

FAIRVIEW AT NORTHGATE

MASTER PLAN

VALLEJO, CALIFORNIA

MAY 2019



ADOPTED BY THE VALLEJO CITY COUNCIL ON: _____

TABLE OF CONTENTS

SECTION 1: INTRODUCTION

- 1.1 MIXED USE PLANNED DEVELOPMENT (MUPD)
- 1.2 PROJECT CONCEPT
- 1.3 PROJECT LOCATION
 - 1.3.1 REGIONAL CONTEXT
 - 1.3.2 SITE LOCATION
- 1.4 EXISTING CONDITIONS AND TOPOGRAPHY
- 1.5 PARCELS IN SITEPLAN

SECTION 2: ROADWAY DEVELOPMENT STANDARDS

- 2.1 ROAD STANDARDS
 - 2.1.1 ADMIRAL CALLAHAN LANE
 - 2.1.2 EXISTING TURNER PARKWAY
 - 2.1.3 RESIDENTIAL STREETS
 - 2.1.4 PRIVATE ALLEYS
 - 2.1.5 BUS STOP

SECTION 3: PROJECT UTILITIES

- 3.1 RESIDENTIAL UTILITIES
 - 3.1.1 RESIDENTIAL SANITARY SEWER
 - 3.1.2 RESIDENTIAL STORM SYSTEM
 - 3.1.3 RESIDENTIAL WATER SYSTEM
- 3.2 COMMERCIAL UTILITIES
 - 3.2.1 COMMERCIAL SANITARY SEWER
 - 3.2.2 COMMERCIAL STORM SYSTEM
 - 3.2.3 COMMERCIAL WATER SYSTEM

SECTION 4: RESIDENTIAL DEVELOPMENT STANDARDS

- 4.1 RESIDENTIAL STANDARDS
 - 4.1.1 PRIMARY USES PERMITTED
 - 4.1.2 PURPOSE AND INTENT
 - 4.1.3 SITE DEVELOPMENT STANDARDS
 - a. Individual Lots
 - b. Lot Area
 - c. Maximum Lot Coverage
 - d. Lot Width
 - e. Lot Depth
 - f. Building Setbacks
 - g. Maximum Height
 - h. Garages
 - i. Required Parking
 - j. Fencing
 - k. Lighting
 - l. Accessory Structures
 - 4.1.4 GRADING STANDARDS
 - 4.1.5 HOMEOWNERS ASSOCIATION
 - 4.1.6 CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs)

SECTION 5: COMMERCIAL DEVELOPMENT STANDARDS

- 5.1 COMMERCIAL STANDARDS
 - 5.1.1 PRIMARY USES PERMITTED
 - 5.1.2 PURPOSE AND INTENT
 - 5.1.3 ENTRY SEQUENCE
 - 5.1.4 SITE DEVELOPMENT STANDARDS
 - a. Setbacks
 - b. FAR
 - c. Building Height
 - d. Lot Standards
 - e. Lighting
 - 5.1.5 GRADING STANDARDS
 - 5.1.6 PARKING STANDARDS
 - 5.1.7 ACCESS DRIVES
 - 5.1.8 LOADING AREAS AND REFUSE AREAS

SECTION 6: LANDSCAPE DEVELOPMENT STANDARDS

- 6.1 GENERAL GUIDELINES
- 6.2 PLANT SELECTION
 - 6.2.1 RESIDENTIAL PLANT PALETTE
 - 6.2.2 COMMERCIAL PLANT PALETTE
 - 6.2.3 OPEN SPACE PLANT PALETTE
- 6.3 EXTERIOR WALLS AND FENCES
 - 6.3.1 RESIDENTIAL SCREEN FENCE
 - 6.3.2 RESIDENTIAL VIEW FENCE
 - 6.3.3 LOW WIRE MESH FENCE
 - 6.3.4 SPECIAL SCREEN FENCE
 - 6.3.5 OPEN SPACE SPLIT RAIL FENCE
 - 6.3.6 COMMERCIAL LOW STONE WALLS
- 6.4 SITE FURNITURE
 - 6.4.1 BENCHES
 - 6.4.2 STONE MARKERS
 - 6.4.3 TABLES AND CHAIRS
 - 6.4.4 PICNIC TABLES
- 6.5 WALKWAYS AND PATHS
- 6.6 LIGHTING
- 6.7 SIGNAGE
- 6.8 POCKET PARKS
 - 6.8.1 EASTERN RESIDENTIAL PLAY PARK
 - 6.8.2 WESTERN RESIDENTIAL COMMUNITY PARK

SECTION 7: ARCHITECTURE DEVELOPMENT STANDARDS

- 7.1 GENERAL GUIDELINES
 - 7.1.1 Architectural Styles
- 7.2 SINGLE FAMILY HOMES AND CLUSTER HOMES
 - 7.2.1 DEVELOPMENT GUIDELINES AND STANDARDS
 - a. Building Massing
 - b. Main Entrances/Porches
 - c. Roofs
 - d. Window Openings
 - e. Garage Doors
 - f. Exterior Materials and Colors
 - g. Architectural Detailing
 - 7.2.2 SINGLE FAMILY HOME TYPICAL EXAMPLE
 - 7.2.3 CLUSTER HOME TYPICAL EXAMPLE
- 7.3 COMMERCIAL STANDARDS
 - 7.3.1 DEVELOPMENT GUIDELINES AND STANDARDS
 - a. Building Massing
 - b. Entrances
 - c. Overhead Design Elements
 - d. Exterior Wall Materials
 - e. Architectural Detailing
 - 7.3.2 TYPICAL EXAMPLES

SECTION 8: OPEN SPACE

- 8.1 TRAILS
- 8.2 EROSION CONTROL
- 8.3 FIRE MANAGEMENT
- 8.4 WILDLIFE MANAGEMENT
- 8.5 PRESERVATION

SECTION 9: CONCLUSION**APPENDIX A**

SECTION 1: INTRODUCTION

1.1 MIXED USE PLANNED DEVELOPMENT (MUPD)

Fairview at Northgate is a mixed use project with both a residential component and a commercial component. Currently the site is zoned CP (Pedestrian Shopping and Service) but it will be rezoned to Mixed Use Planned Development, to adhere to the recently updated General Plan.

Development standards have been established to provide a high quality of design and continuity throughout the Fairview at Northgate project. Design requirements such as street widths, building setbacks, architectural guidelines and landscape materials are included in the standards.

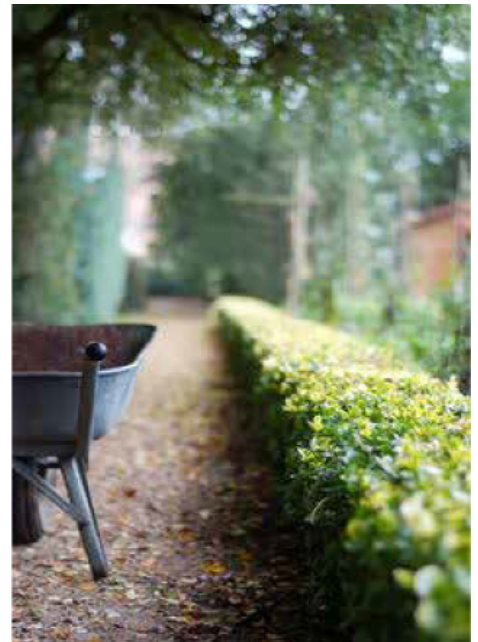
The development standards are broken down into eight sections. The first section introduces you to the project, the second section addresses the community wide roadway standards, the third section outlines the proposed utilities, the fourth section explains residential standards, the fifth section plans for commercial standards, the sixth section describes community wide landscape standards, the seventh section proposes community wide architecture standards, and the eighth section looks at Open Space requirements and the ninth section concludes the Master Plan.

All development within the Fairview at Northgate Master Plan is intended to conform to the development standards which are presented in this document.



1.2 PROJECT CONCEPT

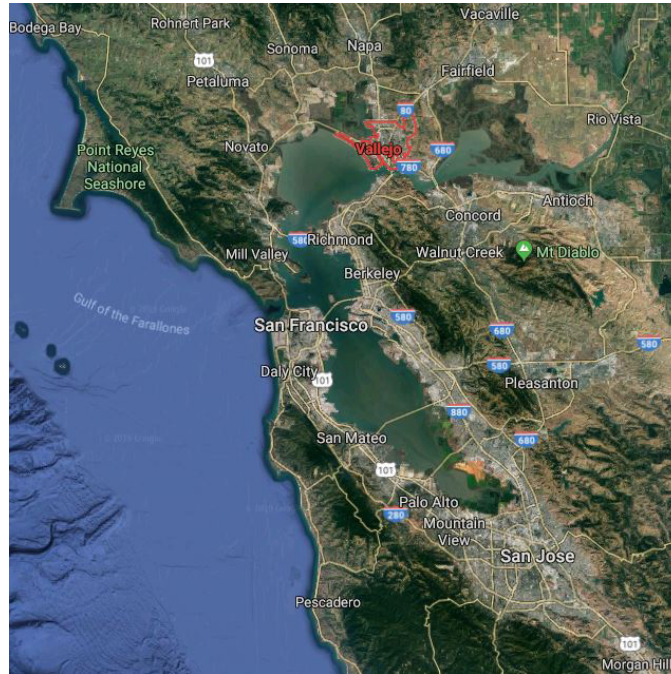
The overall concept of Fairview at Northgate is to create a micro agri-community theme with plant material taking cues from agriculture. There will be herb gardens and fruit trees that can be picked and enjoyed by the Fairview community. This theme will be evident in both the residential and commercial portions of the site. The central open space will be left in its natural state and can be visually enjoyed from the trail system that is adjacent to it. A plant list and a landscape theme has been created and is listed in Section 5 of these guidelines.



1.3 PROJECT LOCATION

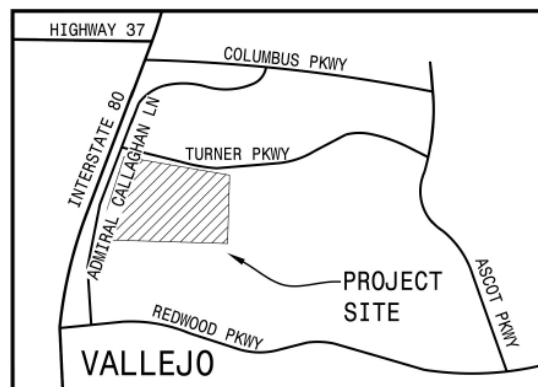
1.3.1 Regional Context

Fairview at Northgate is located in the City of Vallejo. Vallejo has excellent access to freeways and transit and has a popular and widely used ferry system that connects directly to the City of San Francisco and other parts of the Greater Bay Area. The region is experiencing continued growth, creating strong demand for commercial centers and more housing in Vallejo. See Figure below.



1.3.2 Site Location

Fairview at Northgate is 51.3± AC and is located in northeast Vallejo. It fronts onto Admiral Callahan Lane to the west and Turner Parkway to the north. The project area is bordered by retail and residential to the south and single-family residential to the east. The site is highly visible from Interstate-80 and is very accessible via Columbus Parkway and Redwood Parkway. See Figure below.

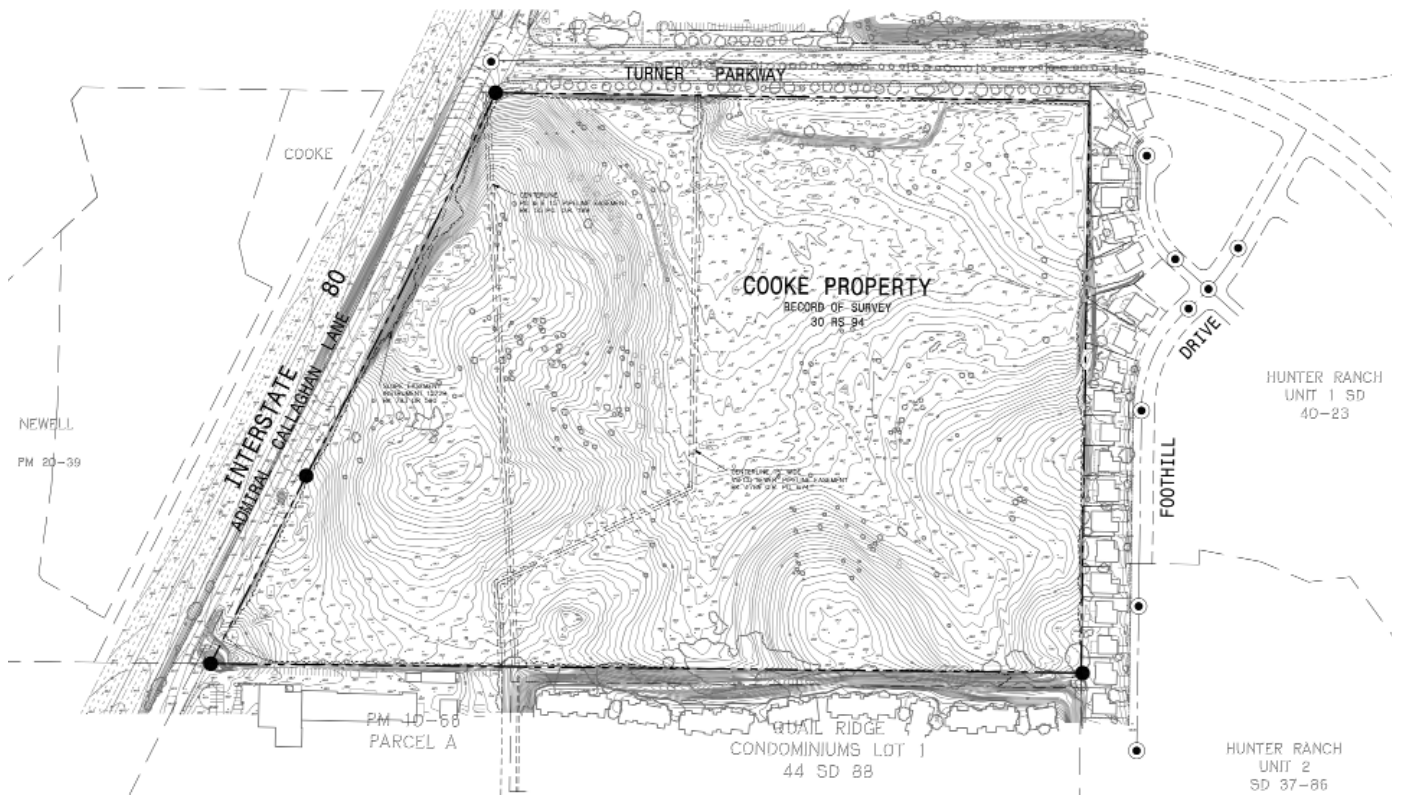


VICINITY MAP
N.T.S.



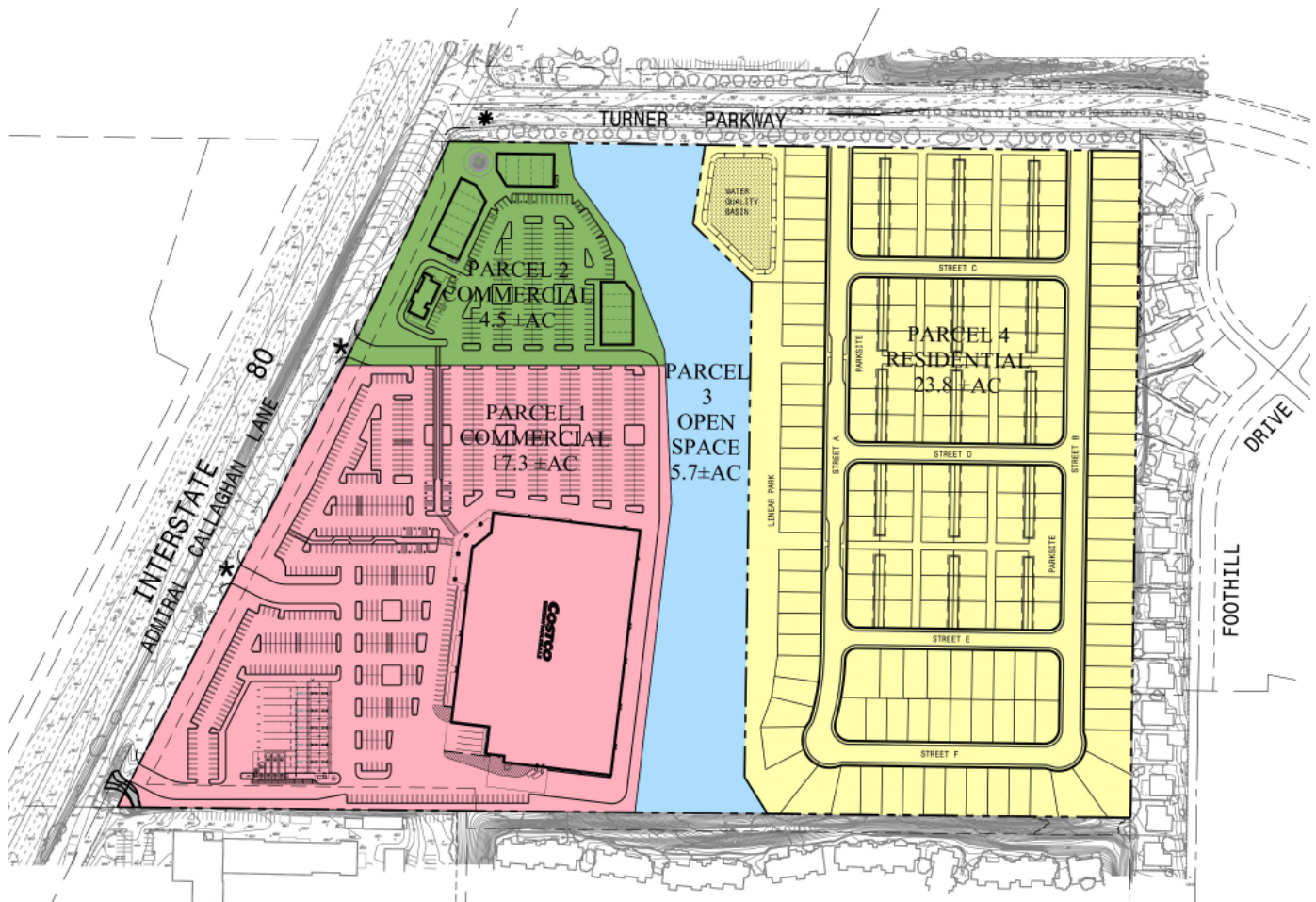
1.4 EXISTING CONDITIONS AND TOPOGRAPHY

Fairview at Northgate is a vacant land parcel with gentle rolling topography crossed by two easements, a sewer easement and a PG& E gas-line easement. The easements and the utilities within shall be relocated as needed for redevelopment. A low lying area with existing drainage can be found on the site. It is currently zoned as Pedestrian Shopping and Service District in the Zoning Code. The General Plan 2040 calls the property out as Retail/Entertainment and Mix of housing Types.



1.5 PARCELS IN SITEPLAN

Fairview at Northgate is broken down into four distinct parcels: a large commercial parcel (17.3± AC), a smaller commercial parcel (4.5± AC), an open space parcel (5.7± AC) and a residential parcel (23.8±AC). The residential parcel has a density of approximately 7.5 dwelling units per acre.



SECTION 2: ROADWAY DEVELOPMENT STANDARDS

2.1 ROAD STANDARDS

Roadway cross sections have been created for the Fairview at Northgate development project based on future projection of traffic. A traffic study was prepared by Fehr & Peers in 2019 to assess the development’s impact on the existing traffic circulation. The following standards describe each roadway and their typical mid-block cross section.



2.1.1 Admiral Callaghan Lane

Admiral Callaghan Lane runs adjacent to Interstate-80 and fronts the Fairview at Northgate project. Currently the road is a major north-south public street. Admiral Callaghan Lane is found along the commercial side of the project with three access points proposed. The central access point will be signalized and the other two will have stop controlled movement coming out of the entrances. The two existing lanes will serve as the southbound lanes while two additional lanes to be constructed will serve as the northbound lanes for a total of four lanes of traffic. This street section will only be constructed on the east side of the street, and the west side will remain. A 12-foot wide landscaped median will be constructed between the two sides to match Admiral Callaghan Lane north of the project.

ADMIRAL CALLAHAN LANE STANDARDS

Street Standards:

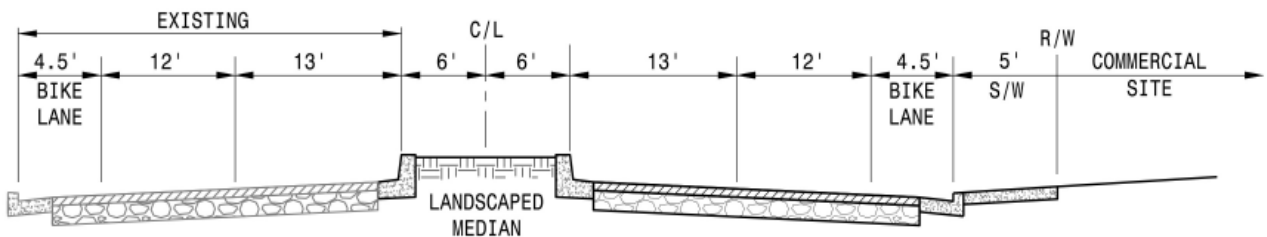
- a. 80-foot overall Right-of-Way
- b. Four vehicle travel lanes
- c. 12' median
- d. 4.5' bike lanes both sides of the street
- e. No parking on roadway
- f. Commercial Signage to be located along street frontage
- g. Lighting to meet City of Vallejo Public Improvements Standards

Landscape Zone Containing:

- a. 4.5-foot attached walk
- b. 45' PG&E easement (30' from R.O.W.)
- c. 50' total landscape frontage before parking starts on commercial property
- d. 12' landscaped median

Landscaping:

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



ADMIRAL CALLAGHAN LANE

N.T.S.

2.1.2 Existing Turner Parkway

Turner Parkway is a public street connecting Admiral Callahan and Ascot Parkway. This road will be left in place including the existing 4.5-foot sidewalk. The proposed right-of-way will be enhanced with a meandering trail that will be behind the existing tree line. This road will service the residential side of the project with two access points into it. The western access point will be signaled and the eastern access point will have a stop sign onto Turner Parkway.

EXISTING TURNER PARKWAY STANDARDS

Street Standards:

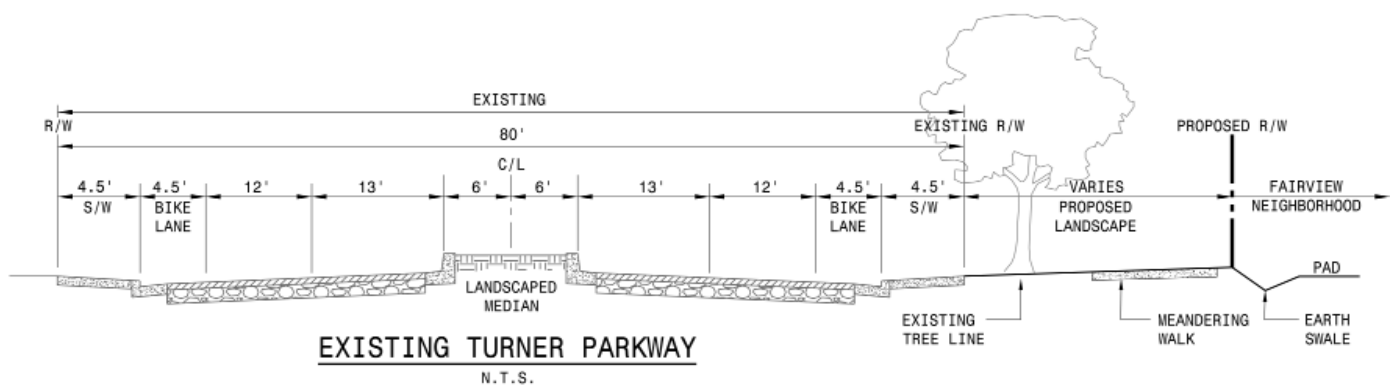
- a. 80-foot Right-of-Way
- b. Four vehicle lanes
- c. Existing landscaped median
- d. No parking on roadway
- e. Community Signage to be located along street frontage
- f. Lighting to meet City of Vallejo Public Improvements Standards

Landscape Zone Containing:

- a. 4.5-foot attached walk
- b. 45' total landscape frontage along commercial and residential frontage once development is completed
- c. Meandering walk running behind existing attached sidewalk

Landscaping:

- a. All landscape and irrigation plans shall be reviewed by the City of Vallejo for approval
- b. Most existing trees to remain
- c. All existing landscape in median to remain
- d. New trees will fill in behind existing trees
- e. Shrubs and ground cover will be provided



2.1.3 Residential Streets

Residential streets will provide access to houses fronting onto it. City of Vallejo Standards have been applied to the streets planned for the Fairview at Northgate residential development. These streets are internal to the project and connect to the collector street of Turner Parkway. In special cases the road widths were reduced to allow parking only on one-side of the street.

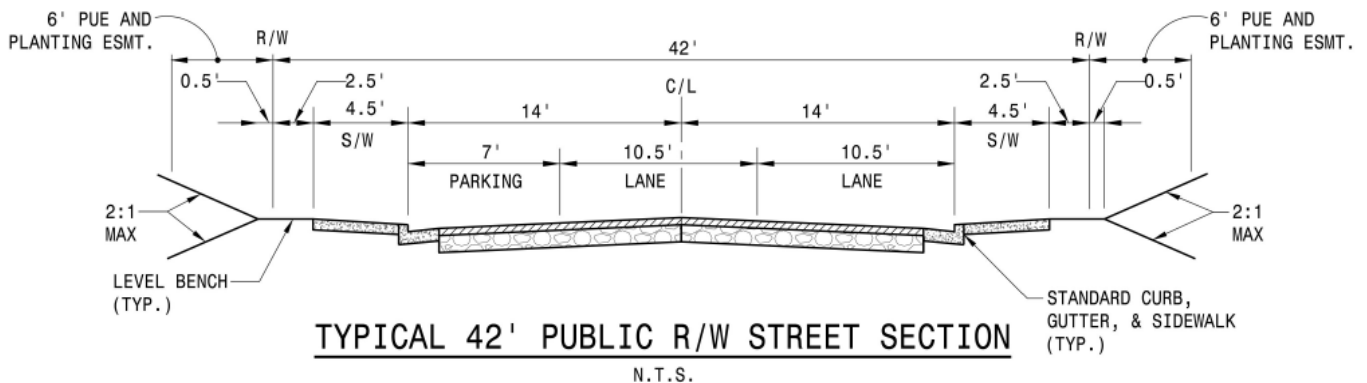
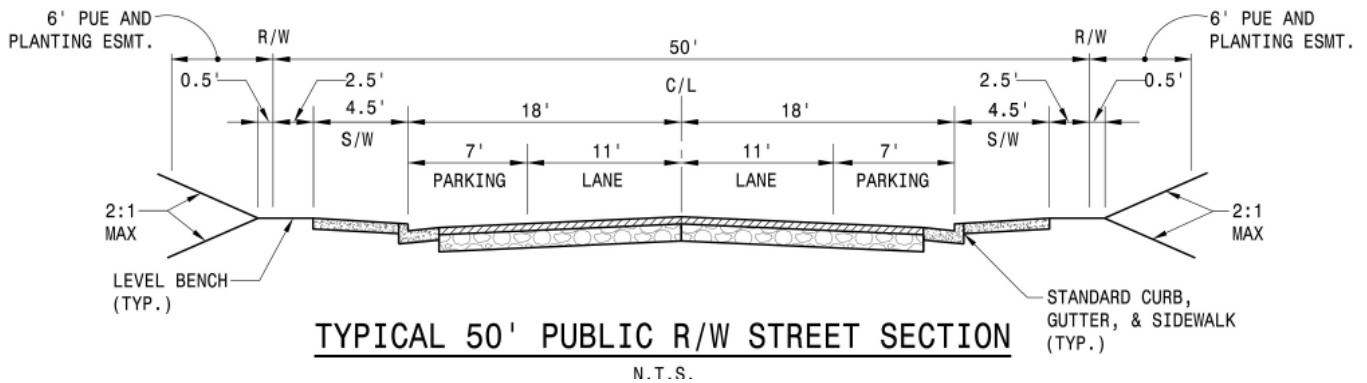
RESIDENTIAL STREET STANDARDS

Street Standards:

- a. 50-foot or 42-foot Right-of-Way
- b. 36-foot or 28-foot curb to curb
- c. Parking on both sides on 50-foot Right-of-Way
- d. Parking on one-side on 42-foot Right-of-Way
- e. Lighting to meet City of Vallejo Public Improvements Standards

Landscaping:

- a. 4.5-foot attached walk
- b. Street trees to be planted in private yards



2.1.4 Private Alleys

Alleys provided shared vehicular access to houses with garages fronting onto it. These are private and the lot lines will go to the centerline of each alley. These alleys are small in scale and connect to the public residential streets. Private alleys will be owned and maintained by the residential HOA.

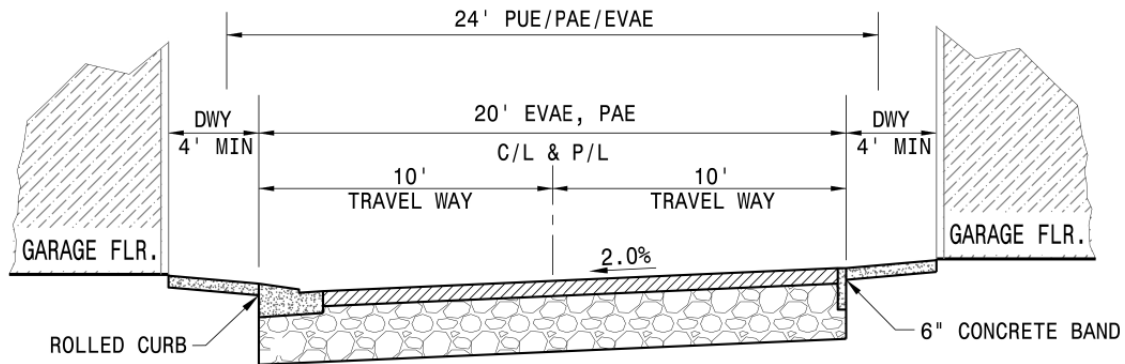
PRIVATE ALLEY STANDARDS

Street Standards:

- a. 20-foot Right-of-Way
- b. 10-foot travel way in each direction
- c. No parking on the Alleys
- d. Lighting to meet Safety Standards

Landscaping:

- a. Landscaping will be in areas between drives.
- b. No street trees



TYPICAL 20' PRIVATE ALLEY SECTIONS

N.T.S.

2.1.5 Bus Stop









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



SECTION 3: PROJECT UTILITIES

The following provides information on proposed utilities for the residential and commercial parts of the Fairview at Northgate Master Plan.

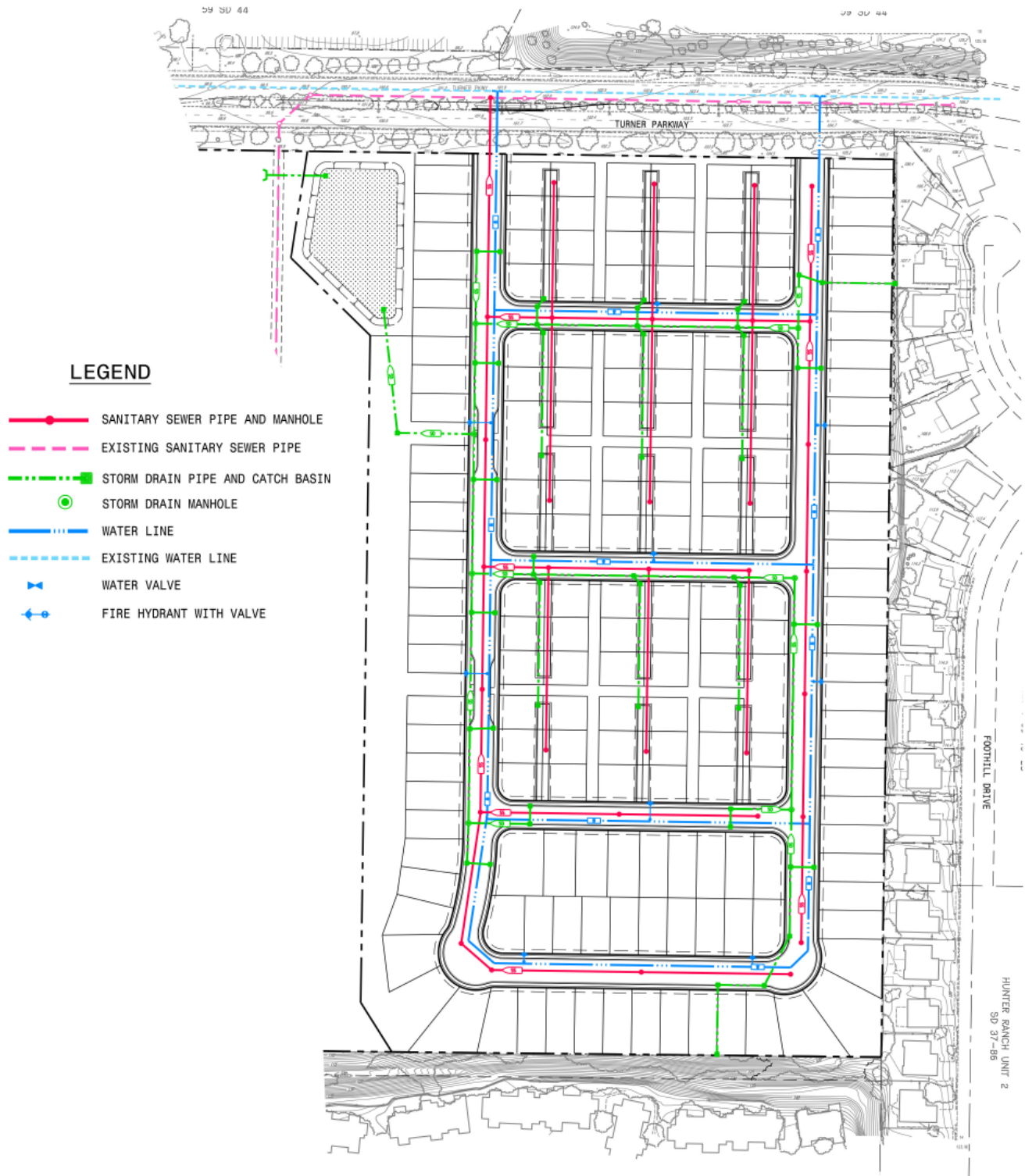
LEGEND

-  SANITARY SEWER PIPE AND MANHOLE
-  EXISTING SANITARY SEWER PIPE
-  STORM DRAIN PIPE AND CATCH BASIN
-  STORM DRAIN MANHOLE
-  WATER LINE
-  EXISTING WATER LINE
-  WATER VALVE
-  FIRE HYDRANT WITH VALVE



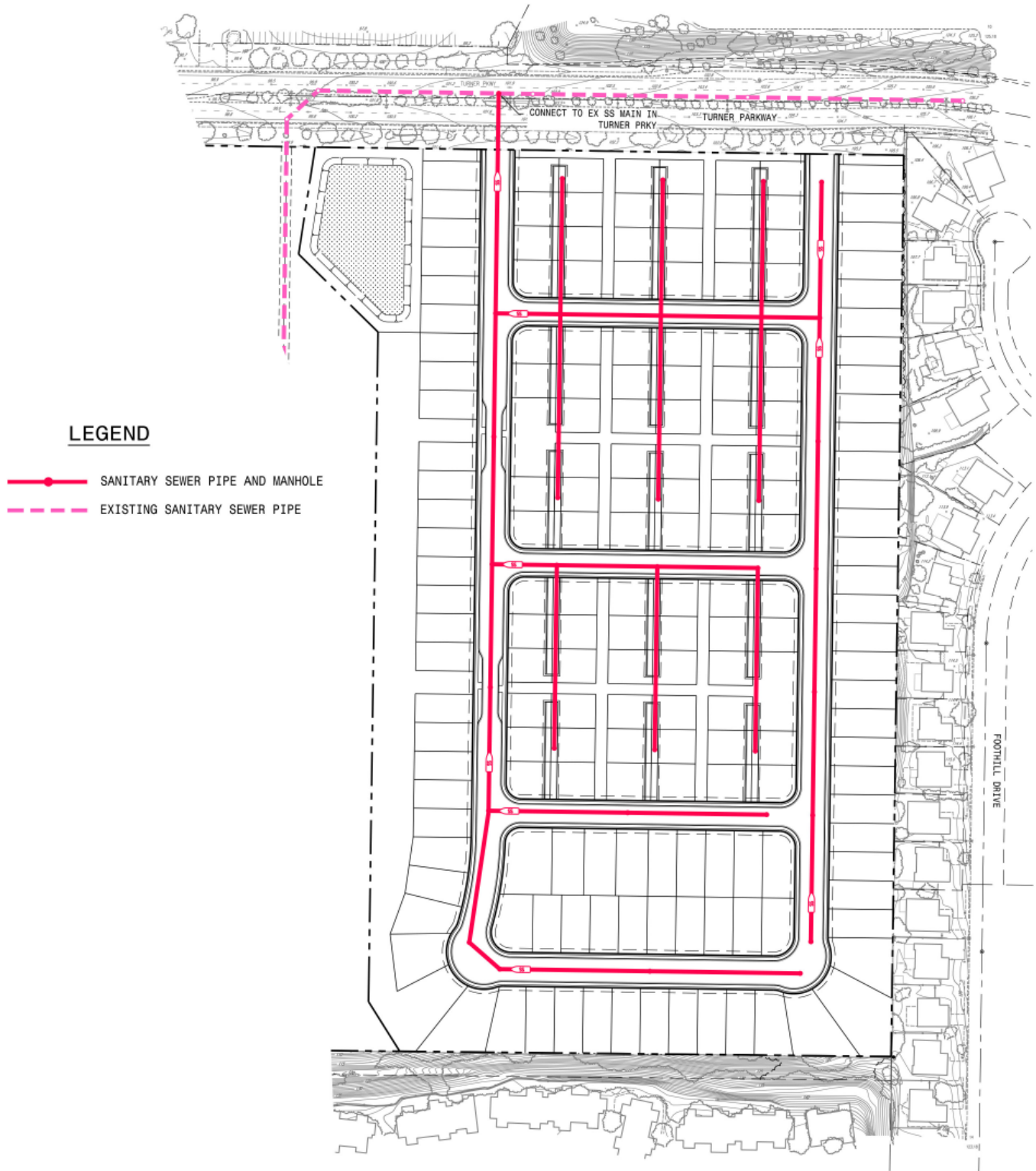
3.1 RESIDENTIAL UTILITIES

This section provides information on proposed utilities for the residential part of the Fairview at Northgate Master Plan.



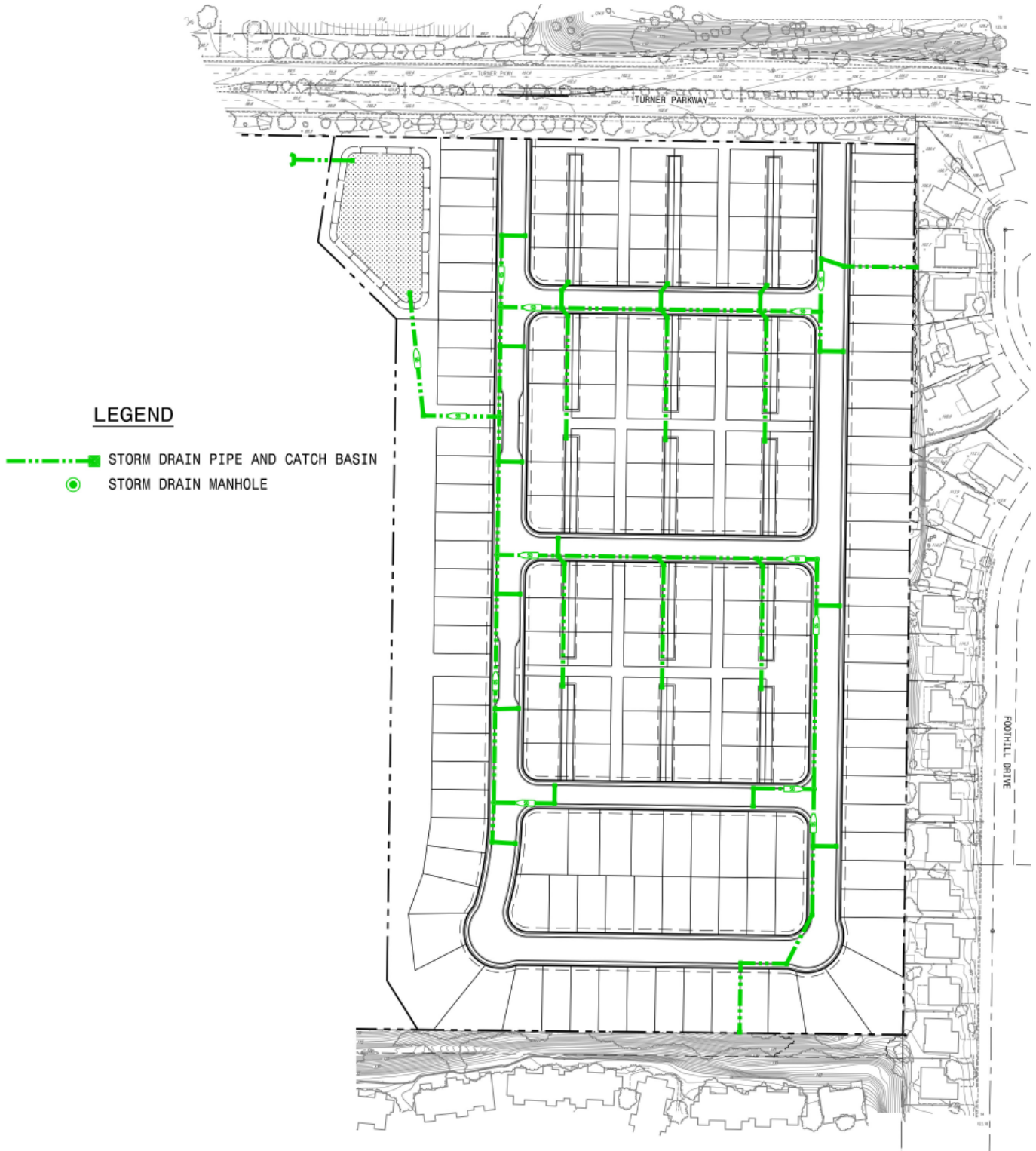
3.1.1 Residential Sanitary Sewer

The Sanitary Sewer shall be designed and installed to VFWD standards. The system will tie into the existing system located in Turner Parkway.



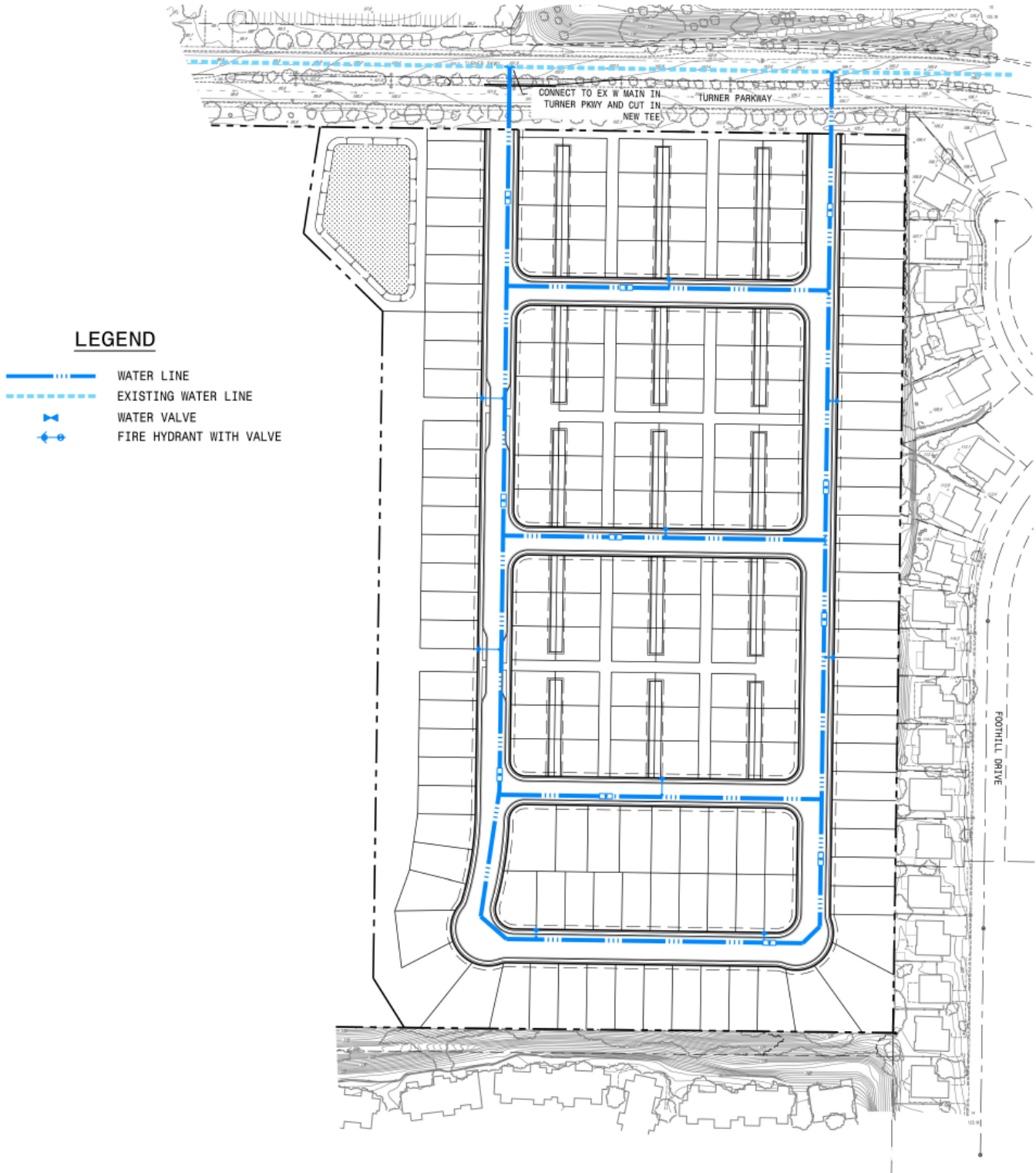
3.1.2 Residential Storm System

The Storm System shall be designed and installed to VFWD standards. The system will outlet into the proposed open space parcel.



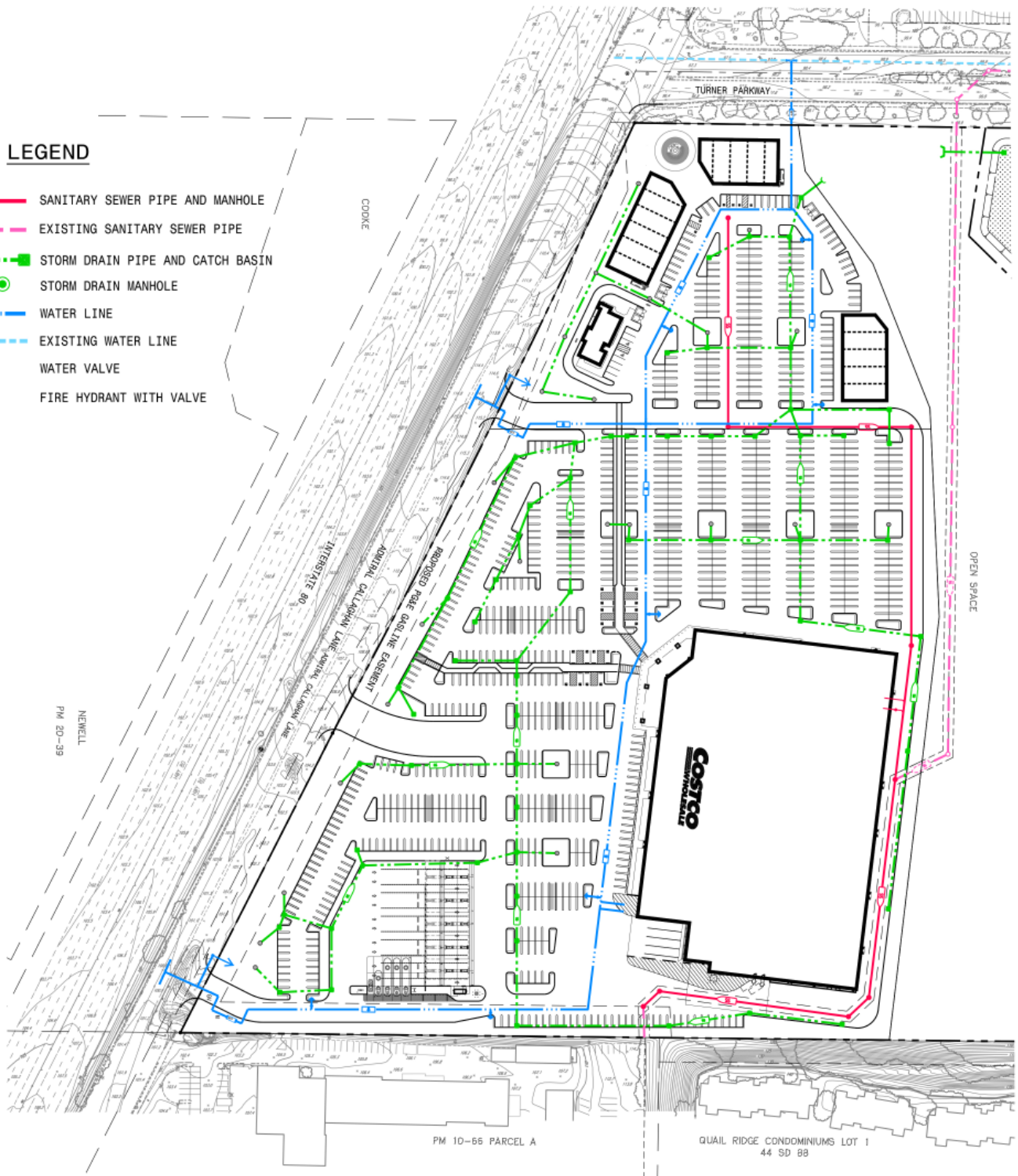
3.1.3 Residential Water System

The Water System shall be designed and installed to City of Vallejo Water Department standards. The system will tie into the existing system in Turner Parkway.



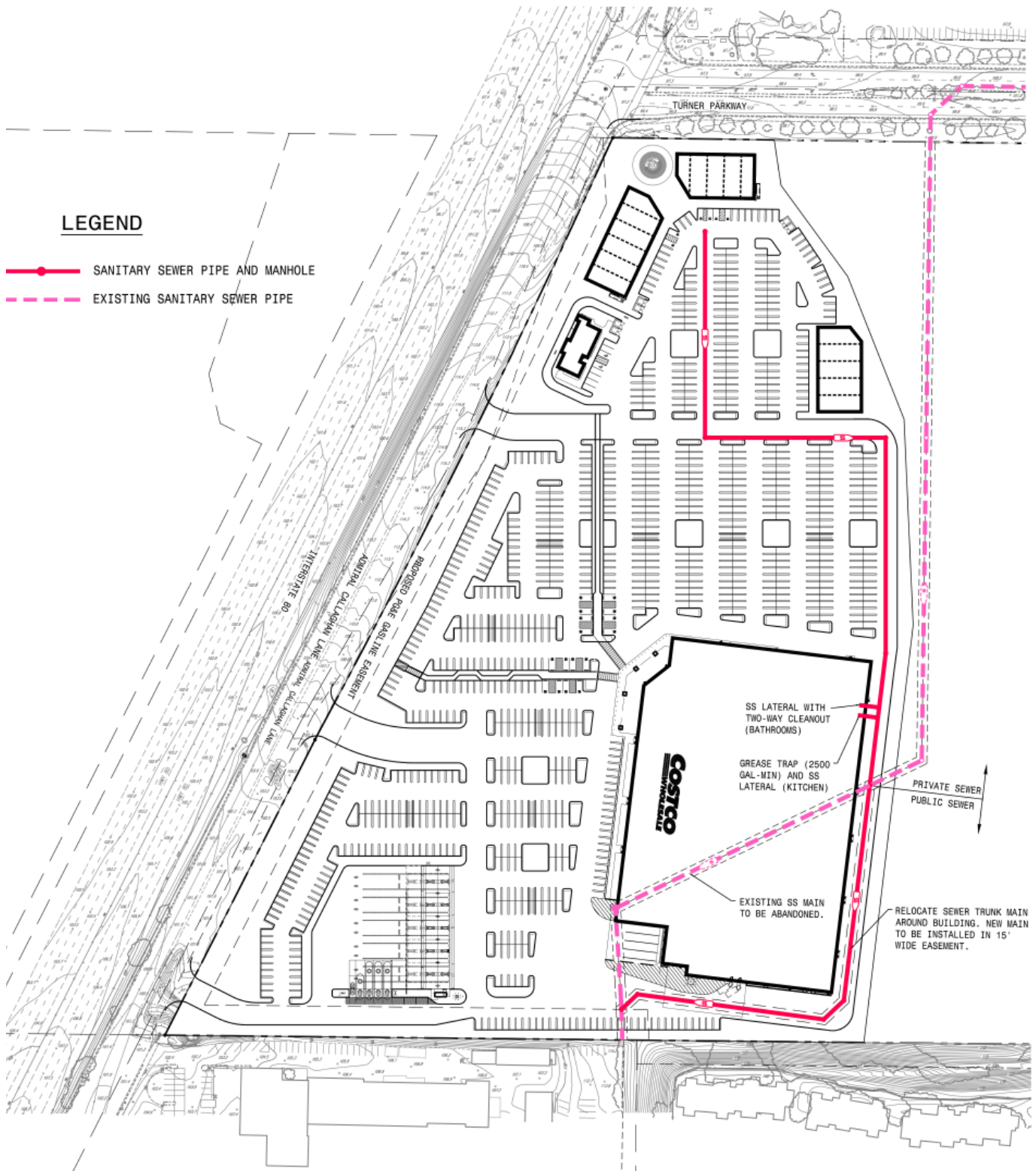
3.2 COMMERCIAL UTILITIES

This section provides information on proposed utilities for the commercial parts of the Fairview at Northgate Master Plan.



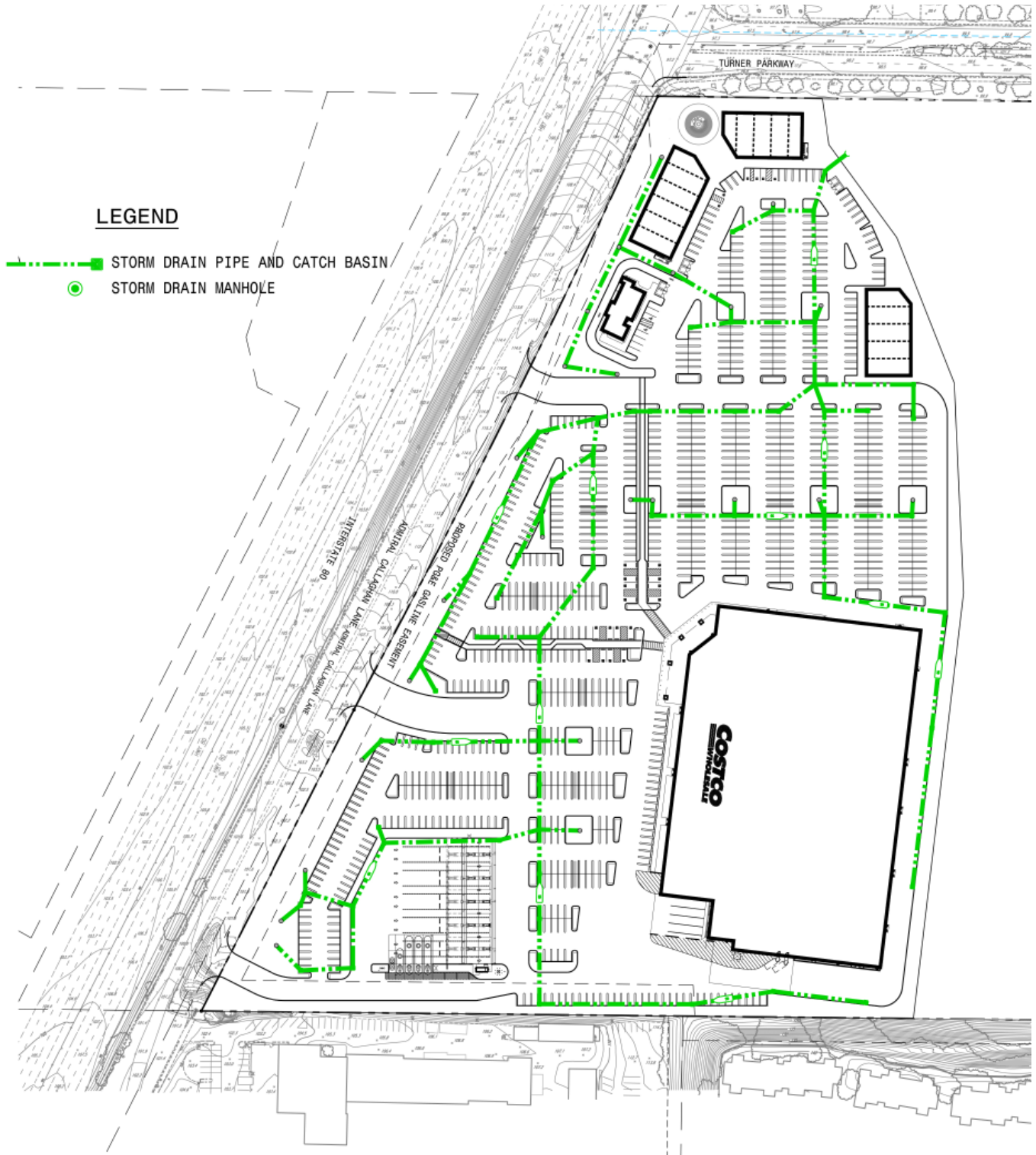
3.2.1 Commercial Sanitary Sewer

The Sanitary Sewer shall be designed and installed to VSFC standards. The system will tie into the existing system found on the property.



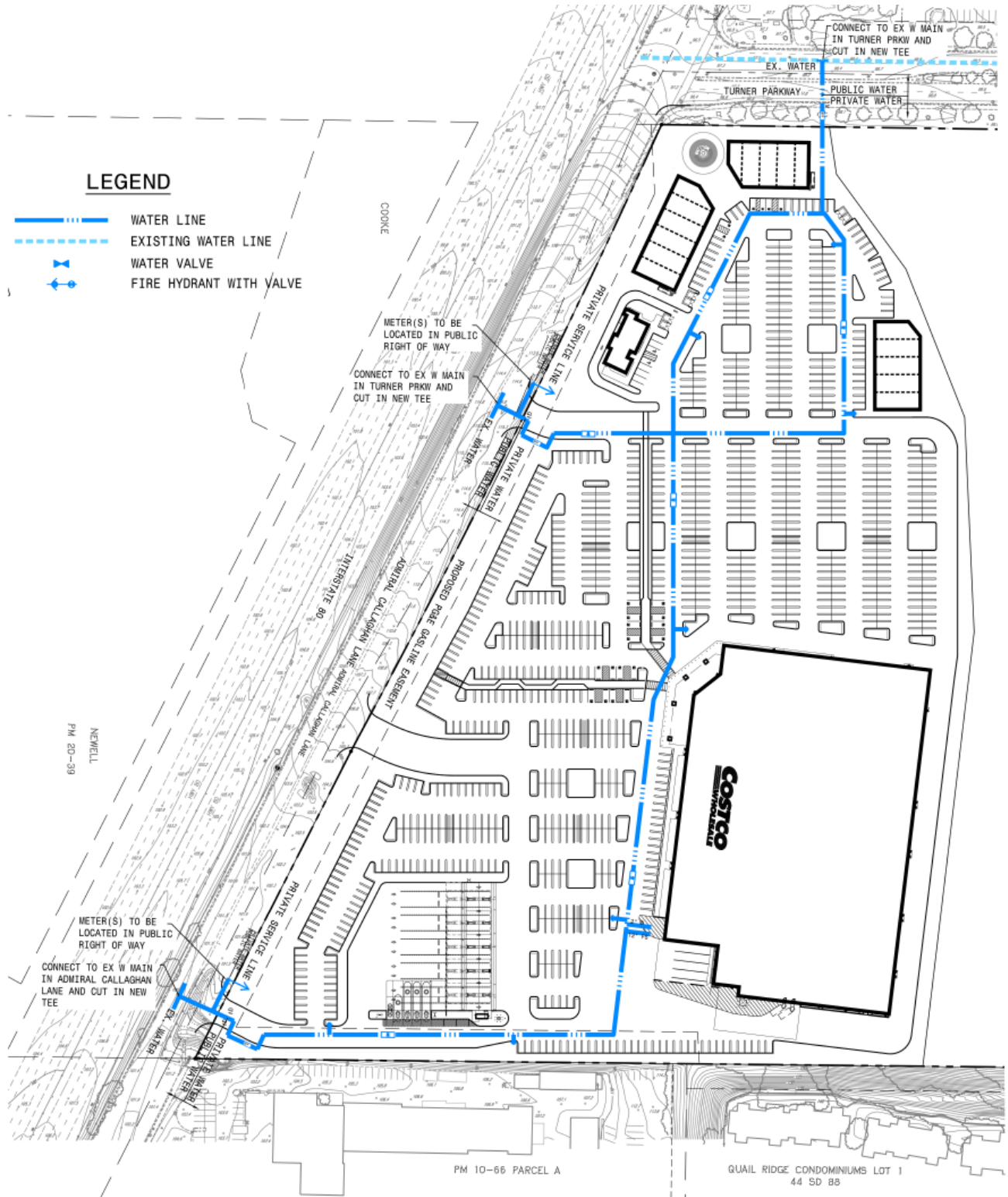
3.2.2 Commercial Storm System

The Storm System shall be designed and installed to VSFC standards. The system will outlet into the proposed wetland parcel.



3.2.3 Commercial Water System

The Water System shall be designed and installed to City of Vallejo Water Department standards. The system will tie into the existing mains within Turner Parkway and Admiral Callahan Lane.



SECTION 4: RESIDENTIAL DEVELOPMENT STANDARDS

This section provides development standards for the residential part of the Fairview at Northgate Master Plan. These standards apply to the residential portion of the Master Plan which makes up approximately 23.8± Acres of the Master Plan.

4.1 RESIDENTIAL STANDARDS

4.1.1 Primary Uses Permitted

Two-story single family detached residences.

4.1.2 Purpose and Intent

This zone allows for the development of homes and commercial within a single zone. 23.8± Acres are going to be used for residential and 21.8± Acres are going to be used for commercial.

4.1.3 Site Development Standards

a. Individual Lots

Each dwelling shall be located on an individual lot

b. Lot Area

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

Cluster lots shall be a minimum of 3,000 square feet

c. Maximum Lot Coverage

For both single family lots and cluster lots; no more than 85% of any lot shall be occupied by a residence or an accessory structure

d. Lot Width

Single family lots shall be a minimum of 42 feet in width at the front setback

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

e. Lot Depth

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

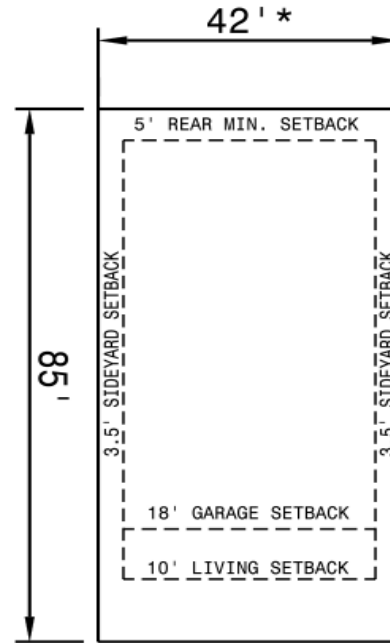
Cluster lots shall be a minimum of 65' in depth

f. Building Setbacks:

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

- front (living): 10'
- encroachments*: 2' within living setback
- garage: 18'
- rear: 5'
- sideyards: 3.5'
- corner lots: 8.5' to R/W

*Allowable encroachments include but not limited to: porch, fireplace, bay windows, architectural features

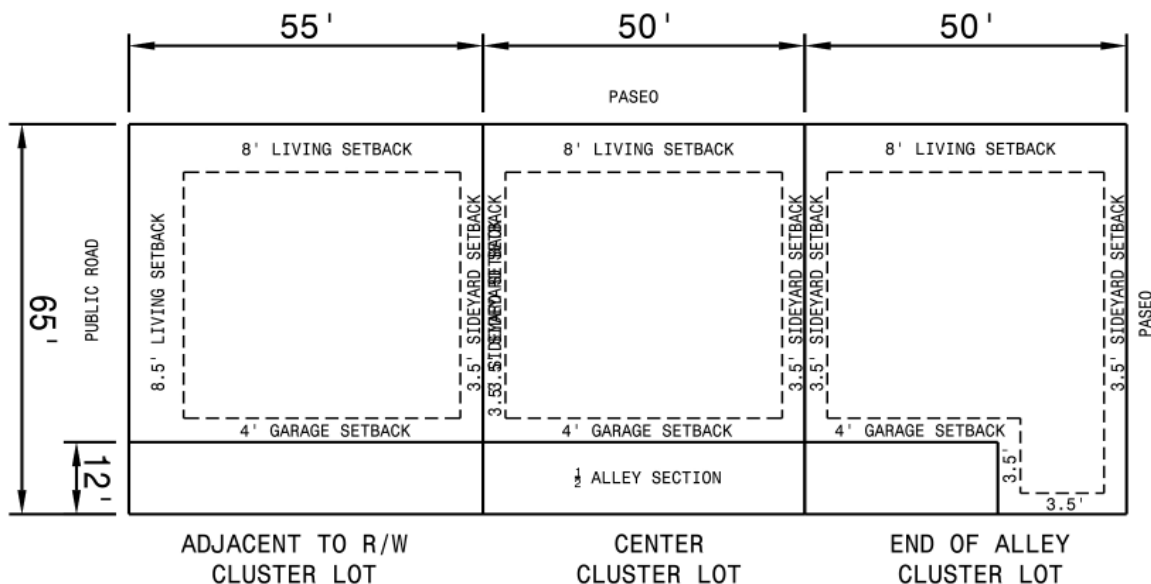


SINGLE FAMILY LOT

* EXCEPT CORNER LOTS AND PIE LOTS

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

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



g. Maximum Height

The maximum height shall be 35 feet

h. Garages

Garage conversions shall not be permitted. All garages will hold 2 cars. Tandem will be permitted.

i. Required Parking

Two parking spaces in a garage are required for every dwelling unit. Additional parking spaces shall be located on the public streets. On street parking space minimum of 7 feet by 20 feet.

j. Fencing

Rear and Side property Lines shall have 6’ tall screen fence.

Lots backing onto the open space shall have a 6’ tall view fence in the rear and a 6’ tall screen fence on the side. See Section 6.3 for more detail.

k. Lighting

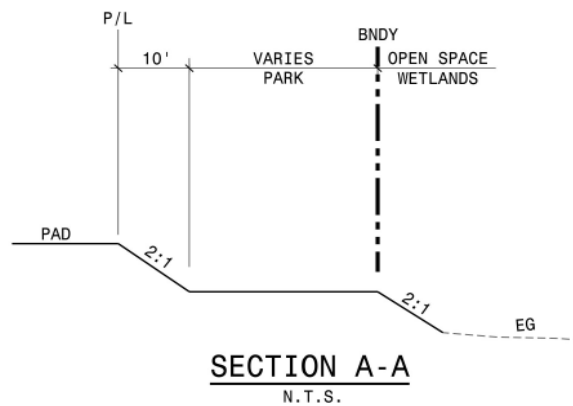
Lighting shall be of similar design throughout the development meeting City of Vallejo Public Works standards.

l. Accessory Structures

Accessory structures shall be allowed

4.1.4 Grading Standards

Abrupt cut and fill at the edge of open space areas shall be avoided. Maximum grades shall be 2:1. See Grading Detail below.



4.1.5 Homeowners Association

There will be a Homeowner’s Association for the residential development. This entity will make and enforce rules for the properties within this residential development. Lot owners will automatically become members of the HOA Association.

4.1.6 Conditions, Covenants, and Restrictions (CC&Rs)

Within the residential neighborhood controls will be placed on each lot to guide the builder and homeowners during the construction of the neighborhood and throughout any subsequent changes in the future. The CC&Rs are part of the purchase of a lot and are legally enforced.

SECTION 5: COMMERCIAL DEVELOPMENT STANDARDS

This section provides development standards for the commercial part of the Fairview at Northgate Master Plan. These standards apply to the commercial portion of the Master Plan which makes up approximately 21.8± Acres of the Master Plan.

5.1 COMMERCIAL STANDARDS

5.1.1 Primary Uses Permitted

See Appendix A

5.1.2 Purpose and Intent

This zone allows for the development of commercial within a single zone. Approximately 21.8± Acres are proposed to be used for commercial.

5.1.3 Entry Sequence

The entry into the site shall be planned to provide a strong entry statement including signage and enhanced landscaping. Landscape areas shall provide appropriate view triangles at the entries onto the main road.

5.1.4 Site Development Standards

a. Setbacks

Minimum setback from any structure to any property line is 15'

b. FAR

The floor area ratio shall not exceed .85

c. Building Height

Maximum building height shall be 45'

d. Lot Standards

The shall be no minimum lot standards

e. Lighting

Lighting shall be of similar design throughout the development and be to City of Vallejo Public Works standards.

5.1.5 Grading Standards

Maximum grades for parking lots shall be 3%, excluding access drives.

5.1.6 Parking Standards

Standard parking stalls shall be a minimum of 9 feet by 18 feet. A 2-foot reduction in length is permitted when the vehicle front overhangs a minimum 6' wide pedestrian walk or landscaped area.

Compact parking stalls shall be a minimum 8 feet by 16 feet. A 2-foot reduction in length is permitted when the vehicle front overhangs a minimum 6' wide pedestrian walk or landscaped area. 35% of the total stalls can be compact.

Parking shall be designed to a minimum of City of Vallejo standards: 4 parking spaces per 1000 square feet of retail, commercial or office.

Landscape of the parking lot shall be designed in such a way as to reduce the impact of the parking pavement. This can be achieved with screen plantings, low walls, berms and planted islands. Shade shall be provided for throughout the parking lot.

Trees shall be planted at 15-gallon size minimum.

A landscape planter will be provided at the ends of all parking rows.

Parking configurations shall provide for safe pedestrian circulation. Pedestrian links to major buildings shall be encouraged.

ADA accessible parking stalls will be provided in accordance with California Building Code.

5.1.7 Access Drives

Access drives shall line up with adjacent roadways and drives. They shall be appropriately marked to minimize traffic hazards.

5.1.8 Loading Areas and Refuse Areas

Loading areas shall try to be screened from view from streets, driveways, adjacent buildings and pedestrian ways. Loading areas shall be screened with plantings or architectural elements. Architectural screening shall be constructed of the same materials as the building it serves. All Loading areas will be designed so that no service vehicles will disrupt traffic flow on or off the site.

No loading or unloading in non-designated areas.

Refuse areas shall be screened from view with a wall. Screen wall materials and colors shall complement the adjacent buildings. See Section 5 for wall materials.

No loading or refuse area shall extend into a setback area.

SECTION 6: LANDSCAPE DEVELOPMENT STANDARDS

This section provides development standards for landscape as part of the Fairview at Northgate Master Plan.

6.1 GENERAL GUIDELINES

The landscape of the Master Plan shall be a unifying element to the overall design of the project. It will help to promote views into the open space, screen elements, reduce auto and pedestrian conflicts and direct pedestrians to their destinations within the project.

6.2 PLANT SELECTION

6.2.1 Residential Plant Palette

TREES:

- | | |
|------------------------------|-----------------|
| Malus pumila ‘Anna’ | Apple |
| Olea europaea ‘Monher’ | Fruitless Olive |
| Prunus armeniaca ‘Blenheim’ | Apricot |
| Prunus avium ‘Royal Crimson’ | Cherry |
| Prunus salicina ‘Santa Rosa’ | Plum |
| Quercus lobata | Valley Oak |



Malus pumila ‘Anna’
Apple

SHRUBS:

- | | |
|---------------------------------|-------------------|
| Feijoa sellowiana | Pineapple Guava |
| Hesperaloe parviflora | Red Yucca |
| Juncus patens ‘Elk Blue’ | Gray Rush |
| Lavendula angustifolia | English Lavender |
| Lomandra longifolia ‘Breeze’ | Mat Rush |
| Malus pumila: espalier | Apple |
| Punica granatum ‘Nana’ | Dwarf Pomegranate |
| Punica granatum ‘Wonderful’ | Pomegranate |
| Rosmarinus officinalis | Rosemary |
| Thymus vulagris | Thyme |
| Vaccinium ‘Misty’ | Blueberry Bush |
| Vitis californica ‘Roger’s Red’ | California Grape |
| Vitis vinifera ‘Ruby Seedless’ | Table Grape |



Vitis vinifera ‘Ruby Seedless’
Table Grape

6.2.2 Commercial Plant Palette

TREES:

Acer buergerianum	Trident Maple
Celtis sinensis	Chinese Hackberry
Fraxinus angustifolia 'Raywood'	Raywood Ash
Ginko biloba (male)	Ginko
Olea europaea 'Monher'	Fruitless Olive
Tilia tomentosa	Silver Linden
Zelkova serrata	Zelkova



Olea europaea 'Monher'
Fruitless Olive

SHRUBS:

Agava attenuata	Soft Agave
Chondropetalum elephantinum	Large Cape Rush
Dietes grandiflora	Fortnight Lily
Frangula californica 'Mound San Bruno'	Mound San Bruno Coffee
Hesperaloe parviflora	Red Yucca
Juncuc patens 'Elk Blue'	Gray Rush
Lantana montevidensis	Lantana
Leymus condensatus	Giant Wildrye
Lomandra longifolia 'Breeze'	Mat Rush
Punica granatum 'Nana'	Dwarf Pomegranate
Salvia x 'Bee's Bliss'	Bee's Bliss Sage
Senecio mandraliscae	Blue Chalk Sticks
Teucrium fruticans 'Compactum'	Bush Germander
Zauschneria californica	California Fuschia



Dietes grandiflora
Fortnight Lily

6.2.3 Open Space Plant Palette

TREES:

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

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



Aesculus californica
 California Buckeye

SHRUBS:

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

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



Diplacus aurantiacus
 Sticky Monkey Flower

6.3 EXTERIOR WALLS AND FENCES

Walls and fences provide separation, delineate property lines, and can also provide places to sit. There will be several types of walls and fences that shall be proposed within the development. A list is provided within this document. Attached images are conceptual and will be refined in final design.

6.3.1 Residential Screen Fence

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

**6.3.2 Residential View Fence**

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

**6.3.3 Low Wire Mesh Fence**

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



6.3.4 Special Screen Fence

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

**6.3.5 Open Space Split Rail Fence**

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

**6.3.6 Commercial Low Walls**

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

6.4 SITE FURNITURE

Site furniture such as benches, tables, chairs, barbecues, fire pits, postal boxes, trash receptacles, umbrellas and bicycle racks shall be incorporated into the overall planning of the commercial development. Attached images are conceptual and will be refined in final design.

6.4.1 Benches

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



6.4.2 Stone Markers

Concrete stone markers to indicate Pedestrian Paths or Vehicular Entrances.



6.4.3 Tables and Chairs

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



6.4.4 Picnic Tables

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



6.5 WALKWAYS AND PATHS

Walkways and paths shall connect through the residential development and offer pedestrian access from the residential development to the commercial development. Walkways shall be a minimum of 5 feet. Walkways in front of retail and commercial entrances shall be a minimum of 12 feet. Design elements, columns and other street furniture can encroach on this so long as a clear walkway not less than 8 feet is maintained. Walks should have a variety of colors and or patterns to reinforce the building massing, entry conditions or a special function area such as a park.

6.6 LIGHTING

Lighting shall be provided for walkway areas, parking areas, as landscape accents, for storefront displays and entryways, and for building accents. Lighting fixtures should be designed for their specific purpose and may be wall mounted, pole mounted, light bollards, recessed or suspended as appropriate.

Uniformity of design style is required on the commercial buildings and standard streetlights. Streetlights do not need to match between the residential and commercial areas. Street lights will be designed to City Standards based off of Section 3.1.5 in the 2011 City of Vallejo Standards Specifications and Standard Drawings.

There will be lights on all the houses to help illuminate the north/south paseos and alleys. Bollard lights will be placed on the east/west paseos for illumination. Street lights along Turner Parkway will illuminate the proposed meandering path. The open space and the trail adjacent to it will be unlit to discourage night time activity.



6.7 SIGNAGE

Signage is proposed for the commercial portion of this Master Plan. There will be two types of signs on the project, a pylon sign and a sign affixed to the building face.

Signage is proposed to be attractive and easily viewed. It shall be seen from the freeway and from the surrounding roads.

Refer to Vallejo Municipal Code Section 16.64 for sign requirements.

6.8 POCKET PARKS

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

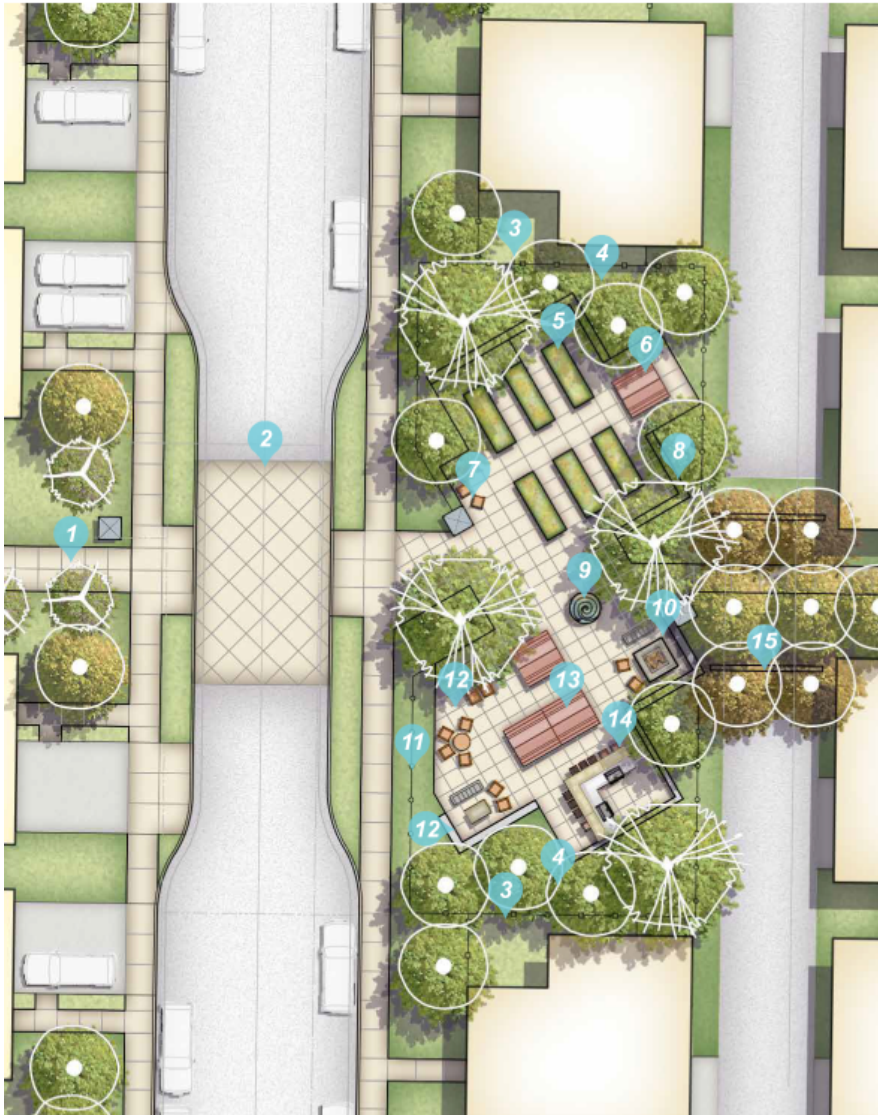
6.8.1 Eastern Residential Play Park

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



6.8.2 Western Residential Community Park

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



- 1 Pedestrian connection to linear park
- 2 Bulbout and stamped asphalt at crossing
- 3 Screen fence, typ.
- 4 Landscape buffer adjacent to homes, both sides
- 5 Community garden with raised planter beds
- 6 Picnic table
- 7 Small group lounge seating area
- 8 Seatwalls, typ.
- 9 Focal Point: Sculpture, potted plant, or
- 10 Fire pit community space
- 11 View fence, typ.
- 12 Large group lounge seating
- 13 Large group dining
- 14 Grilling island with bar-height seating
- 15 Special Screen Fence

SECTION 7: ARCHITECTURE DEVELOPMENT STANDARDS

This section provides the development standards for the architecture as part of the Fairview at Northgate Master Plan.

7.1 GENERAL GUIDELINES

7.1.1 Architectural Styles

Architectural Character: Wine Country Agrarian

The architectural character of the residential, commercial, and retail buildings of the Fairview at Northgate Master Plan draws on the project site's proximity to California's wine country and the community's Harvest theme. The guidelines and standards in the following sections are provided to help guide the development and maintenance of future residential, commercial, and retail buildings of Fairview at Northgate. Building elevation and floor plan examples for Residential Single Family Homes and Cluster Homes are provided in sections 7.3 and 7.4 for reference.

7.2 SINGLE FAMILY HOMES AND CLUSTER HOMES

7.2.1 Development Guidelines and Standards

a. Building Massing

- Variety in building massing and form is encouraged to provide diversity and visual interest to the neighborhood street scene. The following recommendations are encouraged when designing the residential homes of Fairview at Northgate:
 - o Articulation of wall planes
 - o Projections and recesses to provide shadow and depth
 - o Simple forms representative of the building's floor plan
 - o Combinations of one or two story forms
- Building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.
- Residential design should provide articulation and detail to the rear and side of the dwelling when adjacent to public spaces within the community.

b. Main Entrances/Porches

- Residential entries, whether front or side entry, that face a street or lane shall be articulated as a focal point of the front elevation through the use of elements that reflect a Wine Country Agrarian character. Elements within this character for consideration include:
 - o Covered Porch/Entry way
 - o Trellis
 - o Recessed entry

c. Roofs

- Roof design and treatment should be varied to provide visual interest to the neighborhood roofscape. This can be achieved through varied roof forms and rooflines. The following roof guidelines and standards help promote an engaging roofscape within the Wine Country Agrarian character.
 - o Pitched roof form: Hip, gable, cross-gable, shed. Gambrel and Mansard roof forms are prohibited.
 - o Multiple plate height are encouraged where applicable.
 - o A variety of roof colors and materials are encouraged and may include concrete tiles and shakes.

d. Window Openings

- Windows are important elements to the building design as they provide both elevation articulation and privacy and openness for the inhabitants. The window guidelines and standards below ensure quality building design and balance between public and private interface.
 - o Window types: Single hung and casement windows; windows with horizontal grid may be appropriate.
 - o Window trim elements may be stucco, pre-cast, or wood.
 - Stucco finished trim elements, when used, shall be sand or smooth finish.
 - o Aluminum or vinyl frame windows should be appropriately colored to match or complement the house or trim colors for each color scheme.
 - o Reflective glass is prohibited.
 - o Shape and size of shutters, when used, should be proportionate to the window opening.

e. Garage Doors

- The overall design of the building's front elevation should de-emphasize garage doors facing the street to promote a pedestrian friendly streetscape. Examples of techniques that may be used include:
 - o Garage door recesses into surrounding wall planes.
 - o Roof form/vertical wall plan articulation where garage is located.
 - o Architecture forward design that shows either a covered entry/porch or habitable space located forward of the garage door.

f. Exterior Materials and Colors

- Exterior building materials and colors provide variety and richness to a building's design. To ensure the residential homes of Fairview at Northgate achieve the desired Wine Country Agrarian character style and reflect quality design the following guidelines and standards apply:
 - o All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety.
 - o Colors and materials changes shall occur at inside corners. Materials applied to any elevation shall turn the outside corner of the building and end at a logical termination point related to rooflines or building massing when they are available.
 - o Any field color used at the base of the building shall continue down to the finish grade.
 - Likewise, where masonry or stone veneer is used at the base of the building, the visible wall surface below the level of the weep screed, shall be painted a color that closely matches the masonry color directly above.
 - o Exterior materials can include, but is not limited to:
 - Stucco
 - Stone Veneer
 - Cementitious Lap Siding
 - Cementitious Board and Batt Siding

g. Architectural Detailing

- Detail elements such as shutters, eave brackets, corbels, exposed rafter ends or cross beams should be used to provide visual interest and richness to elevations.
- Exposed gutters and downspouts should be colored to match or complement the surface to which they are attached.

7.2.2 SINGLE FAMILY HOME TYPICAL EXAMPLE

Front Elevation 1C

7.2.3 CLUSTER HOME TYPICAL EXAMPLE

Front Elevation 1A

7.3 COMMERCIAL STANDARDS

7.3.1 Development Guidelines and Standards

a. Building Massing

Variations in the building form should be used to add interest and break up long wall planes. Suggested techniques include stepping the building height, furring out walls to create offsets in plane, adding reveals to wall surfaces, and insets or other variations in plan. Long facades should be designed with sufficient building articulation and landscaping to break them up into smaller visual elements.

b. Entrances

Provide clearly defined building entries that are in scale with the proposed project, and that relate directly to the street frontage wherever possible.

c. Overhead Design Elements

Awnings, trellises or canopies are encouraged above windows, doors, and entrances to provide shade and architectural relief. Variation in parapet height can add some visual interest

d. Exterior Wall Materials

Building facades should feature high-quality materials and coordinated colors. Most design motifs should utilize multiple materials, color and textures, in a coordinated way. Materials on buildings should be varied in order to create patterns and break up larger masses into smaller forms. Colors should be used to articulate building design as is consistent with the design motif.

e. Architectural Detailing

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

7.3.2 TYPICAL EXAMPLES



SECTION 8: OPEN SPACE

The natural open space in Fairview at Northgate is located between the proposed residential and commercial development. It is approximately 5.7 Acres and will be fenced and posted to prevent trespassing.

8.1 TRAILS

There will be a trail system that is outside of the open space but overlooks and complements it.

8.2 EROSION CONTROL

Erosion control standards shall be placed on all disturbed lands adjacent to the open space. The open space is not to be disturbed. All cut and fill slopes steeper than 5:1 shall be planted with erosion control measures.

8.3 FIRE MANAGEMENT

The open space can be accessed by fire on both the residential side and the commercial side of the project as well as from Turner Parkway.

8.4 WILDLIFE MANAGEMENT

The open space site shall promote and protect wildlife.

8.5 PRESERVATION

The open space shall preserve existing vegetation in its current condition.

SECTION 9: CONCLUSION

Fairview at Northgate will be a comprehensive development as laid out in this Master Plan. It will develop under the overall theme that has been established within this document.



APPENDIX A**COMMERCIAL USES:****PERMITTED USES:**

- a. Regionally-oriented retail uses including but not limited to:
 - Auto Dealership/Sales
 - Car Wash
 - Discount Center
 - Gas Station
 - Factory Store
 - Furniture Outlet
 - Home Improvement Center
 - Promotional Center
 - Warehouse Club

- b. Community-serving retail uses including but not limited to:
 - Appliance Store
 - Art Gallery/Supply Store
 - Auto Parts
 - Bakery
 - Bicycle Shop
 - Book Store
 - Clothing/Apparel/Accessories Store
 - Day Care
 - Drug Store
 - Electronics/Computers
 - Floor Coverings Store
 - Florist/Plant Shop
 - General Merchandise Store
 - Gift Shop
 - Grocery/Food Store
 - Hardware Store
 - Hobby Shop
 - Home Furnishings
 - Home Appliances
 - Jewelry Store
 - Liquor Store
 - Music Store
 - Newspapers and Magazines
 - Paint, Glass and Wallpaper Store
 - Party Supplies
 - Pet Supplies
 - Photographic Supply Store
 - Picture Framing Shop
 - Shoe Store
 - Sporting Goods
 - Stationary and Office Supplies

Specialty Food/Grocery/Supermarket Store
Toy Store
Variety Store

c. Business/professional offices and service establishments including but not limited to:

Administrative Office
Bank, Savings and Loan, Credit Union and Other Financial Institutions
Barber/Beauty Shop/Nail Salon
Copying and Printing
Dry Cleaner (No plant permitted on premises)
Employment Agency
Formal Ware - Rental
In-Patient and Out-Patient Health Facilities (licensed)
Locksmith
Medical Clinic/Office
Photographic Studio
Professional Offices including: Accounting, Architectural, Dental, Engineering, Legal, etc.
Real Estate/Title Office
Shoe Repair
Tailor
Technology Access Center
Tele-Commuting Center
Travel Agency
Watch and Clock Repair

d. Eating, drinking and entertainment establishments including but not limited to:

Bagel Shop/Bakery
Bar/Cocktail Lounge
Cafe
Coffee House
Delicatessen
Fast Food Restaurant with Drive-Through
Ice Cream/Yogurt
Micro-Brewery
Restaurant - Full Service, Sit Down and Take-Out permitted - Outdoor dining permitted
Theater - Indoor (Including Dinner, Live Play, etc.)

CONDITIONAL USES:

Animal Sales and Services
Community Center
Dance Floor
Day Care Center
Hotel/Motel
Lodge Hall
Pet Day Care/Boarding
Video Arcade

TEMPORARY USES:

- Arts and Crafts Fair
- Carnival
- Christmas Tree Sales
- Farmers Market
- Festival/Street Fair
- Parking Lot Sales
- Sidewalk Sales
- Temporary Construction Trailer