



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

June 19, 2019

Mr. Jeb Elmore  
Vallejo-Fairfield Developers, LLC  
9216 Kiefer Boulevard  
Sacramento, California 95826

Via email: [Jeb.Elmore@lewismc.com](mailto:Jeb.Elmore@lewismc.com)

**RE:** Fairview at Northgate: Application Completeness Review –  
Third Review: Tentative Map #17-0002, Planned Development #17-007,  
Second Review: Major Use Permit #18-0007

Dear Mr. Elmore:

The City of Vallejo (City) has reviewed the third submittal of the Tentative Map (TM) and Planned Development (PD) applications and the second submittal of the Major Use Permit (UP) applications for the Fairview at Northgate project submitted on May 20, 2019. In compliance with Government Code §65943, this letter is to inform you that based on our review of your submitted application, the application is considered **COMPLETE** for processing.

### ***Anticipated Entitlements***

The following items will not be required for completeness, but must be submitted for City review prior to tentative map (TM) and master plan (PD) approval:

1. A copy of every restrictive covenant proposed (Section 15.08.030D(4)). For this project, this includes draft HOA information documents and covenants, conditions, and restrictions (CC&Rs) for the residential portion of the project and any CC&Rs for the retail portion of the project (presumably between Costco and the Lewis retail development). (Previously #15)
2. The dedication of land, the payment of fees in lieu thereof, or a combination of both, for parks and recreation facilities, shall be required for all residential subdivisions (Section 15.06.220) Parks and Recreation land). The applicant shall submit verification that the project will meet this requirement from the Greater Vallejo Recreation District (GVRD). (Previously #16)

Aside from those referenced above, the following entitlements will be required based on the information the applicant has provided to date.

1. Unit Plan(s).

2. Final Map(s).
3. Signage Permit(s).
4. Zoning Map Amendment (ZMA#17-0001) – Zoning changes are exempt from the Permit Streamlining Act, so it is not a matter for completeness. The Planning Division acknowledges receipt of the proposed Zoning Map Amendment in both the first and second submittals. We look forward to working with the applicant to address any zoning related issues via Zoning Map Amendment or the City's Interim Zoning Policy, as deemed most appropriate.
5. Conditional Building Permit for Costco – The Planning Division understands that the applicant intends to pursue a conditional building permit. Please note that processing of the Unit Plan and Major Use Permit for the proposed Costco parcel are critical prior to this step.

### ***Preliminary Review Comments***

As you are aware, the review stage follows a completeness determination. As such, some of the departments as well as the Vallejo Flood & Wastewater District (VFWD) were able to provide preliminary review comments as part of their efforts to establish completeness, which have been provided below. These are preliminary comments only and do not represent all or a totality of the comments anticipated during the review process, but may be helpful to continue your progress towards a set of applications ready for review by the Planning Commission.

#### *Planning Division*

Please see Attachment E for preliminary review comments based on the Planning Division's review of the May 20, 2019 submittal.

#### *Public Works-Engineering Division*

A listing of code requirements and project conditions are provided as Attachment A. In most cases, the applicant will be required to demonstrate it has satisfied or complied with these items in order to receive approvals. Note that this same Attachment A was included with the October 31, 2018 letter on the second submittal of the TM and PD applications.

#### *Water Department*

The Water Department provided the following preliminary review comments:

1. The 2" line from the fire service to the Costco will need to be deleted or connected to the meter (shall not tie into fire service).
2. Please indicate irrigation meter, waterlines, or connections to the main.
3. The plans do not show water connections for buildings adjacent to Turner Parkway. (Indicating at least a connection to the main and meter would provide for design flexibility.)

#### *Fire Department*

The third submittal contains all elements needed for review the applications. There are no further items needed for completeness.

As part of Final Map review and or Building Permit Issuance, see attached comments from Fire Department (Attachment B). Attachment B has undergone minor updates since the October 31, 2018 letter.

*Vallejo Flood and Wastewater District (VFWD)*

VFWD provided the following preliminary review comments.

1. The applicant will be required to provide access and a SS easement for maintenance of public utilities. As the applicant and VFWD continues to discuss the extent and design of the relocation of the existing SS main, the applicant will be required to provide an exhibit showing the SS easement and how access will be provided for VFWD to the existing or relocated SS main for VFWD's concurrence and approval during the review stage of TM application. On PD Sheets C.6.0 and C.6.1, please identify public vs. private SS and SD utilities by using different line types to clarify both ownership and maintenance responsibilities. Only mains within easements shall be public.
2. Please TV the existing SS main to determine if replacement is necessary, if not in suitable condition.

The following items are required at a later stage (as indicated for each item below), but are listed for the applicant's reference:

1. Fill out the Pre-treatment Questionnaire, which can be found online at this link: [https://www.vallejowastewater.org/Site\\_PDFs/Pretreatment\\_Questionnaire\\_2017.pdf](https://www.vallejowastewater.org/Site_PDFs/Pretreatment_Questionnaire_2017.pdf).
2. Plan Review Fee must be paid prior to obtaining a connection permit.
3. Sanitary Sewer Information form must be complete and District SS & SD Connection Fees must be paid in order to construct SS and SD lines.
4. Construction of SS and SD must be complete before a Building Permit will be issued. VFWD Plan Check must be complete and deemed approved prior to Final Map approval.

*PG&E*

PG&E provided two letters in response to the second submittal, which are provided as Attachments C & D respectively. Please note that the City did not circulate the third submittal for additional review.

**Conclusion**

The City of Vallejo values your investment in the community and in pursuing development of this opportunity site. With application completeness achieved, we look forward to beginning the project review in earnest with a goal of presenting the aforementioned applications to the Planning Commission in conjunction with the EIR in the coming months (December 2019-February 2020).

In the meantime, please do not hesitate to contact me with any questions or if you need additional information at [alea.gage@cityofvallejo.com](mailto:alea.gage@cityofvallejo.com) or at (707) 649-5454.

Sincerely,

A handwritten signature in cursive script that reads "Alea Gage".

Alea Gage  
Economic Development Project Manager

ATTACHMENT A

**OFFICE OF THE DIRECTOR OF PUBLIC WORKS  
ENGINEERING DIVISION  
VALLEJO, CALIFORNIA  
October 29, 2018**

SUBJECT: Fairview at Northgate AKA Cooke Property  
LOCATION: Admiral Callaghan Lane and Turner Parkway  
PERMIT: TM17-0002, PD 17-0007 and CTA17-0007  
APN: 0081-490-010  
FROM: Jeanine Jackson, Associate Engineer  
TO: Alea Gage, Project Manager  
THRU: Melissa Tigbao, City Engineer

This attachment describes project requirements not pertaining to completeness. These items can either be provided later in the process (as specified) or are a listing of code requirements and anticipated project conditions. They are provided so that the applicant can benefit from having this information early in the review process.

**The following items are required prior to Building permit issuance.**

1. a) Prior to issuance of permits for building, site improvements, or landscaping, applicant shall submit a permit application consistent with the applicant's approved Stormwater Control Plan (SWCP), and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMP's, permanent source control BMP's, and other features that control stormwater flow and potential stormwater pollutants. The permit application shall include a completed "Stormwater Control Plan Checklist" as described in the C.3 Guidebook, and a detailed draft Stormwater BMP Operation and Maintenance Plan consistent with the general O&M plan included in the applicant's approved Stormwater Control Plan. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in Chapter 6 of the C.3 Guidebook.
- b) Applicant shall pay all associated fees for C.3 Plan Check and Inspection per the City's Master Fee Schedule.
2. Prior to Building Permit Issuance, responsibility and funding mechanism for Admiral Callaghan Lane road widening and PG&E undergrounding shall be clarified by the Northgate Area Fee District No. 94-1.

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3. Prior to recordation of Parcel Map annex the entire property to Northgate Landscape Maintenance district.
4. Soil and Geology: Submit a comprehensive soil and geotechnical evaluation, subject to a 3<sup>rd</sup> party review by a competent soil and geological professional selected by the City. Applicant shall advance the cost of 3<sup>rd</sup> party review to City of Vallejo. Preliminary study that has been submitted is not sufficient.
5. Prior to recordation of parcel map provide common access, parking, utility and drainage easements among commercial parcels.
6. On parcel map show ownership of open space parcel and identify funding mechanism for maintenance of open space, parks street trees, landscaping, street lights, etc.

**Applicant shall adhere to the following (but not limited to) standard conditions on detailed project construction plans:**

- PW1. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).
- PW2. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7–A).
- PW3. **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).
- PW4. **ON-SITE SOILS ENGINEER.** Per the requirements of a **Public Works Grading Permit**, the project geologist or soils engineer and necessary soils testing equipment must be present on site during grading operations. 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).
- PW5. **DUST AND EROSION CONTROL.** Applicant to submit an Erosion and Sediment Control Plan as a part of the Building Permit Application. All dust and erosion

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control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).

- PW6. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the **Department of Public Works** for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (COV, Regulations & Standard Specifications, 2011, Section 2.4.1).
- PW7. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section 10.04.260).
- PW8. **STREET EXCAVATION PERMIT.** Applicant shall 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).
- PW9. **ENCROACHMENT PERMIT.** Prior to issuance of Building Permit, applicant shall obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Section 10.16).
- PW10. **TRAFFIC CONTROL PLAN.** Prior to start of construction; applicant shall submit a traffic control plan to the **Department of Public Works** for review and approval. (CA MUTCD).
- PW11. **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).
- PW12. **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)
- PW13. **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.
- PW14. **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).

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PW15.**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).

PW16.**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 part 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).

PW17.**SIGNAL INTERCONNECT CABLES.** There may be fiber optic and /or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be replaced by the contractor unless otherwise authorized by the City Engineer.

PW18.**ADA COMPLIANCE WITHIN CITY ROW.** In order to ensure ADA compliance within any and all City ROW, ADA compliance will be addressed in accordance to the state government and federal codes: HEALTH AND SAFETY CODE DIVISION 13 PART 5.5. ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS [19955 - 19959.5] (Part 5.5 added by Stats. 1969, Ch. 1560.)

[http://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=HSC&division=13.&title=&part=5.5.&chapter=&article=](http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=5.5.&chapter=&article=)

GOVERNMENT CODE DIVISION 5 CHAPTER 7 ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS [4450 – 4461] (Chapter 7 added by Stats. 1968, Ch. 261.)

[http://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article=](http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article=)

FEDERAL

THE AMERICAN WITH DISABILITIES ACT OF 1990

[https://www.ada.gov/2010\\_regs.htm](https://www.ada.gov/2010_regs.htm)





Fire Prevention Division • 970 Nimitz Ave., Second Floor • Vallejo • CA • 94592 • 707.648.4565


**Plan Review and Conditional Approval**

September 20, 2017   Updated 10/18/18   Updated 1/9/18   Updated 5/30/19

Project: **FAIRVIEW AT NORTHGATE, VALLEJO**

Permit Number: TM17-0002, PD17-0007 & UP18-0007

Site Address: 873 Admiral Callaghan Lane - APN 0081-490-010

 **VALLEJO FIRE DEPARTMENT  
APPROVED WITH CONDITIONS**  
BY: VINCE  
DATE: 5-30-19

Owner/Applicant: Frank Toller Trust, 1312 Oak Ave. Saint Helena CA 94574 - Vallejo Fairview Developers, 925-225-0690, [jtempleton@msce.com](mailto:jtempleton@msce.com)

Planner: Alea Gage [Alea.Gage@cityofvallejo.net](mailto:Alea.Gage@cityofvallejo.net) (650) 759-5999

**Description of Work;** New Development: 178 New Single Family Homes, 180,000 SQ.FT. of new commercial buildings with a motor vehicle fuel dispensing station.

**Occupancy Group Classification;** Mercantile, Storage, Hazardous, Business, Assembly and Residential

The project plans have been reviewed with the information supplied. Subsequent plan submittals for review may be subject to additional requirements. Field inspections that discover fire/life safety issues may require additional revisions or alterations. Permits expire 1 year from issuance.

**Compliance Documents;** 2016 California Fire, Building Code and Applicable NFPA Standards.

**Conditions of Approval;** None.

**MERCHANTILE AND BUSINESS OCCUPANCIES - CODE REQUIRMENTS:**

**Access and Water Supply;**

- 1) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface.
- 2) All access roads shall be installed and maintained serviceable prior to and during combustible construction.
- 3) Access roads shall have an unobstructed width of not less than 20' with a maximum grade of 15%. Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.



- 4) All vehicle access gates shall be equipped with a Knox Key switch or pad lock. Contact the Fire Department at 707-648-4546 or visit [www.knoxbox.com](http://www.knoxbox.com) for further information.
- 5) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards or shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such areas shall be determined prior to final inspection.
- 6) Submit plans and obtain permit from the Fire Department for new fire service main and fire hydrants.
- 7) Approved impact protection shall be installed as necessary to protect hydrants from vehicular impact. Such measures shall be provided to the Fire Prevention Bureau for review and approval prior to final inspection. The building owner shall be responsible for painting of hydrants, verifying street valves are fully open and the placement of blue reflective dots prior to requesting a final inspection. Maintenance, inspection and testing of private hydrants are the responsibility of the property owner. Private hydrants shall be painted red.
- 8) All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the fire department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment.
- 9) The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.
- 10) Prior to final Inspection, in accordance with the 2016 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
- 11) A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency fire department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 648-4565
- 12) Keys for the Knox Box entry system required by the fire department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. "MASTER" or "MECHANICAL ROOM".

**Building Identification;**

- 13) Prior to final inspection, in accordance with the 2016 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

**Building Fire Extinguishers;**

- 14) Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the fire department. Hazardous areas will require increased sizing of fire extinguishers.
- 15) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection sign-off.

**Automatic Fire Extinguishing Systems;**

- 16) An automatic fire sprinkler system is required for this building. Please submit 2 sets of plans and calculations to the Fire Marshal's Office and obtain permit prior to installation. Please note the density of the system must be compatible with the occupancy classification. The plan review and permit fee is \$567 plus \$6 per head. This is a separate submittal to the Fire Department.
- 17) All fire-sprinkler systems shall be designed and installed in accordance with NFPA Standard 13, and the California Fire and Building Code.
- 18) The Fire Department Connection (FDC) and (PIV) shall be located within 100 feet of the nearest fire hydrant and approved by the fire department. The FDC shall be labeled with the building address.
- 19) If cooking is proposed, provide an approved automatic fire extinguishing system to protect all cooking equipment. A permit is required from the Fire Marshal's office for fixed fire extinguishing systems. Please submit 2 sets of plans for review and approval. Design and system calculations shall be prepared by a licensed C-16 Contractor.

**Fire Flow and Water Service;**

- 20) Fire-Flow requirements for buildings shall be in accordance with the 2016 California Fire Code.
- 21) An underground fire service main and fire hydrants are required for this building. Please submit 2 sets of plans for the underground fire service main for review and permitting requirements. The plan review and permit fee is \$637. This is a separate deferred submittal to the Fire Department.

**Building Fire Alarm and Monitoring Systems;**

- 20) An approved fire alarm system shall be designed and installed as specified in the 2016 California Fire Code, California Building Code, NFPA 72, and the National Electrical Code as amended by the State of California and local ordinances. Please submit 2 sets of fire alarm plans and obtain permit from the Fire Marshal's Office prior to installation. Please include listed device selections cut sheets. Fire alarm system must be designed and installed by a C-10 Licensed Contractor or be certified as a Fire/Life Safety Technician on all systems that exceed 100VA. Approved audible and visual notification devices shall be connected to every automatic sprinkler system to alert occupants upon activation within each separate occupancy. Audible alarm devices shall also be provided on the exterior of the building in an approved location.

A minimum of one smoke detector listed for the intended purpose shall be installed in the following areas:

- a. Mechanical equipment, electrical, transformer, telephone equipment, elevator machine or similar rooms.
- b. The main return and exhaust air plenum of each air-conditioning system serving more than one story and located in a serviceable area downstream of the last duct inlet.

The plan review and permit fee is \$598 plus \$6 for each device.

An automatic smoke detection system shall be installed throughout high-piled combustible storage areas - Review commodity classification 2016 CFC Table 3206.2 for this requirement.

- 21) Smoke detection/dampers for HVAC systems shall be required as set forth in the Mechanical Code. Areas served by a single or multiple units exceeding 2000 CFM shall have detectors installed and supervised by the fire alarm system. Detectors shall not trip a general alarm. Detectors shall be self-restoring or a readily accessible manual reset shall be installed.

**Building Egress;**

- 22) Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
- 23) Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
- 24) In accordance with the 2016 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.

- 25) All buildings shall comply with the 2016 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
- 26) Provide a detailed means of egress, path of travel, exit plan prior to building permit approval. Due prior to Building Permit issuance.
- 27) Locking devices on exit doors shall conform to the 2016 California Fire Code Chapter 10, only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors. Panic hardware is required.
- 28) Maintain the width of the exit system; tables, chairs, merchandise storage systems and other devices shall not obstruct the means of egress along the path of exit travel based on the cumulative occupant load served. Maintain clear access to all exits at all times.

#### **Occupancy Separations;**

- 29) Occupancy separations (fire walls) are required. Please see Table 508.3 of the 2016 California Building Code for more information.

#### **Hazardous Materials Storage, High Pile Storage and Use;**

- 30) Outdoor storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare. All combustible material shall be stored separately from non-combustible material in piles with a minimum separation of six (6) feet and shall not exceed a height limit of twenty (20) feet.
- 31) Maintain indoor combustable storage at or below 12 feet in the warehouse storage area or the facility shall comply with all applicable sections of the 2016 California Fire Code with regards to High-Piled Combustible Storage. A permit is required for High Piled Combustible Storage from Vallejo Fire Department.
- 32) Smoke and Heat Removal; Smoke and heat vents or *mechanical smoke exhaust systems* shall be installed in the roofs of buildings or portions thereof occupied for the uses; Group F-1 or S-1 occupancy having more than 50,000 square feet of undivided area and in Buildings and portions thereof containing high-piled combustible stock or rack storage. This item is approved for a differed submittal. Due prior to final inspection. Please see the 2016 CFC, Chapter 9, Sections 909, 910 for further information. Review commodity classification in the 2016 CFC Table 3206.2 for this requirement.
- 33) Tire Storage shall be in accordance with the 2016 California Fire Code, Chapter 34. A separate permit is required from the Vallejo Fire Department prior to occupancy.
- 34) Hazardous Materials Business Plan Requirements. Any occupancy that will be conducting operations or storing materials that are hazardous will obtain the appropriate permits from the Solano County Department of Health prior to commencing business operations.

- 35) Material Data Safety Sheets (MSDS) covering all hazardous materials on site shall be readily available on the premises. Location of the MSDS sheets shall be posted in a conspicuous location approved by the Fire Prevention Division prior to sign-off of the final inspection.
- 36) NFPA 704 placard signs shall be posted at all hazardous material storage area's. Please indicate on the plans the location of all signage for review and approval by the Fire Prevention Division prior to final inspection.
- 36) Warning signs (NO SMOKING) are required per the California Fire Code.
- 37) All compressed gas cylinders shall be adequately secured to prevent falling or being knocked over. Fasteners used to secure cylinders shall be of non-combustible material. This requirement shall be reviewed and approved by the Fire Prevention Division prior to final inspection sign-off.
- 41) Provide "Roof Access" sign at roof ladder location.
- 42) All roof material shall be rated class "A" or better.

**MOTOR VEHICLE FUEL DISPENSING STATION - CODE REQUIREMENTS:**

- 1) All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways.
- 2) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface. The turning radius shall be determined by the fire official. Due prior to building permit issuance.
- 3) Access roads shall have an unobstructed width of not less than 20' with a maximum grade of 15%. Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.
- 4) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards and shall have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such area's shall be determined prior to final inspection.
- 5) All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the Fire Department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment. Please indicate on the plans these locations.
- 6) The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The

disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.

- 7) Rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs. Due prior to final inspection.
- 8) Approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers. Due prior to final inspection.
- 9) All roof material shall be rated class "A" or better.
- 10) Hazardous Materials Business Plan Requirements. Any occupancy that will be conducting operations or storing materials that are hazardous will obtain the appropriate permits from the Solano County Department of Health prior to commencing business operations.
- 11) All hazardous material underground storage tanks (Motor Fuel – Dispensing Facilities) shall comply with the 2016 California Fire Code Chapters 22, 27, and 34. Installation permits for underground storage tanks are required from Solano County Department of Health. Installation permits are required from the Vallejo Fire Department for all above ground storage tanks.
- 12) All hazardous material storage tanks shall be constructed and installed in accordance with nationally recognized standards and the manufacturer's instructions.
- 13) All hazardous material storage tanks shall be labeled and the content classification clearly indicated. Warning Labels, Identification Labels & Haz-Mat tanks shall comply with the 2016 California Fire Code secondary containment requirements. Compliance shall be confirmed by the Fire Prevention Division prior to sign-off of the final inspection.
- 14) Protection from Vehicles: Guard posts or other approved means shall be provided to protect tanks subject to vehicular damage in accordance with CFC §312. When guard posts are installed, posts shall be:

312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.

312.2 Posts. Guard posts shall comply with all of the following requirements:

- a. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
- b. Spaced not more than 4 feet (1219 mm) between posts on center.
- c. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
- d. Set with the top of the posts not less than 3 feet (914 mm) above ground.

e. Located not less than 3 feet (914 mm) from the protected object.

15) Emergency disconnect switches: An *approved*, clearly identified and readily accessible emergency disconnect switch shall be provided at an *approved* location to stop the transfer of material to the tank. The emergency disconnect switch shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from the material dispensers. Such devices shall be distinctly *labeled* as:

EMERGENCY SHUTOFF. Signs shall be provided in *approved* locations established during final inspection.

**Example;**

**IN CASE OF FIRE, SPILL OR RELEASE;**

- a. **USE EMERGENCY PUMP SHUTOFF**
- b. **REPORT THE ACCIDENT**
- c. **FIRE DEPARTMENT TELEPHONE NUMBER 911**
- d. **FACILITY ADDRESS; 4301 Sonoma BLVD**

16) Provide spill containment measures (Spill Kit) on site in safe accessible location. The Spill Kit material shall be compatible the material being stored. Training shall be provided to staff in accordance with 2016 California Fire Code. Due prior to final inspection.

17) Material Data Safety Sheets (MSDS) covering all hazardous materials on site shall be readily available on the premises. Location of the MSDS sheets shall be posted in a conspicuous location approved by the Fire Prevention Division prior to sign-off of the final inspection.

18) **Warning signs.** Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:

- 1. No smoking.
- 2. Shut off motor.
- 3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
- 4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
- 5. If a fire starts, do not remove nozzle-back away immediately.
- 6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
- 7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.

19) NFPA 704 placard signs shall be posted at all hazardous material storage area's and must be approved by the Fire Prevention Division during final inspection.

20) Provide one 4A20BC fire extinguisher not less than 10 feet or no more than 50 feet from any dispensers.

21) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top



of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background.

22) A separate Operational Permit is required from the Fire Department for the MOTOR VEHICLE FUEL DISPENSING STATION. Due prior to Building Permit issuance.

**ASSEMBLY OCCUPANCIES - CODE REQUIRMENTS:**

- 1) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface.
- 2) Access roads shall have an unobstructed width of not less than 20' (16' for single residential) with a maximum grade of 15%. Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.
- 3) All access roads shall be installed and maintained serviceable prior to and during combustible construction.
- 4) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards or shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such area's shall be determined prior to final inspection.
- 5) All fire protection equipment and building utilities including gas shut-off valves, and electrical service disconnects shall be located in a single area to allow use by the Fire Department without having to transit through a structure. In new construction, equipment should be located within an interior room having an exterior access door or in an exterior enclosure attached to the building, specifically for the purpose of housing such equipment.
- 6) The building electrical service disconnecting means shall be installed in a readily accessible location either outside the building or nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device without requiring transit of the building interior.
- 7) Prior to final Inspection, in accrodance with the 2016 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
- 8) A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency Fire Department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 658-4565 or visit [www.knoxbox.com](http://www.knoxbox.com)

- 9) Keys for the Knox Box entry system required by the Fire Department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. "MASTER" or "MECHANICAL ROOM".
- 10) Prior to final inspection, in accordance with the 2016 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
- 11) Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.
- 12) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection.
- 13) If cooking is proposed provide an approved automatic fire extinguishing system to protect all cooking equipment. A permit is required from the Fire Marshal's office for fixed fire extinguishing systems. Please submit 2 sets of plans for review and approval. Design and system calculations shall be prepared by a licensed C-16 Contractor.
- 14) Activation of the (kitchen) fixed fire extinguishing system shall activate the fire sprinkler monitoring system alarm.
- 15) Smoke detection/dampers for HVAC systems shall be required as set forth in the Mechanical Code. Areas served by a single or multiple units exceeding 2000 CFM shall have detectors installed and supervised by the fire alarm system. Detectors shall not trip a general alarm. Detectors shall be self-restoring or a readily accessible manual reset shall be installed.
- 16) An automatic fire sprinkler system is required for the proposed building. Please submit 2 sets of plans and calculations to the Fire Marshal's Office and obtain permit prior to installation. Please note the density of the system must be compatible with the occupancy classification and designed in accordance with NFPA 13.
- 17) Prior to final inspection an approved fire sprinkler monitoring system shall be designed and installed as specified in the 2016 California Fire Code and NFPA 72. Please submit 2 sets of fire alarm monitoring plans and obtain permit from the Fire Marshal's Office prior to installation. Please include listed device selections cut sheets.
- 18) A fire alarm system may be required based on the 2016 California Fire Code requirements.
- 19) Approved impact protection shall be installed as necessary to protect fire hydrants from vehicular impact.

- 20) The building owner shall be responsible for painting of private hydrants, verifying street valves are fully open and the placement of blue reflective dots prior to requesting a final inspection. Maintenance, inspection and testing of private hydrants are the responsibility of the property owner. Private hydrants shall be painted yellow.
- 21) Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
- 22) Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
- 23) In accordance with the 2016 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.
- 24) All buildings shall comply with the 2016 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
- 25) Panic hardware is required at all exits.
- 26) Post an occupant load sign in a conspicuous place near the main exit from all rooms designated as "Assembly Areas". The sign shall read as follows;

Maximum Occupants;

General \_\_\_\_\_ (calculations shall be provided by the Architect)  
 Dining \_\_\_\_\_

- 27) Businesses will require an annual fire department permit for "Places of Assembly" A permit fee of \$318 will be due and payable annually.
- 28) All roof material shall be rated class "A" or better.

**RESIDENTIAL R-3 OCCUPANCIES - CODE REQUIREMENTS:**

The project plans have been reviewed with the information supplied. Subsequent plan submittals for review may be subject to additional requirements. Field inspections that discover fire/life safety issues may require additional revisions or alterations.

- 1) All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways. Fire Lanes shall be posted with all-weather no parking signs or RED CURBING. Locations shall be established prior to final inspection.
- 2) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface. The turning radius shall be determined by the fire official. Please indicate the turning radius for all turning approach areas.
- 3) Access roads shall have an unobstructed width of not less than 20' exclusive of parking (16' for single residential and (EVA)) with a maximum grade of 15%. Access roads shall have a minimum of 14' of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access. All access roads shall be installed and maintained serviceable prior to and during combustible construction.

- 4) Access roads that are fire lanes (EVA) shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards and shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates.
- 5) All vehicles access gates shall be equipped with both a Knox Keyswitch or Click to Enter System . Contact the fire department at 707-648-4546 or visit [www.knoxbox.com](http://www.knoxbox.com) for further information.
- 6) Fire-Flow requirements for buildings shall be in accordance with the 2016 California Fire Code Appendix B Please indicate on the improvement plans all fire flow requirements for this project.
- 7) Fire hydrants must be installed and approved by the fire department prior to combustible construction. Fire hydrants shall be spaced a maximum of 500 feet apart.
- 8) Approved impact protection shall be installed as necessary to protect hydrants from vehicular damage.
- 9) The contractor shall be responsible for painting of hydrants, verifying street valves are fully opened and the placement of blue reflective dots prior to requesting a final inspection.
- 10) NFPA 13D Automatic Fire Sprinkler systems are required in all new residential construction and will require adequate water pressure and GPM flow. Separate permits are required from the fire department for plan review and installation.
- 11) Prior to Final Inspection, in accordance with the 2016 California Fire Code, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for commercial) with a ½" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
- 12) Carbon monoxide detectors shall be installed in accordance with the manufacturers recommendations.
- 13) Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, interconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.

If you have any questions regarding these requirements, please feel free to contact this office at 707-648-4565. We strive to provide excellent customer service to your complete satisfaction.

An inspector from the Vallejo Fire Department must be present during all testing procedures.

If you have any questions regarding these requirements, please feel free to contact this office at 707-648-4565. We strive to provide excellent customer service to your complete satisfaction.



**Vince Sproete**  
Division Chief / Fire Prevention Manager  
Vallejo Fire Department



October 24, 2018

Alea Gage  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Gage,

Thank you for submitting TM17-0002, PD17-0007 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management



### Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)





Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.





## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



October 29, 2018

City of Vallejo  
c/o Alea Gage  
555 Santa Clara Street  
Vallejo, CA 94590

Re: Admiral Callaghan and Turner Parkway  
Fairview @ Northgate (Cooke Property) TM17-0002; PD17-0007

Dear Alea:

Thank you for giving us the opportunity to review your plans. The proposed Fairview @ Northgate (Cooke Property) TM17-0002; PD17-0007, dated August 2017, received October 24, 2018, is within the same vicinity of PG&E existing operating facilities. PG&E has existing underground gas transmission facilities running north to south within the proposed development. The facility is located closer to Admiral Callaghan Lane. As a reminder, please call Underground Service Alerts prior to operation to identify the said lines.

Please note that this is our preliminary review and reserve the right for future review as needed. If there are subsequent modifications made to your design, we ask that you resubmit your plans to the email address listed below.

Please contact PG&E's Service Planning department for any modification, relocation, and mapping requests or for any additional services you may require: [www.pge.com/cco](http://www.pge.com/cco).

If you have any questions regarding our response, please contact me at [jult@pge.com](mailto:jult@pge.com).

Sincerely,

Jose Antonio Lopez, Jr.  
Land Management  
925-328-6116

ATTACHMENT E

**PLANNING DIVISION  
VALLEJO, CALIFORNIA  
June 19, 2019**

SUBJECT: Fairview at Northgate AKA Cooke Property  
LOCATION Admiral Callaghan Lane and Turner Parkway  
PERMIT: TM17-0002, PD 17-0007, UP18-0007  
APN: 0081-490-010  
FROM: Aaron Sage, Principal Planner  
TO: Alea Gage, Project Manager

This attachment provides preliminary review comments from the Planning Division. They are provided so that the applicant can benefit from having this information early in the review process, though the comments provided herein are not comprehensive or exclusive of comments to be expected during the review process. The following comments would need to be addressed in advance of Planning Commission hearing.

1. Lotting Plan: The City recommends that a lotting study of the residential subdivision be prepared and submitted to the City for review. The lotting study is intended to show a conceptual building footprint and driveway for each residential lot in order to show that each of the lots meets the standards proposed in the Master Plan, including the minimum lot depth and width as well as front, side, and rear setbacks from the property line. Conceptual driveway locations should be shown to demonstrate that the driveway can be located on each lot without conflicts with other driveways, sidewalk bulb outs, and on street parking. (This exhibit would also be required for a future Unit Plan submittal that would include the residential portion of the project.)
2. Utility Plan for possible additional dry utilities.
  - a. Consider pre-wiring conduit for on-street electric vehicle charging in the residential portion and providing electric vehicle charging stations in the parking lots of the retail portion.
  - b. Consider incorporating fiber optic service into the utility plans for both the residential and retail portions of the site, as the City's Fiber Optic Network is adjacent to the project site.
3. Master Plan Refinements:
  - a. In Section 1.4, discuss significant views (e.g. Bay and mountains) from and/or across the site. Has any thought been given to preserving such views from the surrounding areas, and maximizing views from within the project? If so, this should be discussed somewhere in the plan.
  - b. In Section 4.1.3.f (residential setbacks), consider referring to the Vallejo Municipal Code (VMC) for more detailed language on setback encroachments.
  - c. Commercial Building Architecture – Section 7.1.1 states that “Wine Country Agrarian” is the style for the overall project, but the proposed Costco building seems a far cry from this style. Should the plan specify this style is only for the residential portion? Please consider how the commercial and residential portions of the project

## ATTACHMENT E

- can have similar design features to promote a cohesive built environment to the extent possible, given the project's disparate building types. Consider how all retail and residential buildings will interact with the street and pedestrians. Consider trash enclosure and collection in the sides or backs of commercial buildings (e.g. the Lewis retail development shows trash in the front of three buildings and no trash at the fourth building.).
- d. Residential Building Massing (7.2.1.a) – there should be adequate articulation and detail on all elevations, even when not adjacent to public spaces. Rear/side elevations will still be visible from neighbors and (although less so) rights of way. Level of detail can be adjusted. Please note that completely flat facades should be avoided.
  - e. Commercial Building Massing (7.3.1.a and d) – The Costco plans (especially the eastern elevation and variety of materials) do not appear to meet these guidelines. These guidelines appear to be written with smaller, finer-grained buildings in mind; given the footprint of the Costco building, perhaps it should have its own set of guidelines? Master plans with Costcos from other cities might be a good reference point for both applicant and City.
  - f. Please mention the General Plan designation in the first paragraph of Section 1.1, where the updated General Plan is referenced.
  - g. Road Standards – Please include plans (not just sections) for Admiral Callaghan and Turner. Please provide a table for the residential street standards to better differentiate between the two parking configurations.
  - h. Height limits – Explain why proposed height limits are so much taller than proposed residential buildings and Costco building. No plans have been provided for the other retail buildings, but 45' seems excessive given the likely size of these buildings. If the goal is to provide flexibility for different uses or building types on the 4-acre ancillary parcel, that should be acknowledged to explain the proposed height limit.
  - i. If parking standards (Section 5.1.6) are duplicative of VMC, consider just referencing the VMC.
  - j. Provide an explanation/narrative regarding the list of permitted uses. What is the thinking here? Were any existing districts or specific plans you can use as a model?
  - k. Per VMC 16.116.040.B.3, Section 1.4 should mention existing trees and/or reference the tree plan.
  - l. Grading standards (VMC 16.116.040.C.1.d; Master Plan Sections 4.1.4 and 5.1.5) are minimal. Planning staff will need to consult with Public Works regarding adequacy. Please include project grading plans and/or reference VMC or the City's Engineering standards.
  - m. Planning staff will coordinate with Public Works on a review of right of way standards (VMC 16.116.040.C.1.e; Master Plan Section 2.1). At minimum, the section for Admiral Callaghan Lane should be amended to better show the PG&E easement/landscape zone. See additional comments below.
  - n. Signage – More detail/discussion is needed, including the drafting of a master sign program with overall standards to create a consistent theme, per the VMC's requirements for Master Plans. Make this a separate section (not within Landscaping).
  - o. Lighting – Specify pedestrian (sidewalk) and roadway lighting standards (heights) and décor. Discuss intensity and how light pollution will be avoided (which is also discussed in the EIR). Provide more guidance and/or sample images of lighting fixtures to be used in the commercial and residential areas.
  - p. State that there is no coverage standard for commercial parcels.

## ATTACHMENT E

- q. Add story limit for residential (or state there is none).
- r. The applicant and staff can evaluate how to enhance the design guidelines can facilitate efficient processing of Unit Plan applications when prepared at a later date.
- s. Consider how entrances and frontages of retail and residential portions of the project convey a sense of arrival and serve as gateways to the respective portions.
- t. Consider differentiated paving materials at residential intersections. Additionally, evaluate an additional pedestrian pathway from the eastern retail building in the Lewis retail development to the Costco building.
- u. Consider bike parking as an amenity for both the residential and retail portions of the project.