



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

**NOTICE OF PUBLIC HEARING (STUDY SESSION)  
AND COMPLETE APPLICATIONS**

***Please note: This hearing is a study session only, and the Planning Commission will not take any action on the project or make any recommendations to the City Council. The purpose of the study session is to inform the Planning Commission regarding the project and to obtain advisory comments from the Commission. A separate notice will be provided prior to the Commission making formal recommendations to the City Council.***

***This notice also provides notice of complete applications for a Major Conditional Use Permit, Planned Development (Master Plan), Tentative Map, and Zoning Map Amendment, pursuant to Vallejo Municipal Code Sections 16.82.030.A, 16.116.050.C, 15.08.040.B, and 16.86.050.A.***

Hearing Date: January 22, 2020  
 Time: 7:00 p.m.  
 Location: City Hall Council Chambers  
 555 Santa Clara St., Vallejo, CA  
 Project Type: Major Conditional Use Permit, Planned Development,  
 Tentative Map, Zoning Map Amendment  
 Hearing Body: Planning Commission

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Location:	Vacant site at southeast corner of Admiral Callaghan Lane and Turner Parkway (see Figure 1 below for location map)	Project Name:	Fairview at Northgate
Assessor's Parcel #:	0081-490-010	Project Numbers:	PD17-0007, TM17-0002, UP18-0007, ZMA17-0001
Zoning District:	<u>Existing:</u> Pedestrian Shopping and Service (CP)  <u>Proposed:</u> Mixed Use Planned Development (MUPD)	Project Applicant:	Vallejo-Fairview Developers, LLC 5142 Franklin Drive, Suite B Pleasanton, CA 94588
General Plan Designation:	<u>West Portion:</u> Retail Entertainment (RE)  <u>East Portion:</u> Mix of Housing Types/Medium Density (R-MH)	Property Owner:	Frank Toller 1312 Oak Avenue St. Helena, CA 94574

### PROJECT DESCRIPTION

The proposed project is a mixed use development on a vacant 51.3-acre site. The main components of the project include:

- A 152,138-square-foot Costco store on the southwest portion of the site, with a tire center, gasoline sales, and 774 surface parking spaces;
- Closure of the existing Costco store and gas station at 198 Plaza Drive upon completion of the new store;
- A commercial center on the northwest portion of the site, with four buildings totaling 27,500 square feet (including a drive-through restaurant) and 188 surface parking spaces;
- 178 two-story single-family dwellings on the east portion of the site;
- A central open space buffer, including protected wetlands, between the commercial and residential portions of the project;
- Widening of Admiral Callaghan Lane from two to four lanes, with a new traffic signal at the main Costco driveway

See Figure 2 below for the project site plan. The project also includes a request for a Major Use Permit to allow Costco to receive warehouse deliveries between 2 a.m. and 6 a.m., and operate the proposed gas station from 5 a.m. to 6 a.m., within 300 feet of the residential zoning district located south of the project site.

### PROPOSED ENVIRONMENTAL DETERMINATION

A Draft Environmental Impact Report (EIR) is being prepared pursuant to the California Environmental Quality Act (CEQA). The public review period on the Draft EIR is anticipated to begin January 17, 2020 and end March 2, 2020. A separate Notice of Availability of the Draft EIR, including locations where the document is available, will be provided prior to the public review period.

### ADDITIONAL INFORMATION

See Figures 1 and 2 below for a location map and project site plan. Additional project information and plans are available on the City's website at: <https://bit.ly/2Qy3dbv> or at the Planning Division offices, 555 Santa Clara Street, 2<sup>nd</sup> floor, Vallejo. (Public office hours are 8:30 a.m. to 4:30 p.m. Monday through Thursday, and 8:30 a.m. to 12 p.m. Friday. An appointment is recommended.)

### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF

Planner: [Aaron Sage](#) Telephone: [\(707\) 648-5391](tel:(707)648-5391) E-Mail: [aaron.sage@cityofvallejo.net](mailto:aaron.sage@cityofvallejo.net)

Date of Notice: 01/07/2020

Gillian Hayes, Planning & Development Services Director

Figure 1 – Vicinity Map

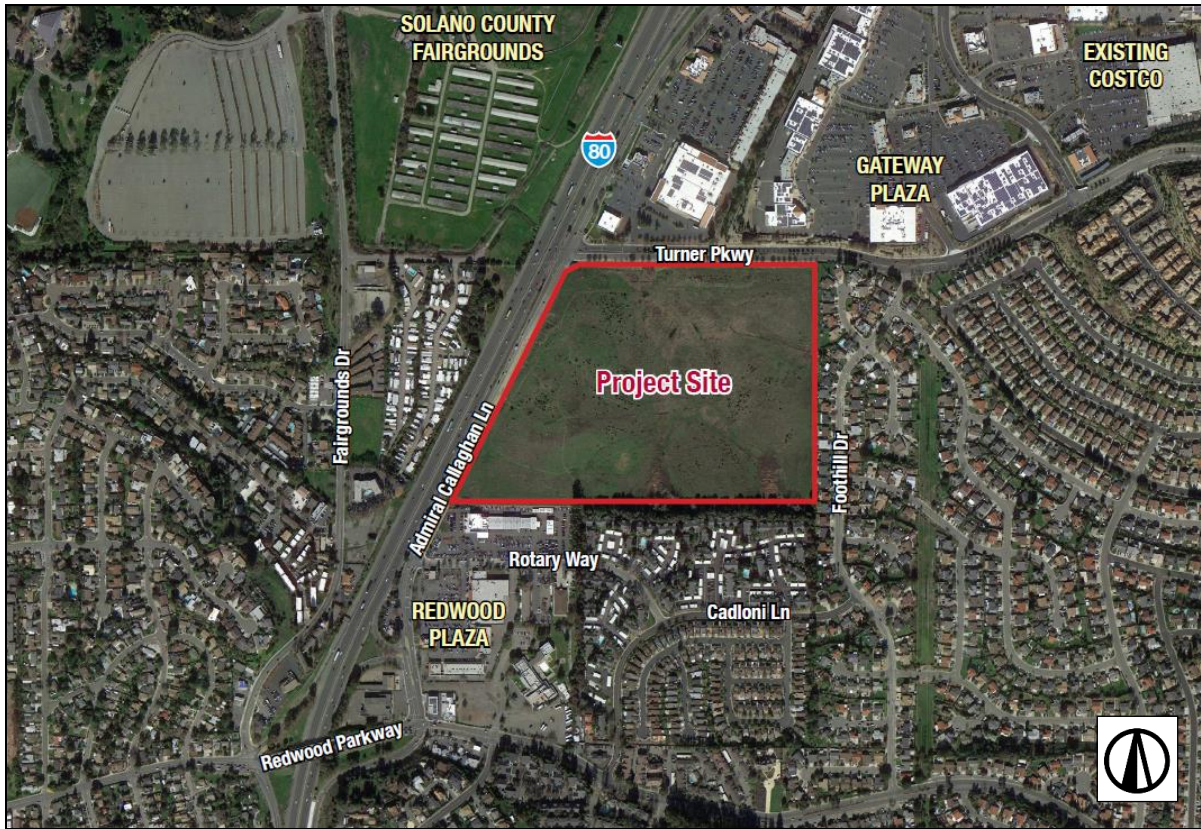


Figure 2 – Site Plan

