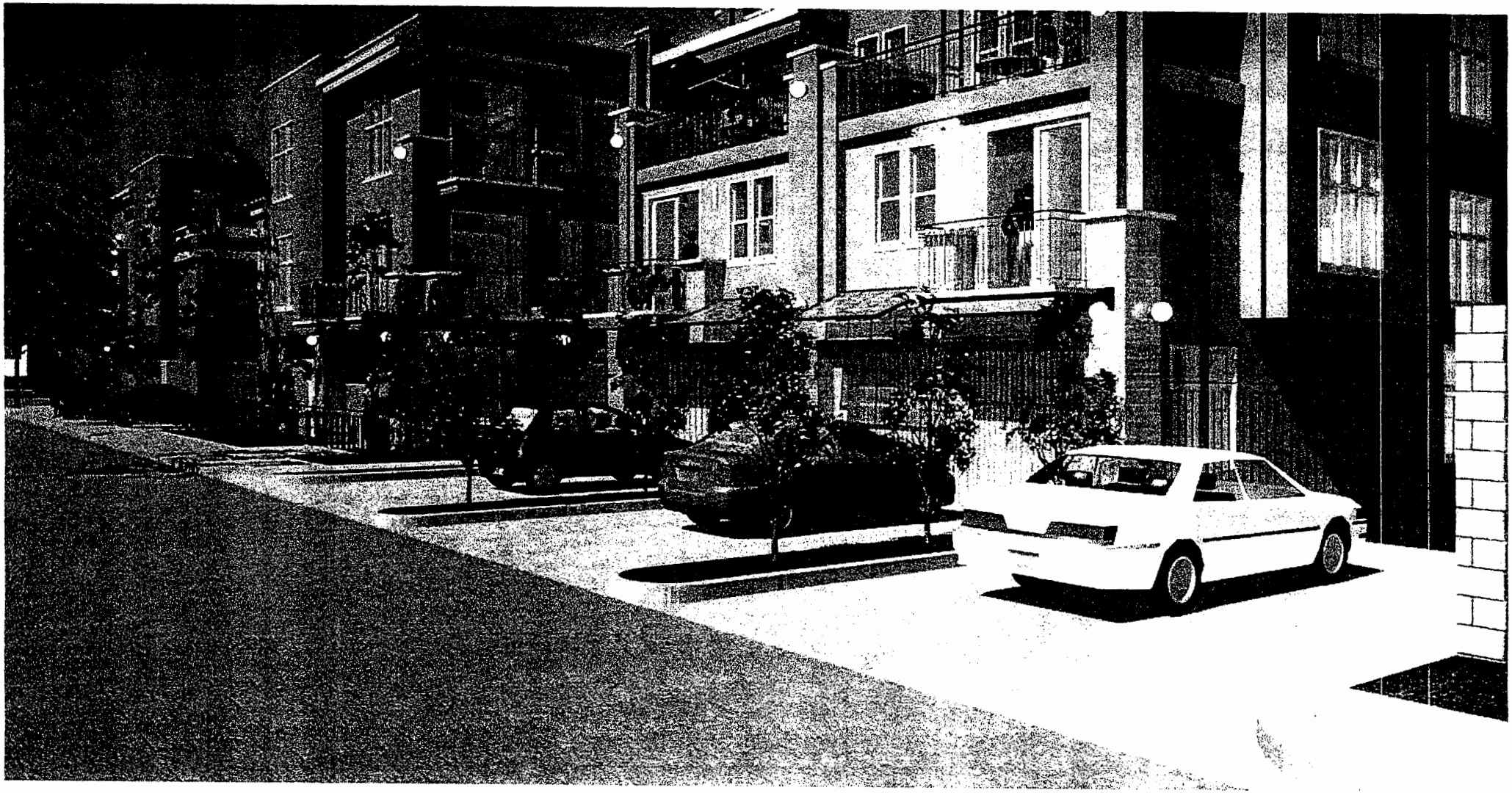
JOB NUMBER:
04-004

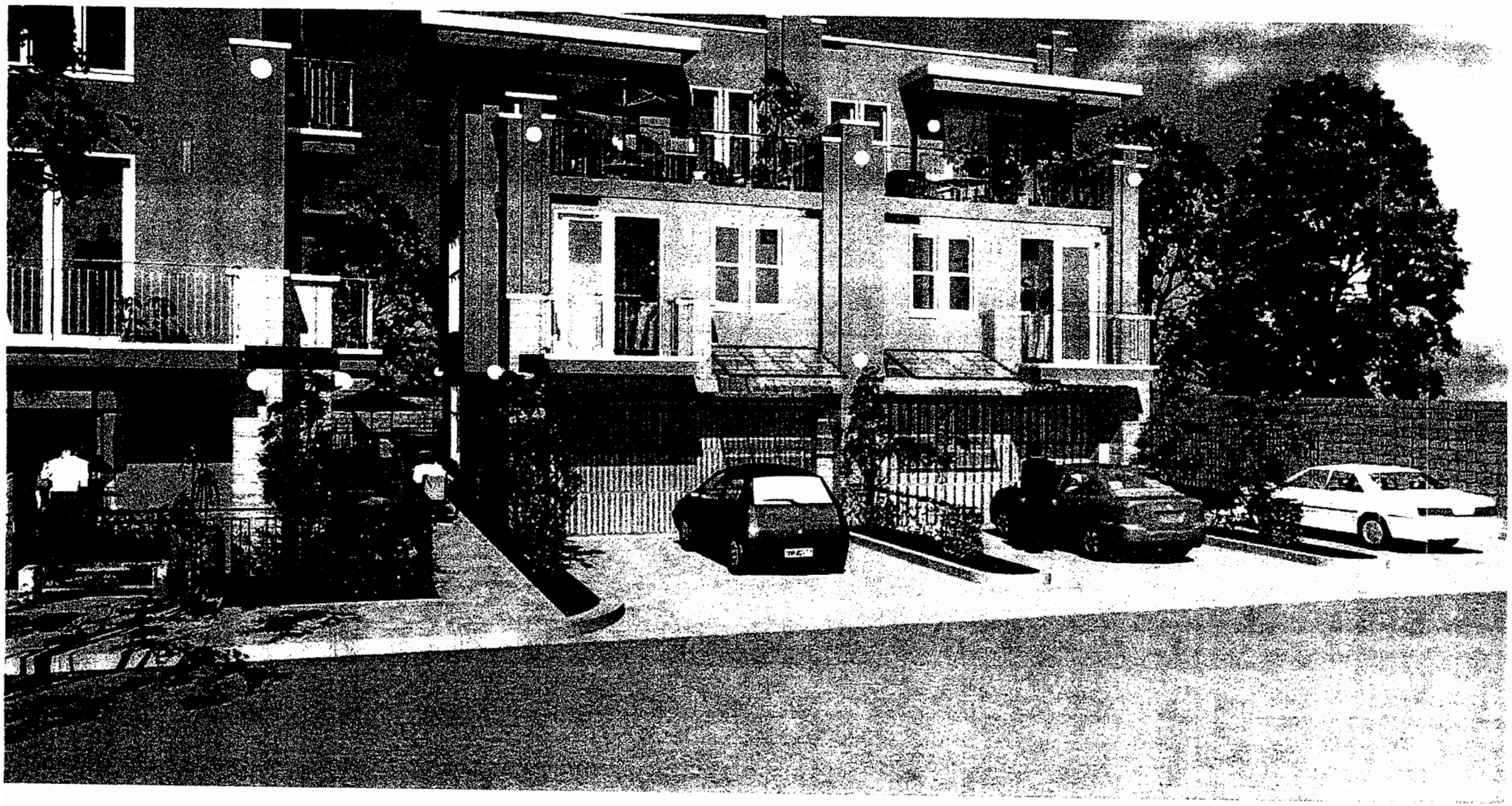
SHEET TITLE:
UNIT FLOOR PLANS

SCALE:

SHEET NUMBER:
A-2





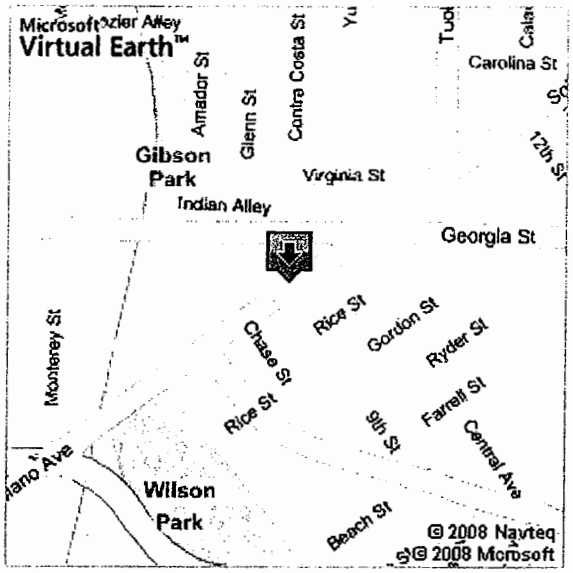


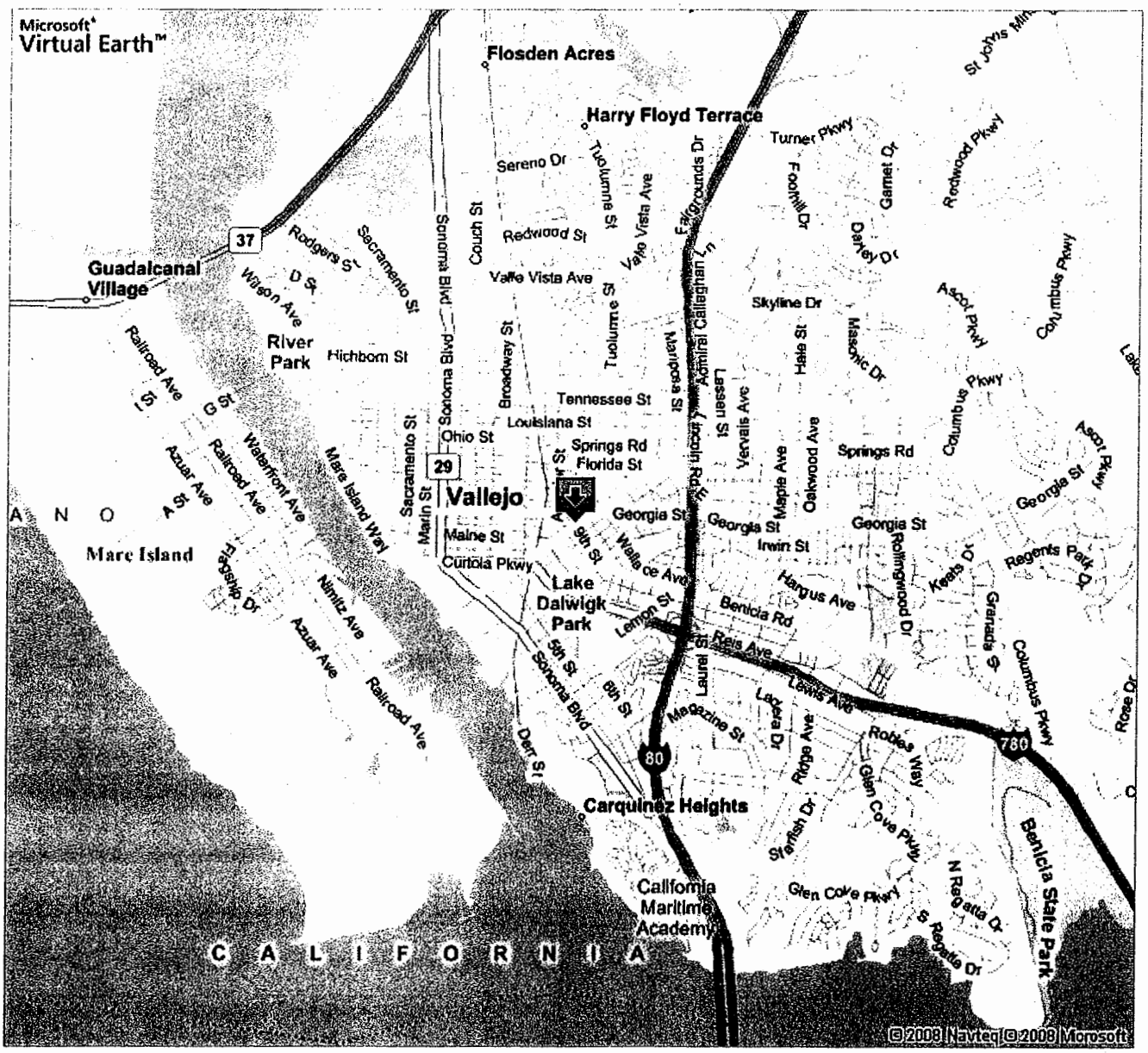
Live Search Maps

1401 Solano Ave, Vallejo, CA 94590

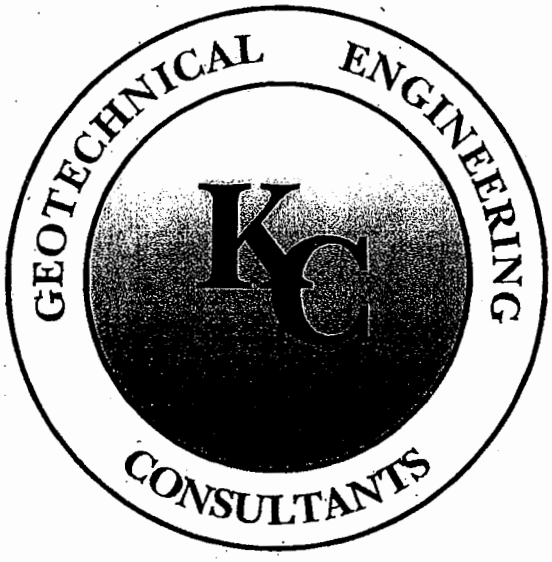
My Notes

NEW! Try Live Search 411
Dial 1-800-CALL-411 for latest info





GEOTECHNICAL INVESTIGATION
on
PROPOSED TOWNHOME DEVELOPMENT
Southeast Corner of 9th Street & Solano Avenue
Vallejo, California
for
VALPROP LLC



By

KC ENGINEERING COMPANY

Project No. VV2499

4 June 2007

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4025

8798 Airport Road
Redding, California 96002
(530) 222-0832, fax 222-16211

KC ENGINEERING COMPANY
A SUBSIDIARY OF MATERIALS TESTING, INC.

Project No. VV2499
4 June 2007

Mr. Glen Gordon
ValProp LLC
617 Amador Street
Vallejo, CA 94590

Subject: Proposed Townhome Development
Southeast Corner of 9th Street & Solano Avenue
Vallejo, California
GEOTECHNICAL INVESTIGATION

Dear Mr. Gordon:

In accordance with your authorization, **KC ENGINEERING COMPANY** has investigated the geotechnical conditions of the surface and subsurface soils at the subject site of the proposed townhome development located on Solano Avenue in Vallejo, California.

The accompanying report presents our conclusions and recommendations based on our investigation. Our findings indicate that the proposed development is geotechnically feasible for construction on the subject site provided the recommendations of this report are carefully followed and are incorporated into the project plans and specifications.

Should you have any questions relating to the contents of this report or should you require additional information, please contact our office at your convenience.

Reviewed By:

David V. Cymanski, G.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
DAVID V. CYMANSKI
GE 2585
EXP. 6-30-08
GEOTECHNICAL
STATE OF CALIFORNIA

Respectfully Submitted,
KC ENGINEERING COMPANY

Paul G. Townsend
Staff Engineer

Copies: 5 to Addressee
1 to RAK

TABLE OF CONTENTS

Page No.

GEOTECHNICAL INVESTIGATION

Purpose and Scope

The purpose of the investigation for the proposed townhome development on the corner of 9th Street and Solano Avenue in Vallejo, California, was to determine the surface and subsurface soil conditions at the subject site. Based on the results of the investigation, criteria were established for the grading of the site, the design of foundations for the proposed structures, site drainage, pavement section design, and the construction of other related facilities on the property.

Our investigation services included the following tasks:

a. A review of available geotechnical and geologic literature concerning the site and vicinity;
b. Site reconnaissance by the Soil Engineer;
c. Drilling and sampling of the subsurface soils in four locations;
d. Laboratory testing of the samples obtained to determine their engineering characteristics;
e. Analysis of the data and formulation of conclusions and recommendations; and
f. Preparation of this written report.

Site Location and Description

The subject site is located on the southeast corner of 9th Street and Solano Avenue in the City of Vallejo, California as shown on Figure 1, Vicinity Map in Appendix A. The rectangular-shaped site is bounded by Solano Avenue on the northwest, 9th Street on the southwest, existing residences on the southeast and a commercial building on the northeast. The commercial building is located right on the property line. The site is currently paved with asphalt concreted and is being used as a parking lot. The site is relatively flat with localized elevation differentials.

The above description is based on a reconnaissance of the site by the Soil Engineer, on an aerial photograph from Google Earth and on the USGS Topographic Map of the Benicia Quadrangle as obtained from the 3D TopoQuads program by DeLorme. The aerial photograph is the basis for our "Site Plan" included as Figure 2 in Appendix A.

Proposed Development

It is our understanding that the site will be developed for 14 townhome structures. We anticipate that the units will be two or three stories high of wood framing with a garage on the lower floor. Structural loading is anticipated to be relatively light to moderate with heavier concentrated point loads typical of this type of construction. Grading for the development is expected to consist of cuts and fills of less than three vertical feet.

Field Investigation

The field investigation was performed on 19 April 2007 and included a reconnaissance of the site and the drilling of four exploratory borings at the approximate locations shown on Figure 2, "Site Plan."

The borings were drilled to a maximum depth of 26.5 feet below the existing ground surface. The drilling was performed with a truck mounted Mobile B-3500 rig using power-driven, 4-inch diameter continuous flight solid augers. Visual classifications were made from the auger cuttings and the samples in the field. As the drilling proceeded, relatively undisturbed tube samples were obtained by driving a 3-inch O.D., split-tube sampler, containing thin brass liners, into the boring bottom. Disturbed samples were obtained by driving a 2-inch O.D., split-barrel sampler into the boring bottom in accordance with ASTM D1586. The sampler was driven into the in-situ soils under the impact of a 140 pound hammer having a free fall of 30 inches. The number of blows required to advance the sampler 12 inches into the soil were adjusted to the standard penetration resistance (N-Value). When the sampler was withdrawn from the boring bottom, the brass liners containing the relatively undisturbed samples were removed, examined for identification purposes, labeled and sealed to preserve the natural or in-situ moisture content. The samples were then transported to our laboratory for testing. Classifications made in the field were verified in the laboratory after further examination and testing. The stratification of the soils, descriptions, location of undisturbed soil samples and standard penetration resistance are shown on the respective "Log of Test Boring" contained within Appendix A.

Laboratory Investigation

The laboratory testing program was directed towards providing sufficient information for the determination of the engineering characteristics of the site soils so that the recommendations outlined in this report could be formulated. The laboratory test results are presented on the "Logs of Test Borings" and associated data sheets contained in Appendix A.

Moisture content and dry density tests (ASTM D2937) were performed on representative relatively undisturbed soil samples in order to determine the consistency of the soil and the moisture variation throughout the explored soil profile.

The strength parameters of the foundation soils were determined from an unconfined compression test (ASTM D2166) performed on a selected relatively undisturbed soil sample. Standard field penetration resistance (N-Values) also assisted in the determination of strength and bearing capacity. The standard penetration resistance values are recorded on the respective "Logs of Test Borings".

In order to assist in the identification and classification of the subsurface soils, a sieve analysis test (ASTM D1140 and C136) and two Atterberg Limits tests (ASTM D4318) were performed on selected soil samples. The Atterberg Limits test results were used to estimate the expansion potential of the near surface soils.

A representative bulk sample of the near surface soils was obtained to perform an R-Value test (California Test Method, CTM, 301) to assist in pavement section design. In addition, the soil sample was tested for the corrosion potential to at or below grade metal and concrete structures. The tests include pH and minimum resistivity (CTM 643), water soluble sulfates (CTM 422) and chlorides (CTM 417). California Test Methods 417 and 422, respectively. The results and a discussion are presented in Appendix B.

Soil Conditions

Based on our field exploration and laboratory investigation, the surface and subsurface soil conditions are generally uniform across the site and consist of clayey soils over bedrock. The profile consists of 6 to 10 feet of moderately to highly expansive, stiff to hard, dark brown to yellow brown clay with varying amounts of sand overlying weak to moderately strong, highly weathered, yellow brown sandstone to the depth explored of 12.5 to at least 15 feet. In Boring 1, a layer of weak to moderately strong, highly weathered, grey brown shale was encountered below the yellow brown sandstone to the maximum depth explored of 16.5 feet.

Groundwater was not encountered at the time of drilling. Fluctuations in the groundwater level are anticipated with variations in seasonal rainfall, variations in the subsurface stratigraphy, and development of the subject site and vicinity.

A more thorough description and stratification of the soils encountered and groundwater levels are presented on the respective "Logs of Test Borings" in the Appendix A. The approximate locations of these borings are shown on Figure 2, "Site Plan".

Site Geology & Seismicity

According to the Geologic Map of the Northeastern San Francisco Bay Region[1], the site is underlain by late Pleistocene-aged alluvial fan deposits. These alluvial fan deposits consist of poorly sorted, moderately to poorly bedded sand, gravel, silt and clay deposited in gently sloping alluvial fans. The bedrock which was encountered is likely a late Cretaceous-aged undivided sandstone, siltstone and shale of the Great Valley complex which is mapped to the west of the site. It is noted that the deposits encountered in our investigation included a lot more clay.

The site is not located within an Alquist-Priolo Special Studies Zone. Earthquake related ground shaking should be expected during the design life of the structures at the site. The California Geological Survey (formerly the California Division of Mines and Geology) has defined an active fault as one that has had surface displacement in the last 11,000 years, or has experienced earthquakes in recorded history. Based on our review of the Fault Activity Map of California[2], the nearest active faults are the West Napa, Concord-Green Valley and Rodgers Creek Faults, located approximately 4.5 miles north, 7.6 miles east and 9.2 miles southwest of the site, respectively. Various other faults in the area may produce seismic shaking at the site. Based on the Interactive Probabilistic Seismic Hazard Map on the CGS website, the peak ground acceleration that has a 10% probability of exceedance in 50 years is 0.46g. Using hazard deaggregation as performed on the US Geological Survey website, the major contributing fault for the site is the Rodgers Creek Fault with a 36% contribution. The next highest contributing fault is the West Napa Fault with a 18% contribution. Structures at the site should be designed to withstand the anticipated ground accelerations. Based on our review of published maps and the probabilistic ground motion parameters from the CGS website, the following 2001 California Building Code earthquake design criteria should be used by the Structural Engineer:

Soil Profile Type: S_D
Seismic Zone: 4
Seismic Source Type: B
Seismic Coefficients: $C_a = 0.44N_a$; $C_v = 0.64N_v$
Near Source Factors: $N_a = 1.03$ (adjusted for probabilistic accelerations); $N_v = 1.2$

[1] Graymer, R.W., Jones, D.L., and Brabb, E.E., 2002, *Geologic Map and Map Database of Northeastern San Francisco Bay Region, California*, United States Geological Survey, Miscellaneous Field Studies Map, MF-2403, Version 1.0

[2] Jennings, Charles W., 1994, *Fault Activity Map of California and Adjacent Areas*, California Division of Mines and Geology Geologic Map Data Series, Map No. 6.

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

General

From a geotechnical standpoint, the site is suitable for the proposed townhome development provided the recommendations presented in this report are incorporated into the project plans and specifications.

All Grading and Foundation Plans for the development must be reviewed by the Soil Engineer prior to contract bidding or submittal to governmental agencies to ensure that the geotechnical recommendations contained herein are properly incorporated and utilized in design. ***KC ENGINEERING CO.***, should be notified at least two working days prior to site clearing, grading, and/or foundation operations on the property. This will give the Soil Engineer ample time to discuss the problems that may be encountered in the field and coordinate the work with the contractor.

Field observation and testing during the grading and/or foundation operations must be provided by representatives of ***KC ENGINEERING CO.***, to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to the grading and/or foundation operations performed without the full knowledge and under the direct observation of the Soil Engineer will render the recommendations of this report invalid.

Geotechnical Considerations

The site is characterized by the presence of near-surface, moderately to highly expansive clays. This soil is prone to heave and shrink movements with changes in moisture content and, consequently, must be carefully considered in the design of grading, foundations, drainage, and landscaping. The recommendations provided in the following sections will minimize the effects of expansive soil movement.

It is the opinion of **KC ENGINEERING COMPANY** that, due to the moderately to highly expansive nature of the site soils, the proposed structures should be supported on a post-tensioned slab foundation system. Foundation, grading and drainage recommendations are presented herein.

Demolition

Prior to any grading on the site, demolition of the existing structures at the site should be completed. Demolition should include the complete removal of all surface and subsurface structures. Where any of the following are encountered: concrete, septic tanks, gas and oil tanks, storm drain systems, foundations, asphalt, debris and trash, these should also be removed, with the exception of items specified by the owner for salvage. In addition, all underground structures must be located on the grading plans so that proper removal may be carried out. It is vital that ***KC ENGINEERING CO.***, intermittently observe the demolition operations and be notified in ample time to ensure that subsurface structures are not covered.

Excavations made by the removal of any structure should be left open by the demolition contractor for backfill in accordance with the requirements for engineered fill. The removal of any underground structures should be done under the observation of the Soil Engineer to assure adequacy of the removal and that subsoils are left in proper condition for placement of engineered fills. Any soil exposed by the demolition operations, which are deemed soft or unsuitable by the Soil Engineer, shall be excavated as uncompacted fill soil and be removed as required by the Soil Engineer during grading. The demolition operation should be approved by the Soil Engineer prior to commencing grading operations. Any resulting excavations should be properly backfilled with engineered fill under the observation of the Soil Engineer. Should the location of any localized excavation be found to underlie any structure, backfill should be compacted to a minimum relative compaction of 95% or the excavation widened to extend 5 feet beyond the footprint of the structure and backfilled to the specifications for engineered fill as recommended in the "grading" section herein.

Grading

During the winter season, infiltrating surface run-off water will create saturated surface conditions due to the topography of the site and the relatively impervious nature of the underlying bedrock materials. Therefore, grading operations performed during the rainy season or soon thereafter will be hampered by excessive moisture. Grading activities may be performed during the rainy season, however, achieving proper compaction may be difficult due to excessive moisture; and delays may occur. Grading performed during the dry months will minimize the occurrence of the above problems.

Since the site is currently paved, stripping is not required at this time. However, if the site remains un-graded for a long period of time after demolition is completed, any vegetation growth should be removed prior to grading operations.

Where any loose or soft soils are encountered, these soils must be excavated to undisturbed native ground. Materials generated from loose/soft soils may be used as engineered fill with the approval of the Soil Engineer provided they do not contain debris or excessive organics.

All fill material should be approved by the Soil Engineer. The material should be a soil or soil-rock mixture which is free from excessive organic matter or other deleterious substances. The fill material should not contain rocks or lumps over 6 inches in greatest dimension and not more than 15% larger than 2-½ inches. Oversized materials may be permitted under the direction of the Soil Engineer. All soils encountered during our investigation would be suitable for use as engineered fill when placed and compacted at the recommended moisture content.

Should import material be used to establish the proper grading for the proposed development, the import material should be approved by the Soil Engineer before it is brought to the site. Import material may be of any type but should not be more expansive than the onsite soils for the foundation recommendations presented below to be applicable. However, if select import soil is used within the upper 2 feet of the pad, it should meet the following requirements:

a. Have an R-Value of not less than 25;
b. Have a Plasticity Index not higher than 15;
c. Not more than 15% passing the No. 200 sieve;
d. No rocks larger than 6 inches in maximum size;

Following demolition and the removal of any loose and/or soft soil, the top 12 inches of exposed native ground for fill areas should be scarified and compacted to a minimum degree of relative compaction of 90% at a moisture content at least 2% above optimum as determined by ASTM D1557 Laboratory Test Procedure. After stripping and recompacting the native subgrade, the site may be brought to the desired finished grades by placing engineered fill in lifts not to exceed 8 inches in uncompacted thickness and compacted to the above relative compaction requirements in accordance with the aforementioned test procedure.

Prior to compaction, each layer should be spread evenly and should be thoroughly blade mixed during the spreading to obtain uniformity of material in each layer. The fill should be brought to a water content that will permit proper compaction by either (a) aerating the material if it is too wet, or (b) spraying the material with water if it is too dry. Compaction should be performed by footed rollers or other types of approved compaction equipment and methods. Compaction equipment should be of such design that they will be able to compact the fill to the specified density. Rolling of each layer should be continuous over its entire area and the equipment should make sufficient trips to ensure that the required density has been obtained. No ponding or jetting is permitted.

The standard test used to define maximum densities and optimum moisture content of all compaction work shall be the Laboratory Test procedure ASTM D1557 and field tests shall be expressed as a relative compaction in terms of the maximum dry density and optimum moisture content obtained in the laboratory by the foregoing standard procedure. Field density and moisture tests shall be made in each compacted layer by the Soil Engineer in accordance with Laboratory Test Procedure ASTM D2922 and D3017, respectively. When footed rollers are used for compaction, the density and moisture tests shall be taken in the compacted material below the surface disturbed by the roller. When these tests indicate that the compaction requirements on any layer of fill, or portion thereof, has not been met, the particular layer, or portion thereof, shall be reworked until the compaction requirements have been met.

Surface Drainage

A very important factor affecting the performance of structures is the proper design, implementation, and maintenance of surface drainage. The site soils are considered moderately to highly expansive and subject to volume changes due to variations in moisture content. Ponded water will cause swelling and/or loss of soil strength and may also seep under structures. Should surface water be allowed to seep under the structures, differential foundation movement resulting in structural damage and/or standing water under the slab will occur. This may cause dampness to the floor, which may result in mildew, staining, and/or warping of floor coverings. To minimize the potential for the above problems, the following surface drainage measures are recommended and must be maintained by the property owner in perpetuity:

a) Liberal building pad slopes and drainage must be provided by the project Civil Engineer to remove all storm water from the pad and to prevent storm and/or irrigation water from ponding adjacent to the structure foundation. All finished grades must be compacted and should be sloped at a minimum 3% gradient away from the exterior foundation and directed to the lot swales or drainage area inlets.

b) Enclosed or trapped planter areas adjacent to the structure foundation should be avoided if possible. Where enclosed planter areas are constructed, these areas must be provided with adequate measures to drain surface water (irrigation and rainfall) away from the foundation. Positive surface gradients and/or controlled drainage area inlets should be provided. Care should be taken to adequately slope surface grades away from the structure foundation and into area inlets. Drainage area inlets should be piped to a suitable discharge facility.

c) Adequate measures for storm water discharge from the roof gutter downspouts must be provided by the project Civil Engineer and maintained by the property owners at all times, such that no water is allowed to pond next to the structure. Closed pipe discharge lines should be connected to downspouts and discharged such that ponded water is not allowed adjacent to foundations.

d) Over-irrigation of plants is a common source of water migrating beneath a structure. Consequently, the amount of irrigation should not be any more than the amount necessary to support growth of the plants. Foliage requiring little irrigation (drip system) is recommended for the areas immediately adjacent to the structure.

f) Landscape mounds or concrete flatwork should not be constructed to block or obstruct the surface drainage paths. The Landscape Architect or other landscaper should be made aware of these landscaping recommendations and should implement them as designed. The surface drainage facilities should be constructed by the contractor as designed by the Civil Engineer.

Foundations

Based on the results of the field and laboratory testing program, the site's near surface foundation soils are considered moderately to highly expansive with adequate bearing and foundation support characteristics. The proposed townhome structures may be satisfactorily supported on a post-tensioned mat slab foundation designed and constructed as recommended below.

Post-tensioned slabs should be a minimum of 10 inches thick and designed using the following criteria which is based on the design method of the 1997 Uniform Building Code (2001 California Building Code), Chapter 18, Division III, Sections 1816 and 1817, Design of Post-Tensioned Slabs on Ground:

Edge Moisture Variation Distance:

e_m (Edge Lift)	=	4.0 feet
e_m (Center Lift)	=	4.0 feet

Differential Movement:

y_m (Edge Lift)	=	1.1 inches
y_m (Center Lift)	=	1.5 inches

Slab Subgrade Coefficient = 0.75

In addition, the following recommendations should be incorporated into the design and construction for the above structural mat foundation systems:

a) An allowable bearing capacity of 1000 p.s.f. should be utilized and may be increased by one-third to resist short-term wind and seismic loading.

b) To resist lateral loading, a coefficient of friction of 0.30 may be used.

c) All areas to receive slabs should be thoroughly wetted to seal any desiccation cracks prior to placing the underslab components. This work should be performed under the observation of the Soil Engineer and approved prior to concrete placement.

d) The reinforcement and/or cables shall be placed in the center of the slab unless otherwise designated by the Structural Engineer.

e) For interior floor slabs, we recommend that a Class A 10-mil minimum vapor retarder membrane that meets or exceeds ASTM E 1745 (such as Stego-Wrap by Stego Industries LLC or equivalent) should be placed between the gravel subbase and the slab to minimize moisture condensation under the floor covering and upward vapor transmission. It is recommended that the vapor retarder be adequately lapped and taped and penetrations sealed in accordance with ASTM E1643 and the product manufacturer's recommendations. Any perforations or tears must be repaired prior to the placement of concrete.

f) The slabs should be thickened a minimum of 12 inches wide at the edges to extend below pad grade at least 2 inches to create frictional resistance for lateral loading. To resist lateral loading, a coefficient of 0.30 may be used.

g) Garage slabs and front porch slabs should be designed as part of the mat foundation system as recommended above.

h) The foundation plans, specifications, and calculations should be provided to us for review prior to construction to ensure conformance with the above recommendations.

The following items of consideration are presented with respect to the above recommendations and with respect to placement of floor covering on concrete.

a) Placement of concrete directly on a vapor retarder can result in the delay of the initial set of concrete. The concrete contractor should be notified to allow for proper finishing and curing of the concrete.

b) Water vapor migrating to the surface of the concrete can adversely affect floor covering adhesives. Provisions should be provided in the concrete mix design to minimize moisture emissions. This should include the selection of a water-cement ratio which inhibits water permeation (0.50 max) or the addition of suitable admixtures to limit water transmission.

Exterior Slab-on-Grade Construction

To reduce the potential cracking of exterior concrete, the following are recommended:

a) All areas to receive slabs should be thoroughly wetted prior to placing of concrete. This work should be done under the observation of the Soil Engineer.

b) Driveway slabs and exterior flatwork should be underlain by a minimum of 4 inches of angular gravel or clean crushed rock material placed between the finished subgrade and the slabs to serve as subbase support.

c) Driveway slabs and exterior flatwork should be a minimum of 5 inches thick and be reinforced with a minimum of No. 4 bars spaced at 18 inches center to center, each way, or other approved equivalent reinforcement. The reinforcement shall be placed in the center of the slab unless otherwise designated by the design engineer.

d) All exterior flatwork slabs should be poured structurally independent of the foundations. A 30-pound felt strip, expansive joint material, or other positive separator should be provided around the edge of all floating slabs to prevent bond to the structure foundation.

Retaining Walls or Soundwalls

Any retaining walls that are to be incorporated into the development should be designed to resist lateral pressures exerted from a media having an equivalent fluid weight as follows, plus any surcharge loads:

Gradient of Back Slope	Equivalent Fluid Weight (p.c.f.)			Coefficient of Friction
	Unrestrained Condition (Active)	Restrained Condition (At Rest)	Passive Resistance	
Horizontal	45	65	275	0.30
2:1	65	75	275	0.30

The above criteria are based on fully drained conditions. In order to achieve fully-drained conditions, a drainage filter blanket should be placed behind the wall. The blanket should be a minimum of 12 inches thick and should extend the full height of the wall to within 12 inches of the surface. If the excavated area behind the wall exceeds 12 inches, the entire excavated space behind the 12-inch blanket should consist of compacted engineered fill or blanket material. The drainage blanket material should consist of Class II permeable material that meets CalTrans Specification, Section 68. A 4-inch perforated drain pipe should be installed in the bottom of the drainage blanket and should be underlain by at least 4 inches of filter type material. A 12-inch cap of native soil material should be compacted over the drainage blanket. Piping with adequate gradient shall be provided to discharge water that collects behind the walls to an adequately controlled discharge system away from the structure foundation.

Retaining walls and soundwalls may either be founded on a spread footing or a pier foundation. The piers should have a minimum diameter of 12 inches and should extend a minimum depth of 6 feet into engineered fill or native soil. The final depth will be determined in the field by the Soil Engineer during pier drilling operations and supplemental recommendations will be provided as necessary. The piers should be designed on the basis of skin friction acting between the soil/bedrock and that portion of the pier that extends below a depth of 2 feet below finished grade. An allowable skin friction value of 500 p.s.f. can be used for combined dead and live loads. This value can be increased by one-third for total loads which include wind or seismic forces. The piers should be reinforced as determined by the design engineer. Spacing should be determined by the load distribution but minimum spacing should not be less than 3 pier diameters, center to center. Maximum spacing to be determined by the Structural Engineer. To resist lateral loads, the passive resistance of the soil can be used. The soil passive pressures can be assumed to act against the lateral projected area of the pier described by the vertical dimension of twice the pier diameter. It is recommended that a passive pressure equivalent of that of a fluid weighing 275 p.c.f. be used below 2 feet.

Spread footings should have a minimum depth of 18 inches below the lowest adjacent pad grade (i.e. trenching depth). Design bearing pressures for footings should not exceed 2,300 p.s.f. due

to dead plus sustained live loads and may be increased by 1/3 due to all loads which include wind or seismic. To accommodate lateral building loads, the passive resistance of the foundation soil can be utilized. The passive soil pressures can be assumed to act against the front face of the footing below a depth of 1 foot below the ground surface. It is recommended that a passive pressure equivalent to that of a fluid weighing 275 p.c.f. be used. In addition, an allowable friction coefficient of 0.30 can be assumed at the base of the spread footings.

If keyed or interlocking non-mortared walls are utilized, the following soil parameters would be applicable for design using on-site, native materials within the reinforced fill zone. These walls should be designed and constructed in accordance with the manufacturers recommendations.

Internal Angle of Friction	=	25 degrees
Cohesion	=	0 p.s.f.
Bulk Unit Weight	=	125 p.c.f.

Pavement Design

Preparation of Subgrade: After underground utilities have been placed in the areas to receive pavement and removal of excess material has been completed, the upper 8 inches of the subgrade soil shall be scarified, moisture conditioned and compacted to a minimum relative compaction of 95% at a moisture content at least 2 percent above optimum in accordance with the grading recommendations specified in this report. The subgrade elevation is defined as the elevation achieved at the original subgrade undercut. All subgrade preparation following underground construction shall include treatment of the undercut subgrade elevation. Prior to placement of aggregate baserock, it is recommended that the subgrade be proof rolled and observed for deflection by the Soils Engineer. Should deflection and/or pumping conditions be encountered, stabilization recommendations will be provided.

Aggregate Base: All aggregate base material placed subsequently should also be compacted to a minimum relative compaction of 95% based on the ASTM Test Procedure D1557. The construction of the pavement in the street and parking areas should conform to the requirements set forth by the latest Standard Specifications of the Department of Transportation of the State of California and/or Vallejo Department of Public Works.

Asphalt Concrete: A bulk sample of the surface soils were obtained for R-Value testing (California Standard Specification Procedure Test Method 301) by **KC Engineering**. Based on an R-Value of 5 and a range of traffic indices, the recommended pavement sections were calculated in accordance with Topic 608 of the California Department of Transportation Highway Design Manual and the City of Vallejo Standard Specifications

Street Type	Design Traffic Index	Asphalt Concrete[1] (inches)	Aggregate Base[2] (inches)
Private Driveways	5.0	2.5	11.0
Residential and Cul-de-sac	6.0	3.0	14.0
Collectors	8.0	4.5	18.5

Notes: 1) Includes Caltrans safety factor
2) CalTrans Class 2, minimum R-Value = 78
3) All layers in compacted thickness to Cal-Trans Specifications

General Construction Requirements

Applicable safety standards require that trenches in excess of 5 feet must be properly shored or that the walls of the trench slope back to provide safety for installation of lines. If trench wall sloping is performed, the inclination should vary with the soil type. The materials as encountered during our investigation are expected to remain near vertical in trenches less than 5 feet deep during the short duration of underground construction. However, the underground contractor should request an opinion from the Soil Engineer during construction as to the type of soil and the resulting inclination.

With respect to state-of-the-art construction or local requirements, utility lines are generally bedded with granular materials. These materials can convey surface or subsurface water beneath the structures. It is, therefore, recommended that all utility trenches which possess the potential to transport water be sealed with a compacted impervious cohesive soil material or lean concrete where the trench enters/exits any building perimeter. This impervious seal should extend a minimum of 2 feet away from the building perimeter.

Utility trenches should be backfilled with native or approved import material and compacted as recommended in the Fill Placement section above. Rock over 12 inches in diameter should not be used as trench backfill and rock over 3 inches in diameter should not be used as pipe bedding or shading to avoid impact damage to the pipes. Backfilling and compaction of these trenches must also meet the requirements set forth by City of Vallejo, Public Works Department.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. It should be noted that it is the responsibility of the owner or his representative to notify ***KC ENGINEERING CO.***, in writing, a minimum of two working days before any clearing, grading, or foundation excavation operations can commence at the site.

2. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings and from a reconnaissance of the site. Should any variations or undesirable conditions be encountered during the development of the site, ***KC ENGINEERING CO.***, will provide supplemental recommendations as dictated by the field conditions.

3. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans and that the necessary steps are taken to see that the Contractor and Subcontractors carry out such recommendations in the field.

4. At the present date, the findings of this report are valid for the property investigated. With the passage of time, significant changes in the conditions of a property can occur due to natural processes or works of man on this or adjacent properties. In addition, legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may render this report invalid, wholly or partially. Therefore, this report should not be considered valid after a period of two (2) years without our review, nor should it be used, or is it applicable, for any properties other than those investigated.

5. Not withstanding, all the foregoing applicable codes must be adhered to at all times.

APPENDIX A

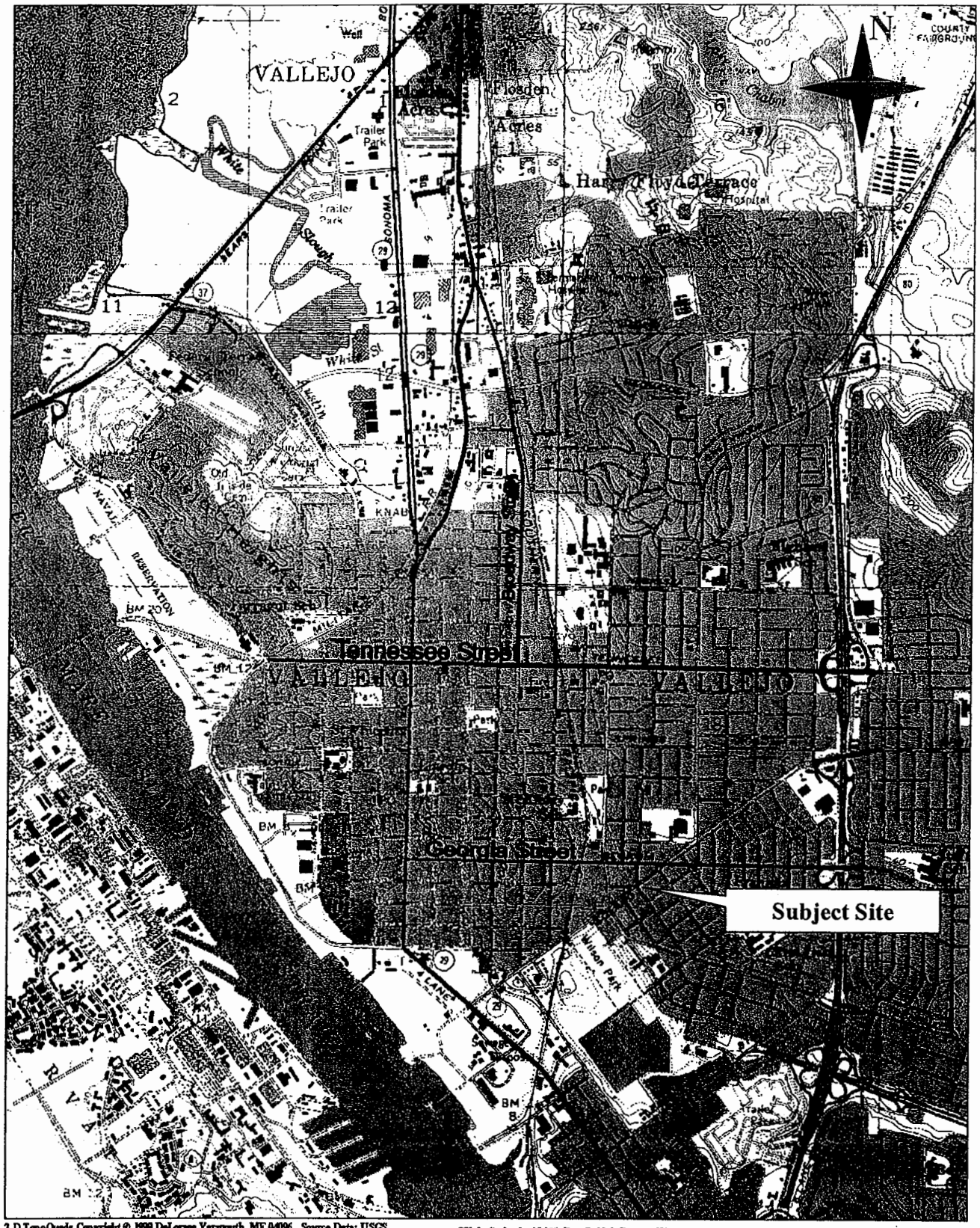
Vicinity Map

Site Plan

Logs of Test Borings

Boring Log Legend

Laboratory Test Results



KC ENGINEERING COMPANY
865 Cotting Lane, Suite A
Vacaville, CA 95688
(707) 447-4025

Project No. VV2499
Proposed Townhome Development
9th Street & Solano Avenue
Vallejo, California
FIGURE NO. 1 - VICINITY MAP

Not To Scale

● Approximate Location of Test Boring

KC ENGINEERING COMPANY
865 Cotting Lane, Suite A
Vacaville, CA 95688
(707) 447-4025

Project No. VV2499
Proposed Townhome Development
SE Corner of 9th St. and Solano Avenue
Vallejo, California
FIGURE NO. 2 – SITE PLAN

LOG OF TEST BORING
BORING NO.: 1

PROJECT: Proposed Townhome Development
CLIENT: ValProp LLC
LOCATION: 9th Street & Solano Avenue, Vallejo, CA
DRILLER: Britton Exploration Inc.
DRILL RIG: B-3500
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV2499
DATE: 4-19-07
ELEVATION: NA
LOGGED BY: PGT
BORING DIAMETER: 4"
FINAL ▼ : AFTER: hrs.

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0				1 1/2" Asphalt Concrete, 3" Aggregate Base					
				Dark Brown CLAY; moist, stiff	CL				
				Yellow-Brown Sandy CLAY; moist, very stiff	CL				
	1-1					21	97.6	20.6	
5				Yellow-Brown SANDSTONE; highly weathered, weak to moderately strong, moist	Rx				
	1-2					100+	114.5	16.9	
10				Grey & Brown SHALE; slightly moist, weak to moderately strong, highly weathered	Rx				
15	1-3					50			
				Boring Terminated @ 16.5' Dry At Time Of Drilling					
20									
25									

This information pertains only to this boring and is not necessarily indicitive of the whole site.

KC ENGINEERING CO.

Figure 3

LOG OF TEST BORING
BORING NO.: 2

PROJECT: Proposed Townhome Development
CLIENT: ValProp LLC
LOCATION: 9th Street & Solano Avenue, Vallejo, CA
DRILLER: Britton Exploration Inc.
DRILL RIG: B-3500
DEPTH TO WATER: INITIAL ⏚ :

PROJECT NO.: VV2499
DATE: 4-19-07
ELEVATION: NA
LOGGED BY: PGT
BORING DIAMETER: 4"
FINAL ⏚ : AFTER: hrs.

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0				1 1/2" Asphalt Concrete, 2 1/2" Aggregate Base					
				Dark Brown CLAY; moist, stiff	CL				
	2-1					15	93.4	21.0	
				Yellow-Brown Sandy CLAY; moist, hard	CL				
5									
	2-2					100+	110.6	17.0	
				Yellow-Brown SANDSTONE; highly weathered, weak to moderately strong, moist	Rx				
10									
	2-3					64			
15				Boring Terminated @ 15'					
				Dry At Time Of Drilling					
20									
25									

This information pertains only to this boring and is not necessarily indicitive of the whole site.

KC ENGINEERING CO.

Figure 4

LOG OF TEST BORING
BORING NO.: 3

PROJECT: Proposed Townhome Development
CLIENT: ValProp LLC
LOCATION: 9th Street & Solano Avenue, Vallejo, CA
DRILLER: Britton Exploration Inc.
DRILL RIG: B-3500
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV2499
DATE: 4-19-07
ELEVATION: NA
LOGGED BY: PGT
BORING DIAMETER: 4"
FINAL ▽ : AFTER: hrs.

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0				1 1/2" Asphalt Concrete, 2" Aggregate Base					
				Dark Brown CLAY; moist, stiff	CL				
	3-1			Yellow-Brown Lean CLAY; moist, stiff to very stiff	CL	12	113.9	14.9	UCC=4823 psf
	3-2					15	103.7	20.8	LL=47% PI=31 %Gravel=0.0 %Sand=11.7 %<200=88.3
5									
				Yellow-Brown Sandy CLAY; moist, hard	CL				
	3-3					55	115.4	15.6	
10				Yellow-Brown SANDSTONE; moist, weak to moderately strong, highly weathered	Rx				
	3-4					59			
15				Boring Terminated @ 14.5' Dry At Time Of Drilling					
20									
25									

This information pertains only to this boring and is not necessarily indicitive of the whole site.

KC ENGINEERING CO.

Figure 5

LOG OF TEST BORING
BORING NO.: 4

PROJECT: Proposed Townhome Development
CLIENT: ValProp LLC
LOCATION: 9th Street & Solano Avenue, Vallejo, CA
DRILLER: Britton Exploration Inc.
DRILL RIG: B-3500
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV2499
DATE: 4-19-07
ELEVATION: NA
LOGGED BY: PGT
BORING DIAMETER: 4"
FINAL ▽ : AFTER: hrs.

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0	4-1			1 1/2" Asphalt Concrete, 2" Aggregate Base Dark Brown CLAY; moist, stiff	CL				LL=40% PI=25
5				Yellow-Brown Sandy CLAY; moist, very stiff	CL				
10				Yellow-Brown SANDSTONE; moist, weak to moderately strong, highly weathered	Rx				
15				Boring Terminated @ 15' Dry At Time Of Drilling					
20									
25									

This information pertains only to this boring and is not necessarily indicitive of the whole site.

KC ENGINEERING CO.

Figure 6

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS More than half of material is larger than No. 200 Sieve	GRAVELS More than half of coarse fraction is larger than No. 4 sieve	Clean gravels (<5% fines)	GW		Well graded gravels, gravel-sand mixtures, little or no fines (Cu>4 & 1<Cc<3)
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravel with fines (>12% fines)	GM		Silty gravels, poorly graded gravel-sand-silt mixtures (PI<4 & below "A" line)
			GC		Clayey gravels, poorly graded gravel-sand-clay mixtures (PI>7 & above "A" line)
	SANDS More than half of coarse fraction is smaller than No. 4 sieve	Clean sands (<5% fines)	SW		Well graded sands, gravelly sands, little or no fines (Cu>6 & 1<Cc<3)
			SP		Poorly graded sands, gravelly sands, little or no fines
		Sands with fines (>12% fines)	SM		Silty sands, poorly graded sand-silt mixtures (PI<5 & below "A" line)
			SC		Clayey sands, poorly graded sand-clay mixtures (PI>7 & below "A" line)
FINE GRAINED SOILS More than half of material is smaller than No. 200 Sieve	SILTS AND CLAYS Liquid Limit is less than 50%		ML		Inorganic silts and very fine sands, silty or clayey fine sands, clayey silts with slight plasticity
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL		Organic silts and clays of low plasticity
	SILTS AND CLAYS Liquid Limit is more than 50%		MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH		Inorganic clays of high plasticity, fat clays
			OH		Organic silts and clays of medium to high plasticity
HIGHLY ORGANIC SOILS			Pt		Peat and other highly organic soils

KC ENGINEERING COMPANY
865 Cotting Lane, Suite A
Vacaville, CA 95688

SAMPLER AND LAB TESTING LEGEND

- Auger
- Bulk Sample, taken from auger cuttings
- California Sampler
- Bulk/Grab Sample
- Pitcher
- Standard Penetration Test
- Shelby Tube
- No Recovery

LL=Liquid Limit (%)
PI=Plasticity Index
Φ=Friction Angle
C=Cohesion
UCC=Unconfined Compression
R value=Resistance Value
Consol=Consolidation Test

SOIL GRAIN SIZE

U.S. STANDARD SIEVE OPENINGS

		#200		#40		#10		#4	¾"		3"		12"
CLAY	SILT	SAND							GRAVEL			COBBLES	BOULDERS
		FINE		MEDIUM		COARSE			FINE		COARSE		
0.002		0.075		0.425		2.00		4.75	19.0		75	300	

SOIL GRAIN SIZE IN MILLIMETERS

RELATIVE DENSITY (Coarse-grained soils)

SANDS & GRAVELS	BLOWS/FOOT[1]
Very Loose	0 – 4
Loose	4 – 10
Medium Dense	10 – 30
Dense	30 – 50
Very Dense	> 50

CONSISTENCY (Fine-grained soils)

SILTS & CLAYS	STRENGTH[2]	BLOWS/FOOT[1]
Very Soft	< 500	0 – 2
Soft	500 – 1,000	2 – 4
Firm	1,000 – 2,000	4 – 8
Stiff	2,000 – 4,000	8 – 15
Very Stiff	4,000 – 8,000	15 – 30
Hard	> 8,000	>30

1 – Number of blows of 140 pound hammer falling 30 inches to drive a 2-inch O.D. split spoon sampler (ASTM D1586)
2 – Unconfined compressive strength in lb/ft^2 as determined by lab testing or approximated by the standard penetration test (ASTM D1586) or pocket penetrometer.

WEATHERING (Bedrock)

Fresh	No visible sign of decomposition or discoloration; rings under hammer impact
Slightly weathered	Slight discoloration inwards from open fractures; little or no effect on normal cementation; otherwise similar to Fresh
Moderately weathered	Discoloration throughout; weaker minerals decomposed; strength somewhat less than fresh rock but cores can not be broken by hand or scraped with knife; texture preserved; cementation little to not affected; fractures may contain filling
Highly weathered	Most minerals somewhat decomposed; specimens can be broken by hand with effort or shaved with knife; texture becoming indistinct but fabric preserved; faint fractures
Completely weathered	Minerals decomposed to soil but fabric and structure preserved; specimens can be easily crumbled or penetrated

STRENGTH (Bedrock)

Plastic	Very low strength
Friable	Crumbles easily by rubbing with fingers
Weak	An unfractured specimen will crumble under light hammer blows
Moderately strong	Specimen will withstand a few heavy hammer blows before breaking
Strong	Specimen will withstand a few heavy ringing blows and will yield with difficulty only dust and small flying fragments
Very strong	Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments

BEDDING (Bedrock)	SPACING (inches)
Very thickly bedded	> 48
Thickly bedded	24 to 48
Thin bedded	2.5 to 24
Very thin bedded	5/8 to 2.5
Laminated	1/8 to 5/8
Thinly laminated	<1/8

FRACTURING (Bedrock)	SPACING (inches)
Very little fractured	> 48
Occasionally fractured	12 to 48
Moderately fractured	6 to 12
Closely fractured	1 to 6
Intensely fractrured	5/8 to 1
Crushed	<5/8

Materials Testing, Inc.

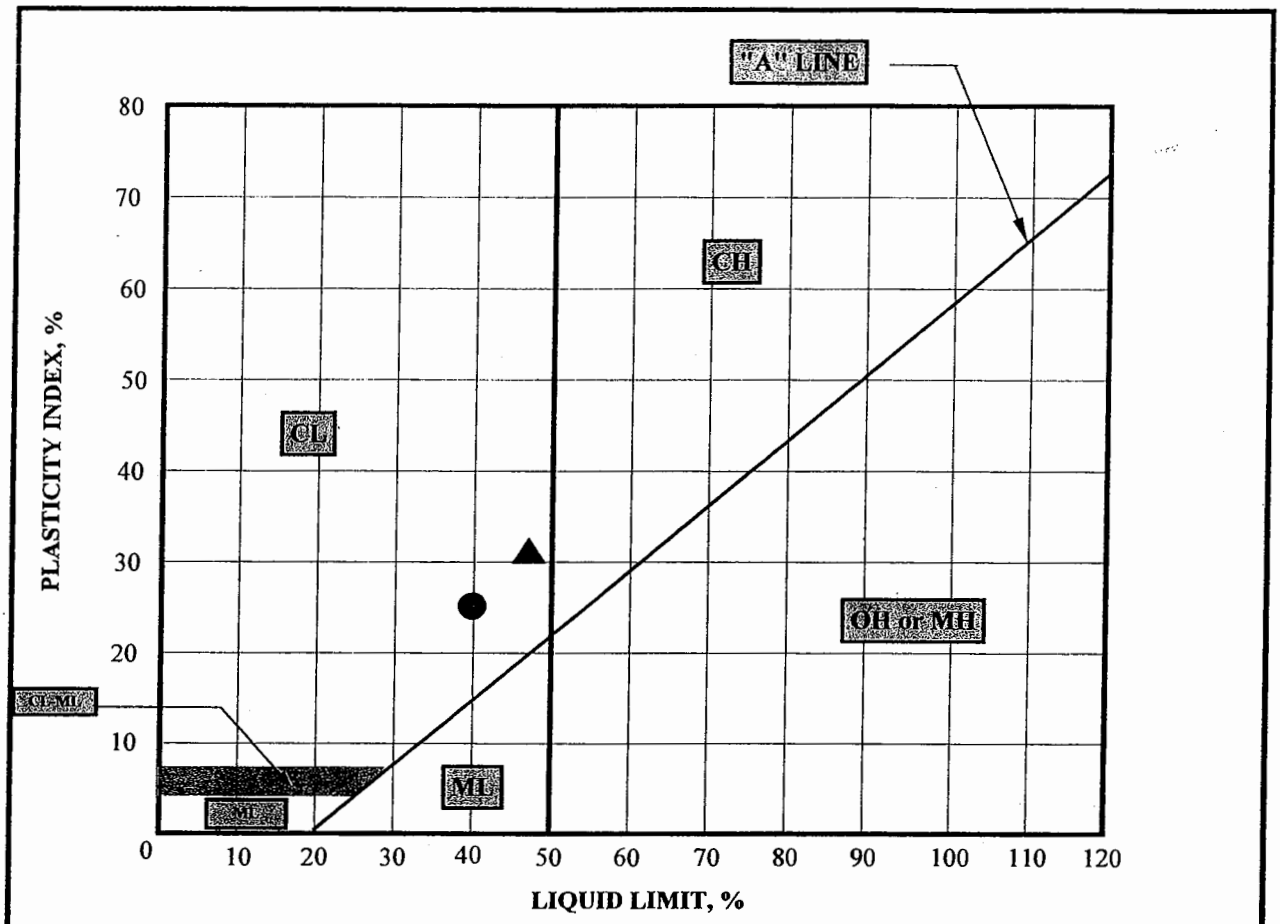
8798 Airport Road
Redding, California 96002
(530) 222-1116, fax 222-1611

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143

CLIENT:	ValProp, LLC 200 Rollingwood Drive Vallejo, CA 94591	CLIENT NO: REPORT NO: DATE:	VV2499-001 0300-002 05/02/07
SUBJECT:	Townhome Development SE Corner of 9th Street & Solano Avenue Vallejo, California	SUBMITTED BY:	KC Engineering

DENSITY OF IN PLACE SOIL BY THE DRIVE TUBE METHOD (ASTM D2937)
LIQUID LIMIT, PLASTIC LIMIT & PLASTICITY INDEX OF SOILS (ASTM D4318)
DATA SHEET

Sample #	Description	Dry Density p.c.f.	Moisture Content %	Liquid Limit %	Plastic Limit %	Plastic Index %
1-1 @ 2.0'	Yellowish-Brown Sandy Clay (Visual)	97.6	20.6	---	---	---
1-2 @ 7.0'	Yellowish-Brown Sandstone (Visual)	114.5	16.9	---	---	---
2-1 @ 1.0'	Brown Clay (Visual)	93.4	21.0	---	---	---
2-2 @ 5.0'	Yellowish-Brown Sandy Clay (Visual)	110.6	17.0	---	---	---
3-1 @ 3.0'	Brown Clay (Visual)	113.9	14.9	---	---	---
3-2 @ 3.0'	Yellowish-Brown Lean Clay	103.7	20.8	47	16	31
3-3 @ 8.0'	Yellowish-Brown Sandy Clay (Visual)	115.4	15.6	---	---	---
4-1 @ 1.0'	Brown Clay (Visual)	---	---	40	15	25



KEY SYMBOL	SAMPLE NUMBER	DEPTH	NATURAL MOISTURE CONTENT, %	PLASTIC LIMIT, PL, %	LIQUID LIMIT, LL, %	PLASTICITY INDEX, PI, %	LIQUIDITY INDEX	UNIFIED SOIL CLASSIFICATION SYMBOL
●	3-2	3 feet	20.8	16	47	31	0.15	CL
▲	4-1	1 foot		15	40	25		CL

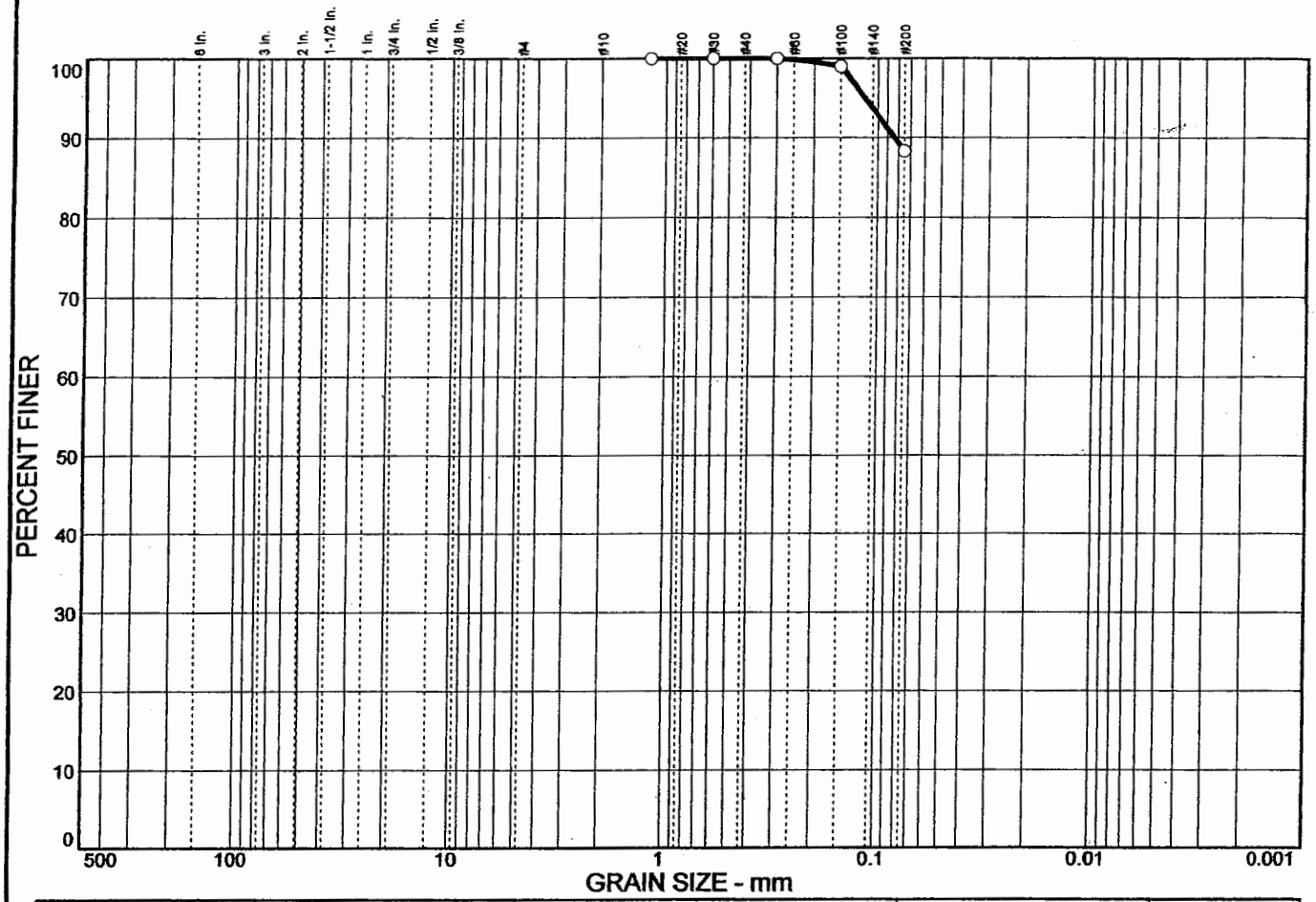
KC ENGINEERING CO.

PLASTICITY CHART AND DATA

Proposed Townhome Development
9th St. & Solano Ave., Vallejo, California

PROJECT	DATE	FIGURE
VV2499	6/4/2007	

PARTICLE SIZE DISTRIBUTION TEST REPORT



% + 3"	% GRAVEL	% SAND	% SILT	% CLAY
0.0	0.0	11.7	88.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#16	100.0		
#30	100.0		
#50	100.0		
#100	99.0		
#200	88.3		

* (no specification provided)

Soil Description

Yellowish-Brown Lean Clay

Atterberg Limits

PL= 16 LL= 47 PI= 31

Coefficients

D_{85}= D_{60}= D_{50}=
D_{30}= D_{15}= D_{10}=
C_u= C_c=

Classification

USCS= CL AASHTO= ---

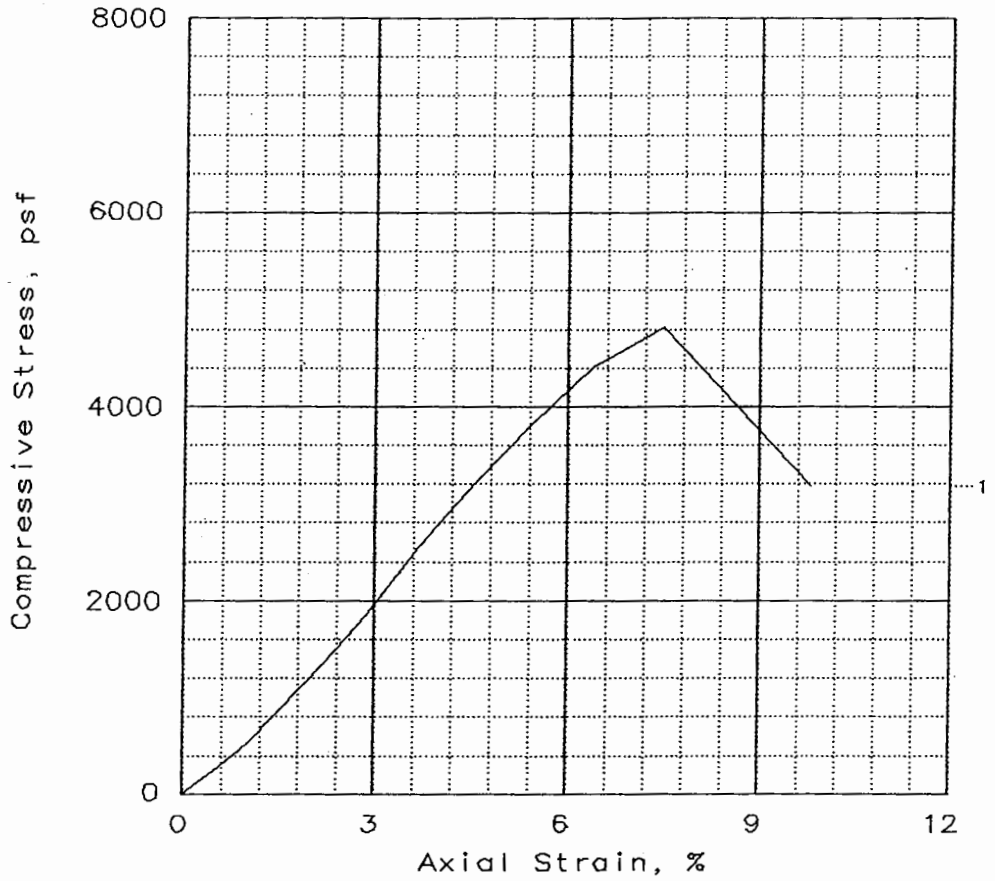
Remarks

Sample No.: 3-2 **Source of Sample:** Townhome Development **Date:** 05/02/07
Location: **Elev./Depth:** 3'

Materials Testing, Inc.

Client: ValProp, LLC
Project: Townhome Development
SE Corner of 9th St. & Solano Ave.-Vallejo
Project No: VV2499-001 **Report Number:** 0400-001

UNCONFINED COMPRESSION TEST



SAMPLE NO.:	1			
Unconfined strength, psf	4823			
Undrained shear strength, psf	2411			
Failure strain, %	7.5			
Strain rate, %/min				
Water content, % (cuttings after test)	14.9			
Wet density, pcf	130.8			
Dry density, pcf	113.9			
Saturation, %	91.1			
Void ratio	0.4255			
Specimen diameter, in	2.410			
Specimen height, in	4.800			
Height/diameter ratio	1.99			

Description: Brown Clay

GS= 2.6 | Type: Tube

Project No.: VV2499
Date: 5-02-07
Remarks:
Type of Failure

Bulge

Report No.: ——

Client: ValProp, LLC.

Project: Townhome Development
9th Street @ Solano Avenue
Location: 3-1@1'

UNCONFINED COMPRESSION TEST

MATERIALS TESTING, INC.

Materials Testing, Inc.

8798 Airport Road
Redding, California 96002
(530) 222-1116, fax 222-1611

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143

CLIENT: ValProp, LLC
200 Rollingwood Drive
Vallejo, CA 94591

Client No: VV2499-001
Report No: 0300-003
Date: 05/02/07

SUBJECT: Townhome Development
SE Corner of 9th Street & Solano Avenue
Vallejo, California

Submitted by: KC Engineering

"R" VALUE TEST RESULTS (CTM-301)

Sample: Bulk A @ 0-3'
Description: Brown Clay
Location: ---

SIEVE ANALYSIS

Sieve Size	2"	1-1/2"	1"	3/4"	1/2"	3/8"	#4
As Received (% Pass)							---
As Used (% Pass)							---

RESISTANCE VALUE

Specimen Number	Dry Unit Weight, PCF	Moisture (%)	Exudation Pressure (PSI)	Expansion Pressure Dial Reading & PSF		R-Value
1	110.8	17.1	461	0	0	11
2	105.4	19.1	356	0	0	6
3	100.7	22.7	247	0	0	4

R-Value @ 300 PSI Exudation Pressure = 5
R-Value @ Expansion = ---

APPENDIX B

Corrosion Potential

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 05/01/2007
Date Submitted 04/27/2007

To: Keith Litts
K.C. Engineering
865 Cotting Lane Suite A
Vacaville, Ca 95758

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : VV2499 Site ID : BULK A.
Thank you for your business.

* For future reference to this analysis please use SUN # 50425-100620.

EVALUATION FOR SOIL CORROSION

Soil pH	6.75	
Minimum Resistivity	1.18 ohm-cm (x1000)	
Chloride	40.9 ppm	00.00409 %
Sulfate	36.8 ppm	00.00368 %

METHODS

pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

SCHUTZE
& ASSOCIATES

436 14th Street, Suite 1216 • Oakland, CA 94612 • Tel (510) 625-8175 • Fax (510) 625-8176 • js@schutze-inc.com

June 13, 2007
Project No. SCS244

Mr. Fred Sessler
Fred Sessler Real Estate
617 Amador Street
Vallejo, CA 94590
(707) 552-5115

Reference: **1401 Solano Avenue and 14 Ninth Street**
Parking Lot
Vallejo, Solano County, California

Subject: **Executive Summary:**
Phase I Environmental Site Assessment (ESA)

Dear Mr. Sessler:

SCHUTZE & Associates, Inc. has completed a Phase I ESA of the following, Vallejo, California property:

Address	Assessor's Parcel (APN)	Approximate Parcels Sizes
1401 Solano Avenue and 14 Ninth Street Vallejo, CA	0059-041-110 and 0059-041-120	Combined 0.50 acres

The property is located on the northeast corner of the intersection of Solano Avenue and Ninth Street. The site is a 0.5-acre vacant lot consisting of two parcels. It is currently a paved parking lot surrounded by a chain-link fence. Adjacent to the north of the property are Solano Avenue and further north the former car sales and repair facilities of Wilson-Cornelius Ford. To the west is Ninth Street and further to the west are single-family homes. To the south are single-family homes along Rice Street. To the east is a former truck repair facility, which appears to be part of the Wilson-Cornelius Ford operation.

The subject site has an approximate elevation of 30 ft above msl. The surface gradient was gently to the northeast.

As part of this assessment, SCHUTZE & Associates, Inc. reviewed historical records for the subject site. The earliest historical record was an 1889 topographic map. In 1889, Solano Avenue was a rural road west of the town of Vallejo. Based on a 1944 Sanborn Fire Insurance Map, first developments on the subject site were two single-family homes—one on each of the above-mentioned parcels. Adjacent to the east was the wood-planing mill of a construction company. Based on historical aerial photographs, these two residences remained on the subject site until the mid-1980s, when they were demolished. At that time, the site apparently became part of the Wilson-Cornelius Ford operation, which paved the two parcels and used them as a parking lot.

SCHUTZE & Associates, Inc. visited the subject site on May 15, 2007. At this site visit date, the property was a paved parking lot, fenced with a chain-link fence and it was not in use. The

asphalt pavement was old and some fracturing of the pavement was observed. There were no indications that USTs existed beneath the pavement. No significant staining or evidence of spills was observed on the parking lot.

Regulatory Agency Environmental Databases were searched within a one-mile radius of the subject site, indicating sites with environmental issues. The subject site was not listed in the agency files. Thirty-two LUSTs and one dry-cleaning facility were listed within a 0.5-mile search radius of the subject site.

The closest listed LUST site in the Agency files was Jerry Housman's Body Shop at 1405 Solano Avenue, which is adjacent and up-gradient to the east of the subject site. Apparently, only minor body and painting work was performed in the building, which mostly served as a truck and car storage facility. It is likely that minor amounts of solvents, fuels and paint were handled at this facility, however, no spills or storage violations were found in the agency files. Based on the close vicinity of this facility, there is a low to moderate potential that the subject site has been affected.

Also listed was the Wilson-Cornelius Ford facility at 1301 Georgia Street, directly north of the subject site. Based on the results of an agency file review, the facility formerly had USTs, which were removed. Follow-up subsurface investigations indicated that groundwater contamination beneath the Wilson-Cornelius Ford facility was minor. Therefore, there is a low potential that this site has impacted the subject property.

Willard Cleaners is located at 1314 Georgia Street, approximately one block north of the subject site. The facility is listed as a small-quantity generator with no violations on record. There is a low potential that this site has impacted the subject property.

Based on the results of this Phase I ESA, it is the opinion of SCHUTZE & Associates, Inc. that there is no evidence of one-site or off-site recognized environmental conditions (REC), which could have affected the subject site. No further environmental investigations are recommended.

We have enjoyed working on this project and appreciate the opportunity to be of service. Please call SCHUTZE & Associates, Inc. at (510) 625-8175 with questions or comments about this Phase I ESA.

Respectfully submitted,
SCHUTZE & ASSOCIATES, INC.

Jan H. Schutze, R.G., M.Sc.
President

CITY OF VALLEJO

"SOLANO TOWNHOMES PROJECT"

MITIGATION MONITORING AND REPORTING FORM

PROPOSED PROJECT ACTIONS:

Approve Zoning Map Amendment #07-0003, Tentative Map #07-0009, Planned Development #07-0008, and Minor Exception 07-0004

PROJECT DESCRIPTION:

The applicant is proposing construction of 14 townhome units on two existing vacant parcels. The 3-4 bedroom unit townhomes would range in size from 1,462 to 1,741 square feet. To facilitate the proposed development, the applicant has petitioned to change the zoning designations from Linear Commercial/Low Density Residential, to Mixed Use Planned Development. The applicant is also requesting a minor exception to provide two of the required three guest parking spaces.

LOCATION:

Southeast corner of 9th Street and Solano Avenue

PROPONENT: Val Properties, LLC
6930 Dume Drive
Malibu, CA 90265

The following mitigation measures have been identified to avoid or lessen to an insignificant level the adverse environmental effects that could result from these project actions:

MITIGATION MEASURES

Noise

Mitigation:

Primary noise sources emanate from Solano Avenue traffic. The project, as proposed, does not meet the acceptable or conditionally acceptable noise levels established in the

City's noise ordinance, therefore, the following mitigations have been proposed by the applicant's noise consultant:

1. All windows and sliding glass doors facing onto Solano Avenue shall be dual glazed and bear a label applied by the manufacturer indicating that the units meet the minimum standards for sound attenuation and are approved for installation in such locations as specified by the State of California Department of Housing and Development or other agency have such authority.
2. All windows and sliding glass doors facing onto Solano Avenue shall be installed as per manufacturer's recommendation and specifications for sound attenuation units. Including the installation of any special parts, gaskets, sealants or special caulking that may be recommended or required in order for the units to meet the specified standards as per the manufacturer's installation guidelines.
3. All door assemblies consisting of doors and frames, supplied individually or a packaged units, constructed of wood, metal, other materials or a combination of materials, other than sliding glass types described above, shall have a sound attenuation rating greater than, but in no case less than the attenuation rating for glass doors or windows.
4. All mechanical HVAC or other air handling equipment, including exhaust fans, shall be provided with a "baffle" device, approved for use by the equipment manufacturer, installed on supply ducts or other openings facing onto Solano Avenue. Such devices shall be installed per manufacturer's recommendations and shall be in working order prior to occupancy of the unit(s) in which they are located.
5. All roof top mounted mechanical HVAC or other air handling equipment, where located within 20 linear feet perpendicular to the exterior wall line facing Solano Avenue and where the exterior roof wall parapet is less than the height of the highest air intake point of the of the equipment, shall be provided with a "baffle" device similar to that described above and shall meet all other requirements as noted in that condition.
6. All exterior walls facing onto Solano Avenue shall have a continuous single layer of fiberglass batt insulation or similar material, a minimum of 3.5 inches in thickness, and approved for use in sound rated wall assemblies. In addition, all void spaces in walls, floor or other framed construction assemblies facing Solano Avenue on the exterior side and having a habitual space on the interior side shall also be completely filled with a single layer of fiberglass insulation or similar material of 3.5 inches in thickness. All joints between exterior surface finish materials shall be fully caulked and completely sealed with an approved acoustic grade caulking or material assembly to prevent the infiltration of air-born sounds."

Short-term construction-relate noise levels may be in excess of the standards established in the General Plan; however, short-term noise impacts are not considered significant impacts. Nevertheless, the following mitigation measures shall be implemented to lessen construction-related noise impacts:

1. Locate stationary noise generating equipment as far as possible from sensitive receptors, including residential uses to the south and west of the site. Acoustically shield stationary noise sources when located in areas adjoining sensitive receptors.
2. Utilize "quiet" air compressors and other "quiet" equipment where technology exists.
3. Prohibit unnecessary idling of construction equipment.
4. Properly maintain and muffle all internal combustion-driven construction equipment.
5. The contractor shall prepare a detailed construction plan identifying the schedule for noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise-sensitive residential uses so that construction activities can be scheduled to minimize noise disturbances.
6. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. (The City shall be responsible for designating a noise disturbance coordinator and the project sponsor shall be responsible for posting the phone number and providing construction schedule notices).
7. Noise-generating construction activities shall be limit to the hours of 7:00 a.m. to 6 p.m. Monday through Friday. No construction shall occur on weekends or public holidays.

_____ _____

Signature of Property Owner Date

TRANSPACIFIC ARCHITECTS
ARCHITECTURE
505 FRANCONIA STREET, SAN FRANCISCO, CA 90291 Tel. 415-970-033 Fax. 415-824-1760

July 03, 2008

Mr. Don Hazen
Planning Manager
City Of Vallejo Planning Division
Vallejo City Hall - Second Floor
555 Santa Clara Street
Vallejo, California 94590

Subject: Solano Village Town Homes Application & Noise Element

Dear Mr. Hazen,

I have personally reviewed the Noise Element of 2006 in detailed and engaged the services of Ms. Cristina L. Miyar, Vice President of Architectural Acoustics at the acoustical engineering firm of Charles M. Salter of San Francisco, to consult on project related acoustics and to advise on implementing construction industry best practices, state-of-the-art sound attenuation features and acoustic mitigation in the project design.

Per the General Plan Noise Element Appendix A, Table 1: Existing Noise Contours, page 2 of 3, the existing L_{dn} Contour Distance at the face of the proposed 6 unit building fronting onto Solano is 74 L_{dn} (dB). Conventional 2x stud and stucco construction has minimum STC rating of 50 dB which would produce an interior noise rating of 24 dB. which exceeds the Title 24 requirement of 45 dB. Due to current Title 24 Energy requirements all new construction must utilize duel glazed or double paned windows with a typical 35 STC rating. On this project it would render an interior rating of 39 dB which is still within the allowable code performance range. It is therefore, my professional opinion, that given the sound contours in the Noise Element, it is reasonable to assume that conventional residential construction will provide adequate sound attenuation.

The attached "Possible Mitigation Measures" outlines potential attenuation construction known to diminish excessive noise at urban residences and are used statewide. The list is not exhaustive as generation of final acoustic attenuation protocols is best when done concurrent with construction documentation. As a group, the concepts illustrate the range of acoustic mitigation used in similar residential urban infill developments adjacent to transit corridors.

To expedite entitlement processing acoustic performance standards should be included as a condition of the commission's and council's project approval. Mandatory engineering and detailing verification of a system's acoustical performance should be a condition met prior to issuance of permits or start of construction.

As Architect of Record, this letter and attachment are acknowledgement that any designs for new construction shall meet the acoustical performance standards in the City of Vallejo Noise Element and Policies 1A and 1B, Noise Standards of Title 24, California Code of Regulations, Part 2. and/or any other jurisdictional requirement.

Sincerely yours,

Raymond E. Hege, AIA

Raymond E. Hege, AIA
Transpacific Architects

SOLANO VILLAGE TOWN HOMES POSSIBLE MITIGATION MEASURES

1. All windows and sliding glass doors facing onto Solano Avenue shall be dual glazed and bear a label applied by the manufacturer indicating that the units meet the minimum standards for sound attenuation and are approved for installation in such locations as specified by the State of California Department of Housing and Development or other agency have such authority.

2. All windows and sliding glass doors facing onto Solano Avenue shall be installed as per manufacturer's recommendation and specifications for sound attenuation units. Including the installation of any special parts, gaskets, sealants or special caulking that may be recommended or required in order for the units to meet the specified standards as per the manufacturer's installation guidelines.

3. All door assemblies consisting of doors and frames, supplied individually or a packaged units, constructed of wood, metal, other materials or a combination of materials, other than sliding glass types described above, shall have a sound attenuation rating greater than, but in no case less than the attenuation rating for glass doors or windows.

4. All mechanical HVAC or other air handling equipment, including exhaust fans, shall be provided with a "baffle" device, approved for use by the equipment manufacturer, installed on supply ducts or other openings facing onto Solano Avenue. Such devices shall be installed per manufacturer's recommendations and shall be in working order prior to occupancy of the unit(s) in which they are located.

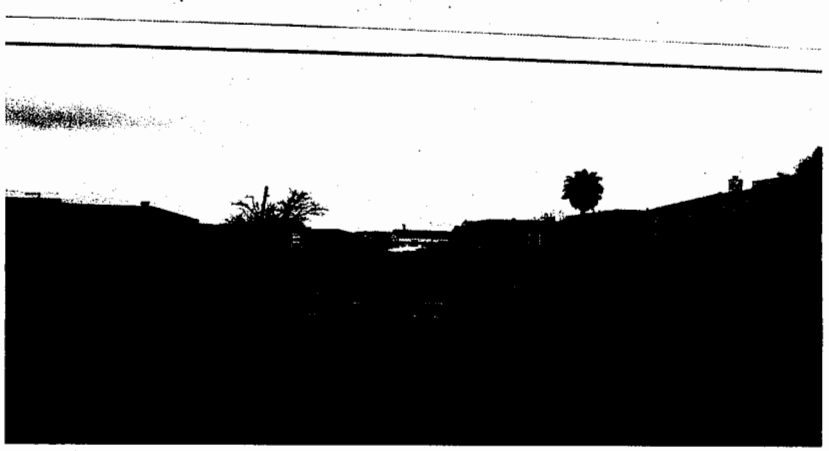
5. All roof top mounted mechanical HVAC or other air handling equipment, where located within 20 linear feet perpendicular to the exterior wall line facing Solano Avenue and where the exterior roof wall parapet is less than the height of the highest air intake point of the of the equipment, shall be provided with a "baffle" device similar to that described above and shall meet all other requirements as noted in that condition.

6. All exterior walls facing onto Solano Avenue shall have a continuous single layer of fiberglass batt insulation or similar material, a minimum of 3.5 inches in thickness, and approved for use in sound rated wall assemblies. In addition, all void spaces in walls, floor or other framed construction assemblies facing Solano Avenue on the exterior side and having a habitual space on the interior side shall also be completely filled with a single layer of fiberglass insulation or similar material of 3.5 inches in thickness. All joints between exterior surface finish materials shall be fully caulked and completely sealed with an approved acoustic grade caulking or material assembly to prevent the infiltration of air-born sounds."

Attachment 8

Solano Village Townhomes

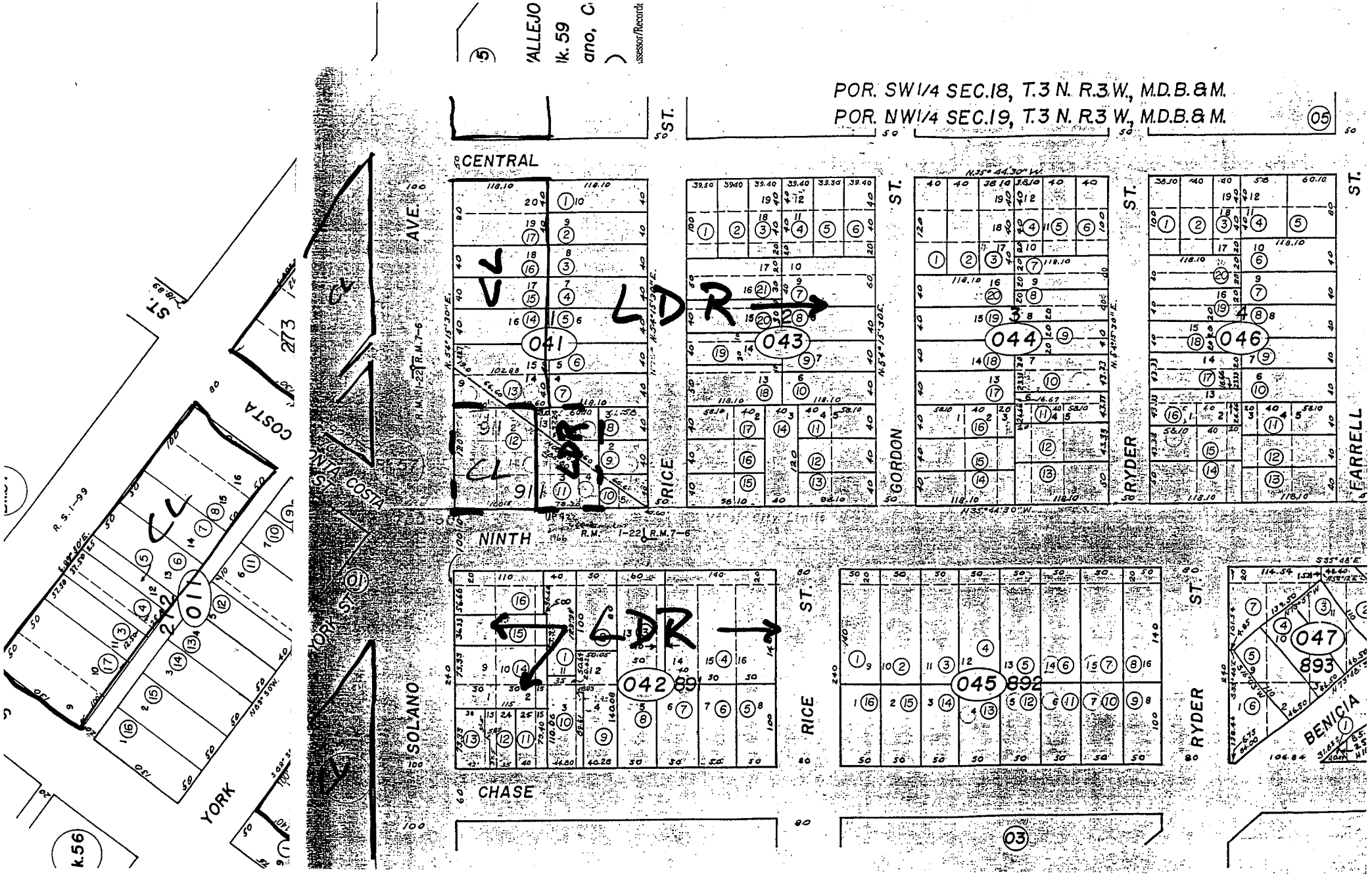
Subject Site



Subject Site (Ninth St. view)

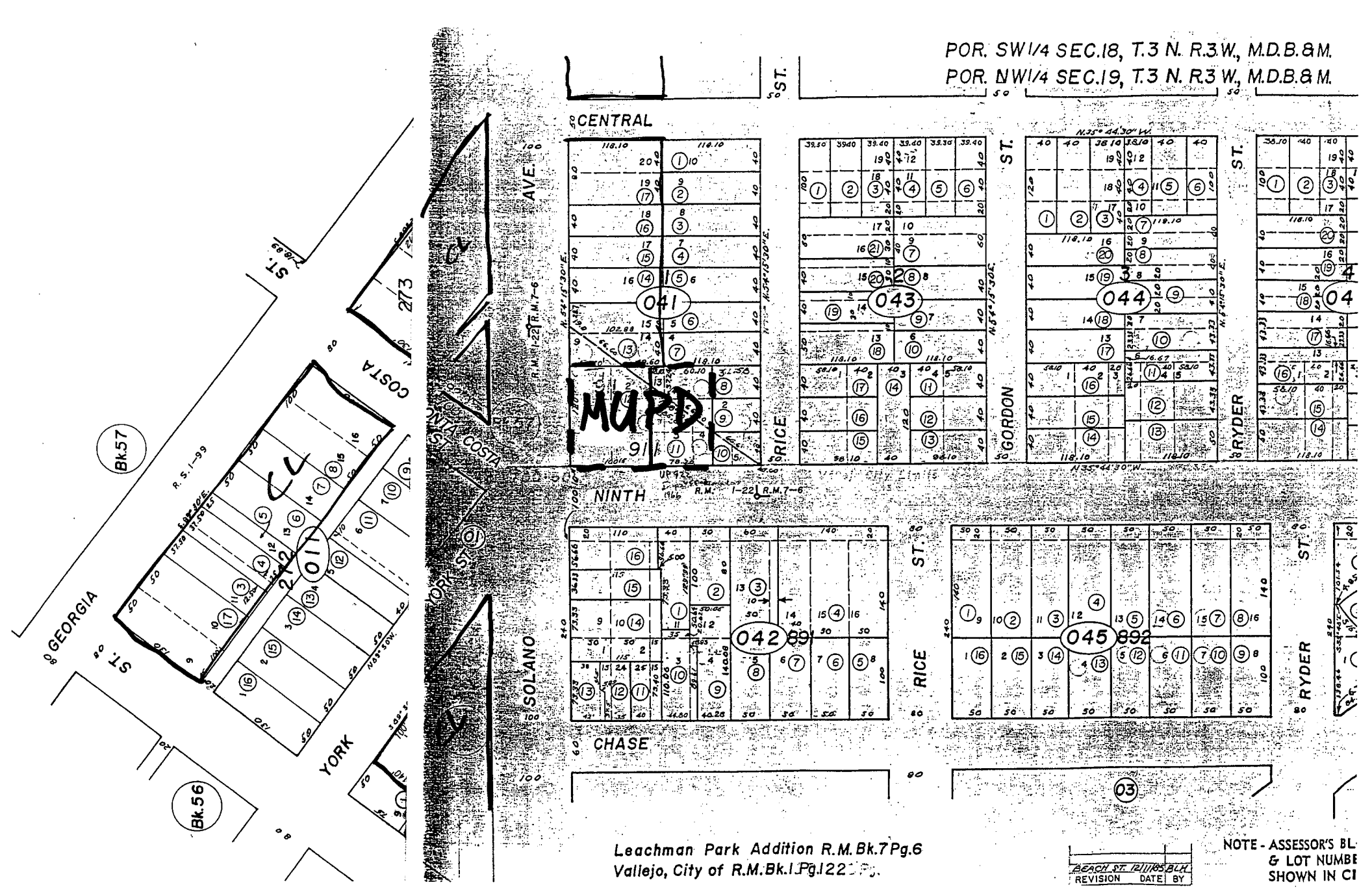
Northwest view

Solano Avenue view



EXISTING ZONING

= SUBJECT SITE



PROPOSED ZONING

= SUBJECT SITE

Attachment 10

Solano Townhomes

500' conflict of interest map

MAPQUEST.

Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

START **555 Santa Clara St**
Vallejo, CA 94590-5922

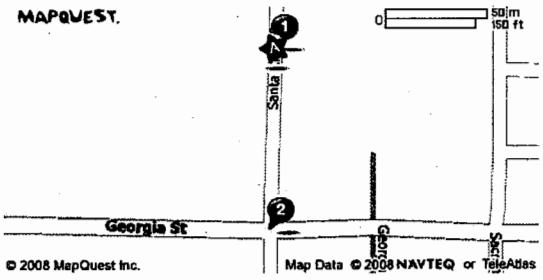
END **1401 Solano Ave**
Vallejo, CA 94590-5719

Total Estimated Time: 3 minutes

Total Estimated Distance: 1.28 miles

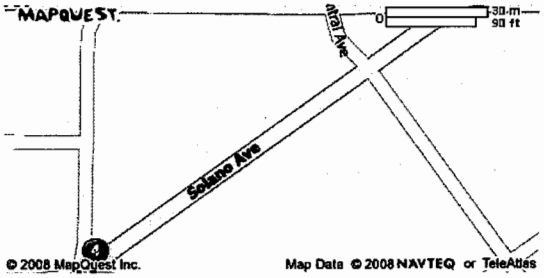
▼ **Directions from A to B:**

START 1: Start out going SOUTH on SANTA CLARA ST toward GEORGIA ST. 0.1 mi

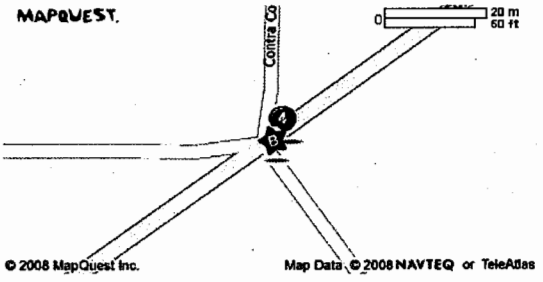


2: Turn LEFT onto GEORGIA ST. 1.1 mi

3: Turn SHARP RIGHT onto SOLANO AVE. 0.1 mi

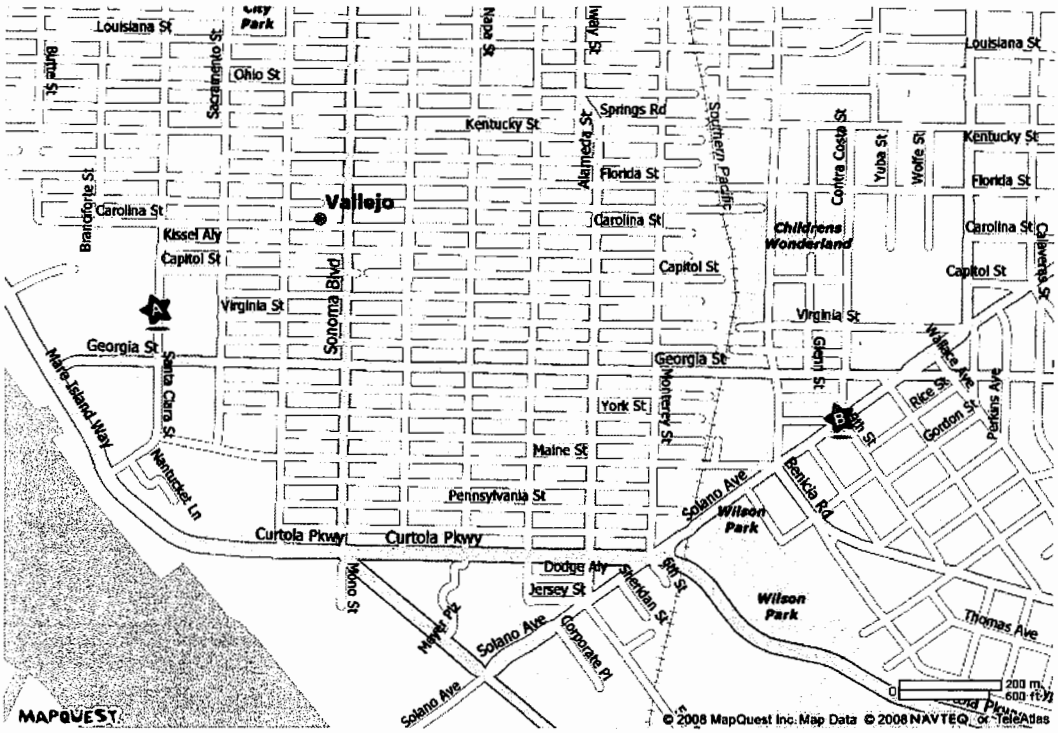


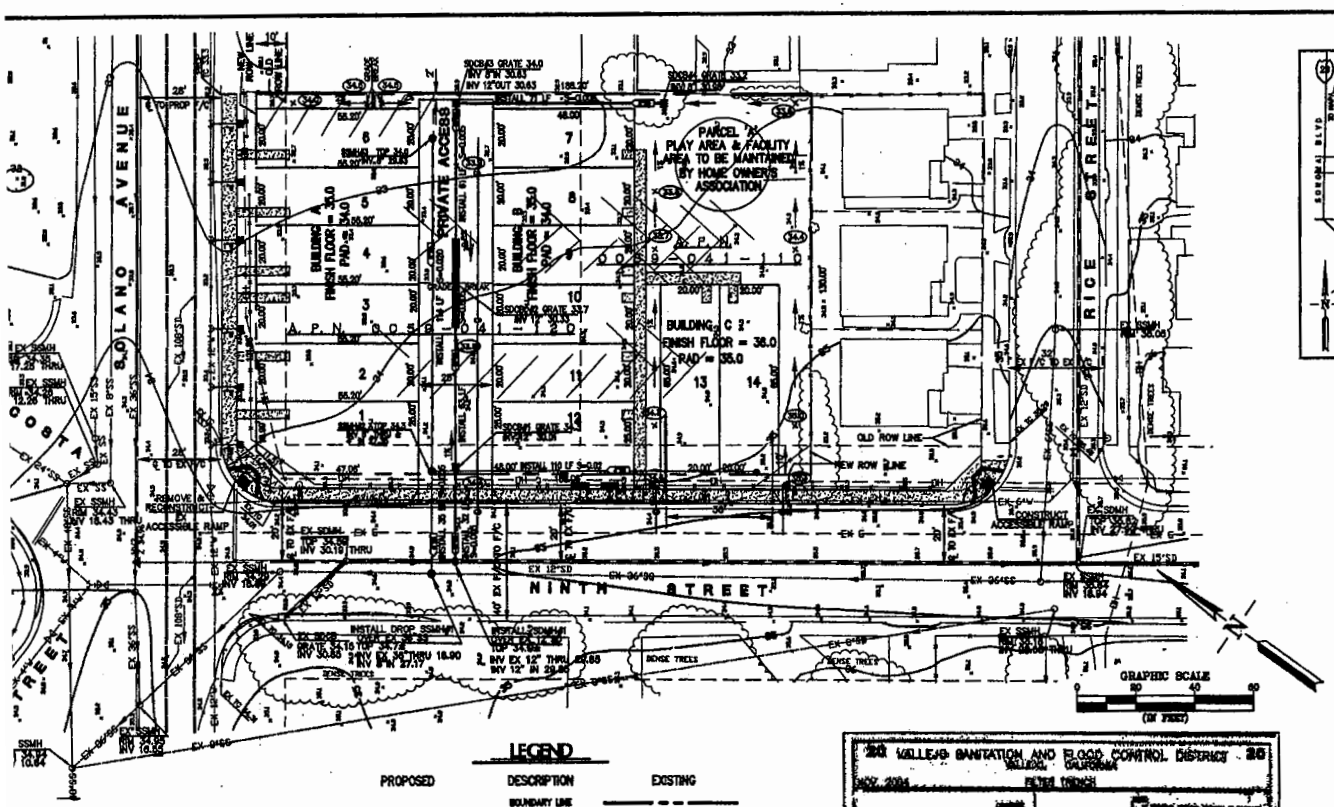
END 4: End at 1401 Solano Ave Vallejo, CA 94590-5719

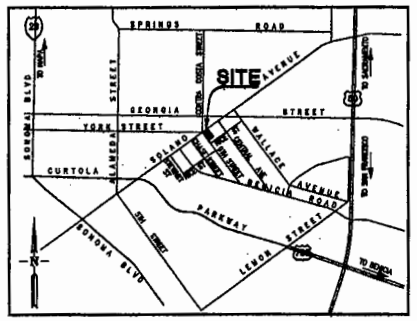


Estimated Time: 3 minutes Estimated Distance: 1.28 miles

Total Estimated Time: 3 minutes **Total Estimated Distance:** 1.28 miles







VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. THE PROPERTY TO BE RESUBDIVIDED CONSISTING OF 0.90± ACRES, BEING A PORTION OF BLOCK 518, LOTS 22-27 AS SHOWN ON THE FINAL MAP OF FIRST SUBDIVISION NO. 2 OF LAND IN AND ADJOINING THE CITY OF VALLEJO, FILED IN BOOK 5 OF MAPS AT PAGE 25, CITY OF VALLEJO, SOLANO COUNTY RECORDS, CALIFORNIA.
2. PROPOSED TOTAL NUMBER OF LOTS: 14
3. OWNER: VALPROP, LLC, A NEVADA LIMITED LIABILITY COMPANY C/O: FREDRICK K. SESSLER 617 AMADOR STREET VALLEJO, CA 94590
4. SUBDIVIDER: VALPROP, LLC, A NEVADA LIMITED LIABILITY COMPANY C/O: FREDRICK K. SESSLER 617 AMADOR STREET VALLEJO, CA 94590
5. SOILS ENGINEER: KC ENGINEERING 965 COTTING LANE, SUITE A VACAVILLE, CA 95688 (707) 447-4025
6. AREAS TO BE SUBJECT TO INUNDATION OR OVERFLOW: NONE WITHIN PROJECT AREA.
7. EXISTING USE OF PROPERTY IS VACANT LOT
8. EXISTING BUILDINGS ON PROPERTY: NONE
9. THE PROPOSED USE OF THE PROPERTY IS FOR SINGLE FAMILY RESIDENTIAL TOWNHOUSE.
10. EASEMENTS FOR PUBLIC UTILITIES TO BE DEDICATED AS REQUIRED.
11. WATER SERVICE TO BE SUPPLIED BY THE CITY OF VALLEJO.
12. SEWAGE DISPOSAL TO BE PROVIDED BY THE CITY OF VALLEJO.
13. PROPOSED GRADING SHALL INCLUDE SITE GRADING AS REQUIRED FOR CONSTRUCTING OF BUILDINGS AND DRIVEWAY.
14. STORM DRAINAGE SHALL BE IN ACCORDANCE WITH VALLEJO SANITATION AND FLOOD CONTROL DISTRICT STANDARD SPECIFICATIONS.
15. ELEVATIONS ARE BASED ON N.A.V.D. 88.
16. ASSESSOR'S PARCEL NUMBERS: 0058-041-110 & 0058-041-120.
17. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VALLEJO STANDARD SPECIFICATIONS.
18. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS ARE BASED ON AN AERIAL SURVEY DATED NOVEMBER 6, 2006, PREPARED BY AERO-GEODETIC CORP.
19. CONTOUR INTERVAL IS 1.0' IN FLAT AREAS.
20. AVERAGE SLOPE OF SITE = 1%
21. THIS PLAN SHOWS A PRELIMINARY GARAGE ELEVATION & PAD ELEVATION FOR EACH TOWNHOUSE COMPLEX.
22. NO TREES EXIST WITH 6" DIAMETER OR MORE ON THE PROPERTY.

PREPARED UNDER THE DIRECTION OF:

ROBERT A. KARN R.C.E. 33173 — 4.30.07 DATE

EXPIRATION DATE: 6/30/08

ROBERT A. KARN & ASSOCIATES, INC.

LEGEND

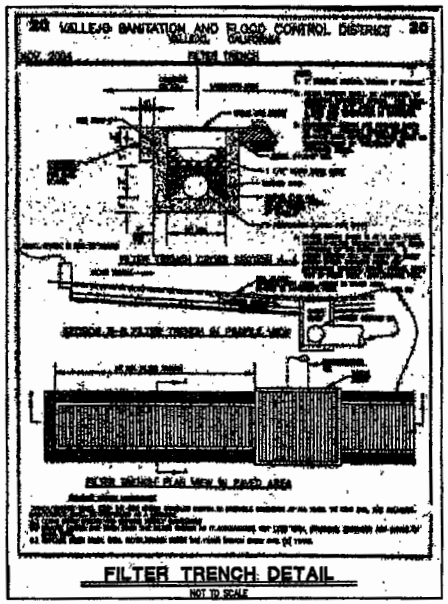
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY LINE	
	LOT LINE	
	CENTERLINE	
●	STORM DRAIN MANHOLE	○
●	SANITARY SEWER MANHOLE	○
■	STORM DRAIN CATCH BASIN	□
•	SANITARY SEWER CLEANOUT	•
SD	STORM DRAIN	SD
	STORM DRAIN FILTER TRENCH	
SS	SANITARY SEWER	SS
	FIRE HYDRANT	
	WATER METER	■
⋈	WATER VALVE	
W	WATER LINE	W
241.22 FL	FLOW LINE ELEVATION	
	INDEX CONTOURS	270
	INTERMEDIATE CONTOURS	272
	ELECTROLIER SIGN	
	DIRECTION OF DRAINAGE FLOW	
OH	OVERHEAD POWER LINE	OH
	FENCE	
44.7	FINISH GRADE ELEVATION	
	SPOT ELEVATION	+45.2
	TREE	

EVIATIONS

EXISTING
FINISH FLOOR ELEVATION
INVERT
SANITARY SEWER MANHOLE
MANHOLE
SANITARY SEWER
SANITARY SEWER CLEANOUT
STORM DRAIN MANHOLE
STORM DRAIN
STORM DRAIN CATCH BASIN
CATCH BASIN
DROP INLET
CAST IRON PIPE
VITRIFIED CLAY PIPE
REINFORCED CONCRETE PIPE
SOLANO COUNTY RECORDS
HOME OWNERS ASSOCIATION
RIGHT OF WAY

TION IS BASED ON NAVD 88.

T'S SITE PLAN FOR
ILDING HEIGHTS, SIZE AND LOCATION,
DENTIAL UNITS, THE NUMBER OF BEDROOMS
ND THE TOTAL NUMBER OF EACH TYPE OF UNIT.



FILTER TRENCH DETAIL

NOT TO SCALE

ROBERT A. KARN & ASSOCIATES, INC.
CIVIL ENGINEERS
© COPYRIGHT 2007 ROBERT A. KARN & ASSOCIATES, INC.

TENTATIVE MAP - RESUBDIVISION OF ASSESSOR'S PARCEL NO'S 0058-041-110 & 0058-041-120

SOLANO TOWNHOMES

VALLEJO, CALIFORNIA

FOR: VAL PROP, LLC A NEVADA LIMITED LIABILITY COMPANY

DATE	BY	CK
1.6.06		

SHEET NO. 1 OF 1 SHEETS

JOB NO. A06063

PRINTED: 4/4/07

Attachment 11