

PLANNING COMMISSION
Anthony Adams, Chair
Angel Borja
Albert Enault
Jessie Pooni
Vinay Tewari
Vacant
Vacant



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
Every Month

A G E N D A

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, DECEMBER 14, 2021

6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Planning Commission meeting includes teleconference participation by Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585

PER CITY POLICY, MEMBERS OF THE PUBLIC ARE REQUIRED TO WEAR FACE MASKS WHILE IN CITY FACILITIES. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

THE PLANNING COMMISSION HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 814 8329 4205

CALL IN PHONE NUMBER: (707) 438-1720

*TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM
(URL: <https://www.suisun.com/government/meeting-video/>)*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING
BY EMAILING CLERK@SUISUN.COM (PRIOR TO 6 pm) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 21-15)

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1. City Manager/Staff

PRESENTATIONS/APPOINTMENTS**CONSENT CALENDAR**

Consent calendar items requiring little or no discussion may be acted upon with one motion.

2. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on October 26, 2021 - (Shrader: kshrader@suisun.com).
3. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on November 9, 2021 - (Pock: dpock@suisun.com).

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 5 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

PUBLIC HEARING

4. Commission Adoption of Resolution PC21-___; Approval of Site Plan/Architectural Review (SP/AR 20/1-002) Application to Construct 160 Apartment Units at the Southeast Corner of Marina Boulevard and Buena Vista Avenue (Assessor's Parcel Numbers 0032-411-020; 030; 050; 060; 070; 080; 090; 100; and 110) With Conditions of Approval and Mitigation Monitoring and Reporting Program and Adopting the Mitigated Negative Declaration, SCH No. 2021110026 – (Kearns: jkearns@suisun.com).

GENERAL BUSINESS NONE**REPORTS: (Informational items only.)**

5. a. Commission Members
b. Commission Chairperson

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council/Commissions, are available for public review at least 72 hours prior to a Council /Agency/Authority/Commission Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or

documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority/Commission meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority/Commission hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:
 - Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
 - Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
 - Joe Nelson Center, 611 Village Drive, Suisun City, CA;
 - Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting of December 14, 2021 was posted and available for review, in compliance with the Brown Act.

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PLANNING COMMISSION
 Anthony Adams, Chair
 Angel Borja
 Albert Enault
 Jessie Pooni
 Vinay Tewari
 Michael Zeiss
 Vacant



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
 Every Month

MINUTES

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, OCTOBER 26, 2021

6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), and Executive Order released on March 12, 2020, the following Planning Commission meeting may include teleconference participation by: Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari, Michael Zeiss and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

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ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 882 0193 7333

CALL IN PHONE NUMBER: (707) 438-1720

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(Next Resolution No. PC 21-11)

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
 FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
 SUCCESSOR AGENCY 421-7309 FAX 421-7366

ROLL CALL

Chairman Adams called the meeting to order at 6:30 p.m. with the following Planning Commissioners present:

Present: Adams, Enault, Borja, Pooni, Tewari, Zeiss

Absent: None

Pledge of Allegiance was led by Chair Adams.

Invocation was given by Senior Planner Kearns.

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

Commissioner Zeiss recuses himself from Agenda items 3, 4, and 5. His residences is in relative proximity and he remarks that he would not want to be biased.

REPORTS: (Informational items only.)

1. City Manager/Staff

Senior Planner John Kearns reminds the Commission that they will meet on November 9 with a presentation from the City Attorney on the Housing Accountability Act, with potentially a few other items as well.

PRESENTATIONS/APPOINTMENTS NONE**CONSENT CALENDAR NONE**

Consent calendar items requiring little or no discussion may be acted upon with one motion.

PUBLIC COMMENTS NONE

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 5 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

PUBLIC HEARING

2. Resolution PC21-11; A Resolution of the City of Suisun City Planning Commission Amending Conditional Use Permit (PC17-04) at 700 Main Street #106 (Kearns: jkearns@suisun.com).

Chairman Adams suggest the following changes: 1- Remove the decibel limit, and replace with Ordinance 771, effectively nixing the first and last line of Condition 2, 2- That the Conditional Use Permit be reviewed annually unless otherwise needed, 3- Dress code shall be reasonable, with exceptions based on necessity, and 4- Requirement of Notification that there is recording in process inside the establishment.

Commissioner Zeiss made a motion for the Conditional Use Permit to be accepted with the suggested changes from Chairman Adams. Commissioner Tewari seconded. Motion passed by the following roll call vote:

AYES: Borja, Enault, Pooni, Tewari, Zeiss, Adams
NOES: None

GENERAL BUSINESS:

3. Resolution PC21-12; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property Owned by City of Suisun City Housing Authority (APN's 0032-101-420 and 0032-102-160) (Kearns: jkearns@suisun.com)

Senior Planner John Kearns presented the Resolution to the Commission. Main points are: Passing of this resolution would not approve a sale or rezoning; This parcel would come back to the Commission if it is to be resold; The current owner is Harbor Park, LLC, and it is in pre-DDA stage.

Motioned by Commissioner Enault and seconded by Commissioner Tewari to accept the Resolution as written. Motion passed by the following roll call vote:

AYES: Borja, Enault, Pooni, Tewari, Adams
NOES: None
RECUSE: Zeiss

4. Resolution PC21-13; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (APN's 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, 680) (Kearns: jkearns@suisun.com)

Senior Planner John Kearns presented the Resolution to the Commission. Main points are: This property was owned by the former Redevelopment Agency, and is subject to the Main Street West Disposition Development Agreement; there is no official proposal, but there is expectation of residential use.

Motioned by Commissioner Tewari and seconded by Commissioner Borja to accept the Resolution as written. Motion passed by the following roll call vote:

AYES: Borja, Enault, Pooni, Tewari, Adams
NOES: None
RECUSE: Zeiss

5. Resolution PC21-14; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (APN's 0032-091-170 through 200) (Kearns; jkearns@suisun.com)

Senior Planner John Kearns presented the Resolution to the Commission. Main points are: This land requires land development processing, whether it's commercial or residential.

Motioned by Commissioner Borja and seconded by Commissioner Tewari to accept the Resolution as written. Motion passed by the following roll call vote:

AYES: Borja, Enault, Pooni, Tewari, Adams
NOES: None
RECUSE: Zeiss

REPORTS: (Informational items only)

6. a. Commission Members

Commissioner Zeiss wanted to remind the Commission that on Thursday at 6 pm there is a webinar for the transportation issues in Suisun City. He further commends the Public Works crew and the City Planner for the great work during the recent rain storm. He also reminds the Commission that the Fairfield Planning Commission meets tomorrow night.

b. Commission Chairperson
None.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:35pm.

Donna Pock
Deputy City Clerk

PLANNING COMMISSION
 Anthony Adams, Chair
 Angel Borja
 Albert Enault
 Jessie Pooni
 Vinay Tewari
 Michael Zeiss



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
 Every Month

MINUTES

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, NOVEMBER 9, 2021

6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

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ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 894 7346 3764

CALL IN PHONE NUMBER: (707) 438-1720

*TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM
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(Next Resolution No. PC 21-15)

DEPARTMENTS: AREA CODE (707)

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 FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
 SUCCESSOR AGENCY 421-7309 FAX 421-7366

ROLL CALL

Chair Adams called the meeting to order at 6:30 p.m. with the following Planning Commissioners present:

Present: Borja, Enault, Pooni, Zeiss, Adams

Absent: Tewari

Pledge of Allegiance was led by Commissioner Enault.

Invocation was given by Senior Planner Kearns.

CONFLICT OF INTEREST NOTIFICATION NONE

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)**1. City Manager/Staff**

City Manager Folsom reported on the Ribbon Cutting and Grand Opening for the Marina Lounge, the new 7-Eleven on Highway 12 and Walters, and upcoming transit changes. Asked people to be aware of the Community Based Transportation Plan and future meetings, we are completely changing the way we do transit in Suisun City. On November 30th there is a Special City Council meeting to celebrate our Native American Heritage. The STA awards are tomorrow night and Suisun City Public Works Department was nominated for Agency of the Year.

Senior Planner Kearns reported the community meeting for the Marina Village Apartments held by the applicant/developer is tomorrow night at 6:30 pm, via zoom. The Housing Element is kicking off with the consultant PlaceWorks, in the coming months they will be before you with a presentation to educate the Commission on the Housing Element process.

Commissioner Tewari arrived at 6:32 pm.

PRESENTATIONS/APPOINTMENTS**2. Housing Legislation Presentation – (Kearns: jkearns@suisun.com).**

Senior Planner Kearns introduced City Attorney Elena Gerli who provided a presentation touching on the main points of the housing legislation and responded to Commissioner questions.

The meeting was opened for public comment.

Steve Olry commented Suisun City should say no to bad ideas, the City is almost built out.

George Guynn commented developers and special interest people must have done a lot of lobbying, zoning is going out the window.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

3. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on September 28, 2021 - (Pock: dpock@suisun.com).

Motion by Commissioner Zeiss and Seconded by Commissioner Borja to approve amended Planning Commission minutes of the Regular Meeting of the Suisun City Planning Commission held on September 28, 2021 as provided by the Deputy City Clerk.

AYES: Borja, Enault, Pooni, Tewari, Zeiss, Adams

NOES: None

PUBLIC COMMENTS NONE

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PUBLIC HEARING NONE

GENERAL BUSINESS NONE

REPORTS: (Informational items only.)

4. a. Commission Members

Commissioner Enault commended the City Attorney for the presentation, it is important to be informed on the new housing laws. The state is pushing local municipalities to find a way to make projects work. The city has standards and requirements, as Planning Commissioners and staff we are responsible for making sure the project complies and falls within state law.

Commissioner Zeiss encouraged Commissioners to attend the Marina Village meeting. Also, suggested that we consider adding an agenda item to appoint a Vice Chair of the Planning Commission on the next meeting agenda. It was the consensus of the Commission to add to the next agenda. Encouraged commission to stay informed of the Fairfield Forward 2050 process.

Commissioner Pooni thanked the City Attorney for the presentation.

b. Commission Chairperson

Chair Adams thanked Senior Planner Kearns for putting the presentation together, and echoed Commissioner Enault's comments that we are going to do everything we can to protect the city.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:34 pm.

Donna Pock
Deputy City Clerk

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Planning Commission Agenda Report Meeting Date 12/14/2021

DATE:	12/14/2021	Files: SPA 20/1-002
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Senior Planner (707.421.7335, jkearns@suisun.com)	
RE:	Marina Village Apartments: Request to Construct 160 Apartment Units at the Southeast Corner of Marina Boulevard and Buena Vista Avenue (Assessor's Parcel Numbers 0032-411-020; 030; 050; 060; 070; 080; 090; 100; and 110).	

SUMMARY

Before the Planning Commission is a request for site plan/architectural review for the proposed Marina Village Apartments, 160 multi-family units on 5.20 acres of vacant land at the southeast corner of Marina Boulevard and Buena Vista Avenue (the Project), and approval of the Project's IS/MND.

Recommendation: Planning staff recommends that the Commission adopt Resolution PC21-___; Approval of Site Plan/Architectural Review (SP/AR 20/1-002) Application to Construct 160 Apartment Units at the Southeast Corner of Marina Boulevard and Buena Vista Avenue (Assessor's Parcel Numbers 0032-411-020; 030; 050; 060; 070; 080; 090; 100; and 110) With Conditions of Approval and Mitigation Monitoring and Reporting Program and Adopting the Mitigated Negative Declaration, SCH No. 2021110026.

Proposed Motion: I move that the Planning Commission adopt Resolution PC21-___; Approval of Site Plan/Architectural Review (SP/AR 20/1-002) Application to Construct 160 Apartment Units at the Southeast Corner of Marina Boulevard and Buena Vista Avenue (Assessor's Parcel Numbers 0032-411-020; 030; 050; 060; 070; 080; 090; 100; and 110) With Conditions of Approval and Mitigation Monitoring and Reporting Program and Adopting the Mitigated Negative Declaration, SCH No. 2021110026.

OWNER/APPLICANT

Solano Affordable Housing Foundation
1411 Oliver Road, Suite 220
Fairfield, CA 94534

BACKGROUND

Existing Setting and Surrounding Land Uses

The Project is located at 201 Marina Boulevard in Suisun City, California. See Figures 1 and 2 of the environmental document (all references to figures refer to the environmental document). The Project is 5.2 acres in size and is currently comprised of the following nine parcels:

Accessor's Parcel Numbers		
0032-411-020	0032-411-060	0032-411-090
0032-411-030	0032-411-070	0032-411-100
0032-411-050	0032-411-080	0032-411-110

DISCUSSION/ANALYSIS

Project Description

The proposed Project, the Marina Village Apartments, is a 100% affordable housing development located at 201 Marina Blvd, Suisun City, California. The development will offer 159 affordable rental units restricted to households earning 30%, 40%, 60%, and 70% of the Area Median Income, and one manager unit, for a total of 160 residential units. The 5.20-acre site is within the Suisun City General Plan land use designations of Higher Density Residential and Mixed Use and is zoned High-Density Residential 2 (RH2) and Commercial Retail (CR). The development will consist of nine three-story garden-style residential buildings, a community building, and a laundry building. See Figures 4 and 5 of IS/MND. As specified in Table 2.1-1, below, the unit mix will consist of 39 one-bedroom, 55 two-bedroom, 50 three-bedroom, and 16 four-bedroom units. The Project will provide 15% of the total low-income units with mobility features and 10% of the total low-income units with communication to comply with the minimum construction standards pursuant to Tax Credit Allocation Committee (TCAC) requirements.

Table 2.1-1. Unit Size and Number

Building	Unit Size (Bedrooms/Bathrooms)					Total
	1/1	2/2	3/1	3/2	4/2	
Building A1	6	9	6	0	3	24
Building A2	6	9	6	0	3	24
Building A3	6	9	6	0	3	24
Building A4	6	9	6	0	3	24
Building B1	3	6	0	8	1	18
Building B2	3	6	0	8	1	18
Building C1	3	2	0	3	1	9
Building C2	3	2	0	3	1	9
Building D	3	3	0	4	0	10
Total	39	55	24	26	18	160

The Project also includes an apartment complex office within the community building. Open space includes a plaza, a patio, a children's play area, village walks, and green space. There will be landscaping throughout the Project site, security fencing, gated entry, covered and uncovered parking, an on-site connection to the existing Central County Bikeway, and two on-site stormwater detention basins. The Project's social services will include adult education, health, and skill building classes, and health & wellness service programs will be provided to the residents at no cost by the LifeSTEPS Inc. Improvements to Marina Boulevard include curbs, gutters and sidewalks adjacent to the Project Site. City required approvals include a lot merger, site plan/architectural review.

The applicant has provided the below material palette which describes the proposed project's architectural treatment.

MAIN MATERIAL PALETTE			
CP-1: CP-2:	SMOOTH CEMENT PLASTER - COLOR: LIGHT GREY/WHITE SMOOTH CEMENT PLASTER - ACCENT COLOR: MED. GREY	R-1 ROOFING R-2 ROOFING	ASPHALT SHINGLES, TYP. @ APTS; COOL ROOF - COLOR: LIGHT GREY STANDING SEAM METAL @ OFFICE BLDG - COLOR: DARK GREY
S-1	SMOOTH CEMENT BD SIDING - WOOD COLOR / PAINT	SF-1 SITE FENCE	6FT PREFINISHED STEEL PICKET FENCING SYSTEM & SECURITY GATES W/ CMU COLUMNS AT KEY ENTRIES - TBD; VISIBILITY THROUGHOUT - COLOR: WHITE, TBD.
WINDOWS:	VINYL WINDOW SYSTEM AT APARTMENTS - COLOR WHITE / DARK GREY ALUMINUM, CLEAR GLASS	SF-2 SITE FENCE	6' TALL MASONRY WALL WITH ANTI-CLIMB METAL FENCE ON TOP; TYP. AT EAST PROP. LINE AND PARTIAL AT WEST/SOUTH PROP. LINE TO (E) GAS STATION; SEE SITE PLAN FOR CALL OUT LOCATION.
STOREFRONT:	AT OFFICE / COMMUNITY - BRUSHED ALUMINUM, CLEAR GLASS	TRASH ENCLOSURE:	CMU, SMOOTH FINISH, STACK BOND W/ LIGHT STEEL METAL ROOFING - TBD
BALCONIES:	PAINTED SIDING W/ STEEL RAILINGS AND AWNING ACCENTS	STEEL ACCENTS:	TRELLIS DETAILS, AWNINGS AT WINDOWS, ETC. COLOR: DARK GREY

Additionally, the table below summarizes compliance with zoning standards. The discussion on parking (and the applicability of the "California Density Bonus Law") can be found on the following pages.

Proposed	Zoning Standard
45'0"	55'0"
18% parking landscaping	10% parking landscaping per Section 18.42.040
30.8 units/acre	45 units/acre

Entitlement: Site Plan/Architectural Review

Per Section 18.76.050, "Planning commission approval is required for major site plan and architectural review projects. The commission may establish criteria to delegate some approvals to the development services director. Major site plans refer to plans that propose more than 100 attached or detached single-family dwelling units, more than 160 multi-family dwelling units, or 50,000 square feet of gross floor area in a non-residential land use, or a combination of residential and non-residential land uses of more than 80,000 square feet of gross floor area."

The size of the project (160 multi-family units) does not require Planning Commission consideration by code; however, the applicant has requested the project be heard by the Commission in order to maximize the transparency of the project approval process.

When considering a Site Plan/Architectural Review application, the Planning Commission's focus is on (1) Compliance with existing general plan policy and zoning standards; and (2) Compatibility with adjacent land uses. As discussed previously, the project is located adjacent to single-family

dwellings to the east, two churches to the north, an existing gas station to the south, and vacant property to the west.

Marina Village will serve lower-income households and is, therefore, subject to state law which preempts certain local standards and regulations.

The project proponent has requested a waiver, concession, and reduction in the City's parking standards. The project meets the requirements of the California Density Bonus Law, and there appear to be no grounds upon which the specific findings required for denial can be made.

The applicant requests the following parking ratios; the table below compares the requested parking reduction to the City's standards:

Unit Type	# Units	Applicant-Requested			City Standards ⁱ	
		Ratio	Spaces Provided		Ratio	Spaces Required
1-bedroom	39	1	39		1.5	59
2-bedroom	55	1.35	75		2	110
3-bedroom	50	1.4	70		1.6	80
4-bedroom	16	2.2	36		1.6	26
Totals	160		220			275

Marina Village consists of 160 residential units located on the 5.2-acre site. All of the units, excepting the manager's unit, will be restricted to lower income households, as follows:

Household Income Category	% of Area Median Income (AMI)	No. of Units
Extremely Low	30	16
Very Low	40	28
Lower	60	11
Lower	70	104
Manager's Unit	NA	1
Total		160

Because of the income categories of the project, the project falls under the provisions of the California Density Bonus Law.

California Density Bonus Law

The California Density Bonus Law statute, Govt. C. §65915 ("California Density Bonus Law"), preempts certain local ordinances and regulations and mandates that a city grant an applicant's

requested concessions, waivers or reductions in development standards, including a city's parking standards for housing projects meeting certain income-level requirements, unless the city can make specific findings not to grant such request. The city bears the burden of proof in support of a denial of a requested concession or incentive.

The California Density Bonus Law is a lengthy statute, the relevant portions of which appear below. All statutory references, below, are to California Govt. C. §65915.

“ . . . A city . . . shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city . . . from complying with this section.” (a)(1).

“A city . . . shall grant . . . , if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, . . . [and] waivers or reductions of development standards . . . when an applicant for a housing development seeks and agrees to construct a housing development . . . that will contain at least any one of the following:

One hundred percent of all units in the development, . . . but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code.” (b)(1) and (b)(1)(G).

“The applicant shall receive the following number of incentives or concessions:

Four incentives or concessions for projects meeting the criteria of [(b)(1)(G)].” (d)(2)(D).

“An applicant shall agree to, and the city . . . shall ensure, the continued affordability of all very low and low-income rental units . . . for 55 years . . . “ (c)(1)(A).

“For housing developments meeting the criteria of [(b)(1)(G)] rents for all units in the development . . . shall be as follows:

- (I) The rent for at least 20 percent of the units shall be set at an affordable rent, as defined in Section 5053 of the Health and Safety Code.
- (II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.”

(c)(1)(B).

“The applicant may initiate judicial proceedings if the city . . . refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit.” (d)(3).

“The city . . . shall bear the burden of proof for the denial of a requested concession or incentive.” (d)(4).

“For purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements . . . , including but not limited to, a reduction . . . in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for . . . rents for the targeted units to be set as specified in subdivision (c).” (k)(1).

“Development standard” includes . . . a parking ratio that applies to a residential development pursuant, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation. (o)(1).

“ . . . The city . . . shall grant the concession or incentive requested by the applicant unless the city . . . makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in . . . rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environmental or on any real property that is listed in the California Register of Historical Resources

(C) The concession or incentive would be contrary to state or federal law.
(d)(1).

“In no case may a city . . . apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. . . . If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney’s fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.” (e)(1).

“A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).” (e)(2).

Marina Village’s requested concessions under the Density Bonus Law

One hundred percent of all of the Marina Village housing units, except for the manager’s unit, are for lower income households, i.e., Extremely Low and Low-Income households, meeting the requirements of (b)(1)(G).

The applicant agrees that the continued affordability of all very low and low-income rental units shall remain so restricted for a period of at least 55 years, as required in (c)(1)(A). The rents for all of the units, excepting the manager's unit, meet the criteria of (c)(1)(B). Accordingly, Marina Village is entitled to four incentives or concessions.

Marina Village requests to apply one of its incentives or concessions to a reduction in the City's parking ratio standards, as provided in (k)(1). Alternatively, Marina Village requests a reduction in the City's development standard for parking ratios, pursuant to (b)(1). The project requests the parking ratios in the "Applicant-Requested" table, above.

In accordance with the requirements of the Density Bonus Law, the parking concession must be granted.

"Good Neighbor" Neighborhood Meeting

The applicant held a "Good Neighbor" neighborhood meeting on Wednesday November 10 from 6:30 to 7:30PM via Zoom. The meeting lasted the entirety of the hour with an applicant presentation and question and answer session. At the meeting, interested parties were encouraged to submit questions directly to the applicant through their website. Following the meeting, the applicant provided a copy of the recorded video and written transcript of the meeting to the City which was uploaded on the City website for public viewing.

Findings

To approve this project, the Planning Commission needs to make the following findings (also contained in the draft resolution – Attachment 1):

1. That the proposed project is consistent with the Goals, Policies and Objectives of the Suisun City General Plan including falling within the allowable density range of the Mixed-Use Land Use District, as follows:
 - a. The density provided in the General Plan for the Mixed-Use Land Use Designation provides for a range of 10.1 to 45 units per acre. The Project falls within this density range.
 - b. The 2015-2023 Housing Element counts on the property to provide high-density residential housing units to meet the City's Regional Housing Needs Allocation (RHNA).
 - c. The proposed project does not deviate from the alignment of roadways or other public improvements as shown in the General Plan.
2. That the proposed project is consistent with the Goals, Policies and Objectives of Title 18 "Zoning" of the Suisun City Municipal Code including meeting all applicable development standards, as follows:
 - a. The proposed project is consistent with the RH2 Zoning District which allows for between 20.1 to 45 units per acre.

- b. All applicable development standards of the Suisun City Zoning Code are met with this proposed project.
3. That the proposed project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City. The project proponent has consulted with the applicable public safety agencies to design a project which meets their needs of serving the project.
4. An Initial Study/Mitigated Negative Declaration has been determined to be the appropriate environmental document for the project and has been prepared in accordance with California state law including the California Environmental Quality Act (CEQA) and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is included as Exhibit A of the attached resolution.
6. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided. The proposed project takes into consideration current existing circulation in and around the site as well as future access and utility improvements.
7. That Project will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
8. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

Housing Accountability Act

It should be noted that even if the Planning Commission is unable to make the findings necessary to approve the site plan review, in accordance with the Housing Accountability Act it may not disapprove the Project unless it can make one or more of the following findings, supported by a preponderance of the evidence. Preponderance of the evidence is a higher standard than the common substantial evidence standard that applies on land use entitlement findings, and requires that the commission weight the evidence and make a decision based on the weight of the evidence. Preponderance of the evidence means more likely than not.

The HAA, Gov't Code § 65589.5(d), provides that an affordable housing project shall not be disapproved unless the commission can make one or more of the following findings:

1. The city has an approved Housing Element and has met or exceeded its RHNA allocation for the planning period in all income categories.
2. The project proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. Here, a "specific, adverse impact" means a significant, quantifiable,

direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. It should be noted that inconsistency with the zoning ordinance or general plan land use designation is not a specific, adverse impact.

3. The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.
4. The project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
5. The project is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the city has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete does not constitute a valid basis to disapprove or condition approval of the project.

As there is no evidence in the record that any of the above findings can be made, the project must be approved under state law.

General Plan Consistency

The project site is designated as “Mixed Use” within the General Plan. Per the Land Use Element of the General Plan, *“The Mixed-Use designation provides for horizontal (same site) and “vertical” (same building) mixed-use development. Allows retail, commercial service, professional office, public services and facilities, and other compatible uses. Allows higher-density residential uses, as described in the Higher-Density Residential Land Use Designation. Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project. The allowable density range is 10.1 to 45 units/acre.”* The construction of 160 multi-family units on this property is consistent with the provisions of the General Plan.

Conditions of Approval

As with all discretionary entitlement approvals, staff has prepared recommended conditions of approval for the consideration of the Planning Commission. These conditions are a culmination of work from the Fire Department, Development Services Department, and Public Works Department. Additionally, the Solano Irrigation District (SID) and Fairfield Suisun Sewer District (FSSD) have also provided conditions of approval. The conditions can be found in Attachment 1, Exhibit B of this staff report.

The Project’s developer has reviewed and agreed to the conditions of approval.

Project Plans

The submitted plans (Attachment 3) include site plans, elevations, floor plans, landscape plans, and preliminary grading, utility, and fire access plans. All of these will be included and discussed in staff's presentation.

FISCAL IMPACT

The Project Sponsor is required to offset development impacts and increased municipal service costs including but not limited to: police services, fire services, landscape and facilities, storm drainage, and recreation through a variety of financial programs. These programs include but are not limited to: park fees, impact fees and annexation to a Community Facilities District No. 2 (CFD 2). Using the fiscal year 21/22 rate of \$340.24 per multi-family unit, this project would generate **\$54,438.40** per year through the CFD No. 2. Additionally, approximately **\$1.6 million** of one-time development impact fees is expected to be paid to the City with the issuance of the building permits for the project.

CEQA REVIEW

An Initial Study/Mitigated Negative Declaration has been prepared by Ecorp Consulting Inc. with additional technical appendices. The document can be found at <https://www.suisun.com/marina-village-apartments-notice-of-intent-to-adopt-a-mitigated-negative-declaration-and-notice-of-public-hearing/>. The public review period for the environmental document was November 3, 2021 through December 2, 2021. Following the public review period, the Mitigation Monitoring and Reporting Program (MMRP) was finalized and can be found as Exhibit A of Attachment 1.

The City of Suisun City is the Lead Agency for this Initial Study/Mitigated Negative Declaration (IS/MND), which has been prepared to identify and assess the anticipated environmental impacts of the proposed Marina Village - Housing Project (Project or Proposed Project) and mitigate potentially significant environmental effects. This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], § 21000 et seq.) and State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of Projects over which they have discretionary authority before acting on those Projects. A CEQA IS/MND is generally used to determine the potentially significant environmental affects and mitigate those to be less than significant.

Next Steps

As stated previously, the Planning Commission is the approving body for the project's entitlements and for the adoption of the IS/MND. Once the Planning Commission has taken action, there is a 10-day appeal period. If an appeal has been filed, the City Council must hear the appeal within 60 days of its filing. Alternatively, a Call for Review (per Section 18.84.060) can be filed by two Councilmembers within 10-days of the Commission's decision. Again, the City Council would need to take action within 60 days of its filing.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTIONInternal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns

External

- City Website <https://www.suisun.com/planning-commission/>

ATTACHMENTS

1. Resolution PC21-___; Approval of Site Plan/Architectural Review (SP/AR 20/1-002) Application to Construct 160 Apartment Units at the Southeast Corner of Marina Boulevard and Buena Vista Avenue (Assessor's Parcel Numbers 0032-411-020; 030; 050; 060; 070; 080; 090; 100; and 110) With Conditions of Approval and Mitigation Monitoring and Reporting Program and Adopting the Mitigated Negative Declaration, SCH No. 2021110026.
 2. Project Plans.
 3. Initial Study/Mitigated Negative Declaration (Document can be found on the Suisun City website at the following link <https://www.suisun.com/marina-village-apartments-notice-of-intent-to-adopt-a-mitigated-negative-declaration-and-notice-of-public-hearing/>).
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RESOLUTION NO. 2021-

Approval of Site Plan/Architectural Review (SP/AR 20/1-002) Application to Construct 160 Apartment Units at the Southeast Corner of Marina Boulevard and Buena Vista Avenue (Assessor's Parcel Numbers 0032-411-020; 030; 050; 060; 070; 080; 090; 100; and 110) With Conditions of Approval and Mitigation Monitoring and Reporting Program and Adopting the Mitigated Negative Declaration, SCH No. 2021110026.

WHEREAS, the Planning Commission held a Public Hearing on Tuesday December 14, 2021, took public comment; and

WHEREAS, notices for the public hearing were published in the Daily Republic on November 3, 2021 for the Planning Commission public hearing, and notices were mailed to individual property owners within 600 feet on November 1, 2021; and

WHEREAS, the Planning Commission of the City of Suisun City made findings approving Site Plan/Architectural Review Application (SP/AR 20/1-002); and

WHEREAS, an Initial Study/Mitigated Negative Declaration has been prepared in accordance with California state law including the California Environmental Quality Act (CEQA) and the environmental document was publicly circulated for at least 30 days; and

WHEREAS, the Planning Commission of the City of Suisun City hereby makes the following findings:

1. That the proposed project is consistent with the Goals, Policies and Objectives of the Suisun City General Plan including falling within the allowable density range of the Mixed-Use Land Use District, as follows:
 - a. The density provided in the General Plan for the Mixed-Use Land Use Designation provides for a range of 10.1 to 45 units per acre. The Project falls within this density range.
 - b. The 2015-2023 Housing Element counts on the property to provide high-density residential housing units to meet the City's Regional Housing Needs Allocation (RHNA).
 - c. The proposed project does not deviate from the alignment of roadways or other public improvements as shown in the General Plan.
2. That the proposed project is consistent with the Goals, Policies and Objectives of Title 18 "Zoning" of the Suisun City Municipal Code including meeting all applicable development standards, as follows:
 - a. The proposed project is consistent with the RH2 Zoning District which allows for between 20.1 to 45 units per acre.

- b. All applicable development standards of the Suisun City Zoning Code are met with this proposed project.
3. That the proposed project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City. The project proponent has consulted with the applicable public safety agencies to design a project which meets their needs of serving the project.
4. An Initial Study/Mitigated Negative Declaration has been determined to be the appropriate environmental document for the project and has been prepared in accordance with California state law including the California Environmental Quality Act (CEQA) and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is included as Exhibit A.
6. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided. The proposed project takes into consideration current existing circulation in and around the site as well as future access and utility improvements.
7. That Project will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
8. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

Now, Therefore, Be It Resolved that the Planning Commission of the City of Suisun City hereby approves the Site Plan/Architectural Review Application subject to Exhibit A – Mitigation Monitoring and Reporting Program; and Exhibit B - Conditions of Approval, attached hereto and by this reference incorporated herein, and adopts the Project's Mitigated Negative Declaration.

The foregoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 14th day of December 2021

Donna Pock
Commission Secretary

**Mitigation Monitoring and Reporting Program
Marina Village – Housing Project**

**State Clearinghouse Number
2021110026**

December 2021

Lead Agency:



**City of Suisun City
701 Civic Center Boulevard
Suisun City, California 94585**

Prepared by:



**55 Hanover Lane
Chico, CA 95973**

SECTION 1.0 INTRODUCTION

In accordance with CEQA, an MND that identifies adverse impacts related to the construction activity for the Marina Village Housing Project was prepared. The MND identifies mitigation measures that would reduce or eliminate these impacts.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. A MMRP is required for the Proposed Project, because the IS/MND identified potentially significant adverse impacts related to construction activity, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Proposed Project.

1.1 PURPOSE OF THE MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Proposed Project, as required. The MMRP may be modified by the City of Suisun City during project implementation, as necessary, in response to changing conditions or other Project refinements. Table 1-1 has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the IS/MND.

1.2 ROLES AND RESPONSIBILITIES

The City of Suisun City, as Lead Agency, is responsible for oversight of compliance of the mitigation measures in the MMRP.

1.3 MITIGATION MONITORING AND REPORTING PLAN

The column categories identified in the MMRP table (Table 1-1) are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.
- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure, and provides space for verification initials and date.

- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation, and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – this column lists any agencies with which the City may coordinate for implementation of the mitigation measure.
- **Comments** – this column provides space for written comments, if necessary.

Table 1-1. Marina Village Housing Project - Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
AQ-1: Wood Burning Fireplaces The Project applicant and/or its contractor shall prohibit the installation of wood-burning fireplaces within the Project. This prohibition shall be noted on the deed to require compliance in perpetuity.	Activity: Prohibition of the installation of Wood Burning Fireplaces Timing: Prior to the initiation of construction activities. Frequency: Ongoing during construction.	Contractor Initials _____ Date _____	City of Suisun City Development Services Department and Project construction lead. Initials _____ Date _____	None	
BIO-1: Permanent Loss or Conversion of Foraging Habitat – Burrowing Owl Mitigation for the permanent disturbance, destruction, or conversion of 5.2-acres of burrowing owl habitat for urban development or other permanent facilities shall be provided at a 1:1 ratio. This 1:1 compensation ratio shall be used in the lands identified in the Solano HCP used to satisfy mitigation measures for other Natural Communities and/or Covered Species (i.e., Valley Floor Grassland and Vernal Pool Natural Community [excluding the wetland restoration/construction component], Coastal Marsh Natural Community, Swainson's hawk, California red-legged frog, and callippe silverspot butterfly) can be used to satisfy burrowing owl conservation if the reserve area meets the basic burrowing owl reserve management standards as identified in the Solano HCP (Sections 7.3 and 10.5.3) and criteria specified in Objective BO 1.2 (Section 5.10.1). If the Solano HCP has not been adopted or the mitigation lands identified above are not available prior to Project development, then the 1:1 compensation ratio shall be implemented at a CDFW approved mitigation site.	Activity: Species habitat conservation, and preservation, and management at a ratio of 1:1 Timing: Prior to the initiation of construction activities Frequency: Once prior to construction.	Contractor Initials _____ Date _____	City of Suisun City Development Services Department and Project Construction Lead Initials _____ Date _____	Possible coordination with CDFW and USFWS	

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
BIO-2 Permanent Loss or Conversion of Foraging Habitat – Swainson's Hawk Long-term impacts to Swainson's hawk foraging habitat at the project site shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 and subject to species management requirements specified in the Solano HCP Sections 7.3 and 10.5.3. Mitigation shall be provided in the Irrigated Agriculture or Valley Floor Grassland Potential Reserve Areas (Solano HCP Figure 4-27). Preservation of valley floor grassland habitat may be satisfied through Mitigation Measure VPG 2 of the Solano HCP if the minimum 1:1 ratio for foraging habitat is achieved. If the Solano HCP has not been adopted or the mitigation lands identified above are not available prior to Project development, then the 1:1 compensation ratio shall be implemented at a CDFW approved mitigation site..	Activity: Preservation and management of foraging habitat at a 1:1 ratio Timing: Prior to commencement of construction Frequency: Once prior to construction.	Contractor Initials Date	City of Suisun City Development Services Department and Project Construction Lead Initials Date	Possible coordination with CDFW and USFWS	
CUL-1: Cultural or Archaeological Resource Discovery All construction plans and grading plans shall include the following: If subsurface deposits believed to be cultural or human in origin are discovered during any roadway or future construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the City and landowner. If the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), the City	Activity: If cultural resources or human remains are found then ground disturbing activities must be suspended within a 100-foot radius of the find and appropriate steps as shown must be taken Timing: During construction. Frequency: As required.	Contractor Initials Date	City of Suisun City Development Services Department and Project Construction Lead Initials Date	Potential coordination with Solano County Coroner	Attachment 1 - Exhibit A

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
shall consult on a finding of eligibility and implement appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to its satisfaction. If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify the Siskiyou County Coroner (in accordance with § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinterment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.					

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification City of Suisun City Development and Project Construction Lead	Outside Agency Coordination	Comments
GEO-1: Paleontological or Sensitive Geologic Resource Discovery If paleontological or other geologically sensitive resources are identified during any phase of development including roadway development and future developments on the Project site, the applicant shall cease operation at the site of the discovery and immediately notify the City. The future Project proponent shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. In considering any suggested mitigation proposed by the qualified paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project designs, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the development site while mitigation for paleontological resources is carried out.	Activity: If, during the course of project implementation, paleontological or other geologically sensitive resources are discovered. Timing: During construction. Frequency: As required	Contractor Initials _____ Date _____	City of Suisun City Development and Project Construction Lead Initials _____ Date _____		
TRI-1: Tribal Cultural Sensitivity Training Prior to any groundbreaking or construction, the Project shall facilitate and require Tribal cultural sensitivity training for all project personnel. The project proponent shall contact the Yocha Dehe Wintun Nation, as shown below, to request and schedule this training. Laverne Bill, Interim Director of Cultural Resources Yocha Dehe Wintun Nation Office: (530) 723-3891 Email: lbill@yochadehe-nsn.gov	Activity: Tribal cultural sensitivity training for all project personnel Timing: Prior to construction. Frequency: Once prior to construction.	Contractor Initials _____ Date _____	City of Suisun City Development and Project Construction Lead Initials _____ Date _____		Attachment 1 -

Mitigation Measure	Monitoring Activity/Timing/ Frequency/ Schedule	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Outside Agency Coordination	Comments
TRI-2: Native American Human Remains Discovery All construction plans and grading plans shall include the following: If subsurface deposits believed to be cultural or human in origin are discovered during any roadway or future construction, all work must halt within a 100-foot radius of the discovery. If it is determined that these subsurface deposits are Native American human remains and these remains are affiliated to the Yocha Dehe as determined by the by the Native American Heritage Commission, the "Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be initiated by the tribe, City of Suisun City and Project. If the NAHC determines that the remains are not of Yocha Dehe heritage but of another tribe, the treatment protocol of that tribe shall be initiated	Activity: If cultural resources or human remains are found then ground disturbing activities must be suspended within a 100-foot radius of the find and appropriate steps as shown must be taken Timing: During construction Frequency: As required	Contractor _____ Initials _____ Date	City of Suisun City Development Services Department and Project Construction Lead _____ Initials _____ Date		

21 To be signed when all mitigation measures have been completed:

City of Suisun City

Signature

Title

Printed Name

Date

MARINA VILLAGE APARTMENTS CONDITIONS OF APPROVAL

FIRE

- FD-1 Project shall provide a clear path into the facility with no raised curbs at the entrances restricting fire apparatus.
- FD-2 Applicant shall work with the Suisun Fire Department to determine hydrant locations prior to approval of the construction drawings.
- FD-3 Fire flows and durations shall conform to the 2019 California Fire Code.
- FD-4 FDC's shall be in close proximity to fire hydrant locations.
- FD-5 Standpipes will be required on all floors including the first floor / ground level.
- FD-6 The Chipman Lane Emergency Vehicle Access (EVA) shall be a minimum of 20ft. clear width and available for use 24 hours a day and 7 days per week.

FAIRFIELD SUISUN SEWER DISTRICT

- FSSD-1. Sewer capacity fees shall be paid upon issuance of a building permit.
- FSSD-2. Any sanitary work connecting to sewers 12-inches and greater shall be in conformance with Fairfield-Suisun Sewer District (FSSD) standards. If any FSSD public infrastructure is proposed the plans shall be approved and signed by the District Engineer prior to construction.
- FSSD-3. The affected parcels shall be merged into a single parcel and the parcel shall have (1) sanitary sewer connection to the public system. A Final Map or Parcel Map shall be provided and indicate existing and proposed utility easements and delineation of public vs. private utilities.
- FSSD-4. The sewer shall discharge to City of Suisun City public sewer infrastructure prior to connection to FSSD public sewer infrastructure.
- FSSD-5. The existing FSSD sewer easement for the existing 39-inch sanitary sewer main shall be widened to 15-feet to the north of the existing centerline of pipe.
- FSSD-6. No trees or permanent structures shall be within FSSD sewer easements.
- FSSD-7. Existing FSSD sewer easements, sewer mains, and manholes shall be accessible from the Highway 12 right-of-way and shall not be impeded by new fencing or sound walls.
- FSSD-8. 24/7 all-weather access for FSSD maintenance vehicles shall be provided to all FSSD sewer manholes. Existing surfaces shall be improved to provide all-weather access.
- FSSD-9. Existing and proposed FSSD sewer easements shall be indicated on the Civil, Architectural and Landscape plans.
- FSSD-10. Utility plans shall identify the limits of public versus private sewer mains and services.
- FSSD-11. Any existing sewer connections to the affected parcel(s) that are proposed for re-use shall be inspected for suitability for re-use and replaced if found not suitable for re-use.
- FSSD-12. Any existing sewer connections to the affected parcel(s) that are not proposed for re-use shall be abandoned properly and capped at the sewer main. Trash enclosures connected to the sanitary sewer shall be covered and graded such that rainwater or runoff does not drain into the sanitary sewer.

GENERAL

- G-1 The applicant or applicant's successor in interest shall indemnify, defend, and hold harmless the City of Suisun City, including its agents, officers, elected officials, and employees (the Indemnified Parties) from any and all claims, actions, or proceedings against the Indemnified Parties to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. This condition shall be placed on any plans or other documents pertaining to this Project.
- G-2 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Municipal Code including but not limited to the Uniform Building Code, as adopted by the City of Suisun City.
- G-3 The applicant shall participate in the Applicable Maintenance Assessment District.
- G-4 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of December 14, 2021, and that the property owner and the applicant signatures are obtained affirming that they have read, understand, and agree to these Conditions of Approval.
- G-5 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.
- G-6 All the proposed improvements, including landscape installation, shall be completed prior to issuance of any business license or Certificate of Occupancy.
- G-7 All applicable development impact fees shall be effective and payable prior to building permit issuance.
- G-8 All mitigations contained within the adopted Mitigation Monitoring and Reporting Program (MMRP), State Clearing House No. 2021110026, are attached hereto as Attachment 1 and incorporated by reference.

PLANNING

- P-1 The applicant is to provide a final landscape plan for the review and approval of the Development Services Director or their designee (hereafter, Director).
- P-2 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.
- P-3 The final color scheme shall be approved by Director.
- P-4 Final architectural plans, responding to any comments raised at the December 14, 2021 Planning Commission meeting, need to be submitted and approved by the Director.
- P-5 A final photometric/lighting plan shall be submitted and approved by the Director before building permit issuance.
- P-6 All exterior lighting shall be downcast.

- P-7 A minimum of ten percent of the total off-street parking area shall be landscaped. Landscaping shall consist of a minimum of irrigation systems, groundcover (mulch or decomposed granite), and a tree program with the approval of the Director. Trees shall be a minimum of 15-gallon size tree. The Director and the Chief of Police, in considering the landscape plans, shall review for safety and security of pedestrian movement within the parking lot. The area shall be computed by adding the areas used for access drives, aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation.
- P-8 Planters are required for every other row of parking stalls of at least three feet in width. Such planters shall contain approved trees on 20-foot centers, or as permitted by the standards below.
- P-9 Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side property line, unless specifically waived by the development services director. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous, except for required access to the site or to the parking facility.
- P-10 Planters shall be separated from maneuvering and parking areas by a six-inch raised curb or equivalent barriers. The innermost two feet of each parking space (between the curb and planter, sidewalk, or bumper) may remain unpaved and planted with low groundcover to expand the planting area and reduce impervious surface area.
- P-11 Islands of a minimum area of 60 square feet shall be established at an average separation of ten continuous parking stalls. The islands shall be landscaped with groundcovers and at least one 15-gallon tree planted with each. Alternatively landscaped tree wells, of a minimum 25 square feet, may be provided with an average separation of five continuous parking stalls.
- P-12 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Director to determine whether further Planning Commission consideration is necessary.
- P-13 All approvals relating to Planning Conditions of Approval shall not be unreasonably withheld.

PUBLIC WORKS

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): maintenance of public street lighting, sanitary sewer, storm drains and public

- infrastructure. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The Improvement Plans shall include a General Note to the effect that any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-6 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-7 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks and commercial trucks.
- PW-8 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.
- PW-9 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-10 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.
- PW-11 Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.
- PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-13 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.
- PW-14 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.

- PW-15 If not already existing, the Applicant shall dedicate a ten-foot (10') minimum utility service easements along the road frontages by Final map or approved instrument prior to construction.
- PW-16 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-17 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-18 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-19 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-20 Prior to start of construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed, and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.
- PW-21 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.
- PW-22 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-23 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified, and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-24 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-25 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.
- PW-26 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming

traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.

- PW-27 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.
- PW-28 The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.
- PW-29 The project shall install full capture trash devices within the proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant or Property Owner.
- PW-30 All on-site drain inlets and catch basins along the project frontage shall be marked with "No Dumping – Flows to Bay" or equivalent information.
- PW-31 The maximum allowable slope in landscape areas shall be 2:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.
- PW-32 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-33 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.
- PW-34 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-35 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.
- PW-36 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. The irrigation plans shall include Model Water Efficient Landscape Ordinance (MWELO) calculations.

- PW-37 No structures such as trees, buildings, and concrete foundations shall be installed within utility easements. Civil and landscape plan sheets shall show the utility easements and all other easements.
- PW-38 Trees shall not be planted within bioretention areas.
- PW-39 The project shall protect bioretention areas by installing 4-foot-tall metal fence (or other barrier acceptable to the Public Works Director) around them. Metal fence shall have trash capture screening at the base.
- PW-40 Project improvements shall comply with ADA requirements.
- PW-41 The project shall provide accessible on-site walk path connections to all buildings.
- PW-42 The Applicant shall arrange for the videotaping (pre-construction and post construction) of the existing north-south storm drain pipeline from the catch basin on Buena Vista Avenue to the pipe outfall. Project shall repair all deficiencies identified in the videotaping.
- PW-43 The project shall install a 5-foot-wide separated concrete sidewalk along the street frontages. This shall include replacing the existing curbs/gutters along the streetfrontages. The separation between the new sidewalk and the curbs/gutters shall be 5 feet to enable the City in the future to fill in this area with concrete, resulting in a sidewalk that is 10 feet wide. Until the City is able to fill in this area with concrete, the Applicant is to backfill this 5-foot-wide area with 6" of compacted Class II AB; cover it with weed fabric; and top it off with 4" of bark. The Applicant shall dedicate to the City the necessary right-of-way for this ultimate 10-foot-wide concrete sidewalk.
- PW-44 The project shall install a commercial driveway on each of the two street frontages on Marina Boulevard and on Buena Vista Avenue.
- PW-45 Each project driveway shall be controlled by STOP signs, bars and legends. Moreover, each driveway shall provide the necessary space for turnaround. Moreover, a vehicle turnaround loop shall be provided at the Buena Vista Avenue driveway in advance of the gate.
- PW-46 The proposed gate at the Buena Vista Avenue driveway shall be set back 50 feet (at the minimum) from the 10-foot-wide sidewalk.
- PW-47 The project shall install an emergency vehicle access (EVA) gate at the westerly terminus of Chipman Lane. The EVA gate shall comply with the Suisun City Fire Department's requirements.
- PW-48 The project shall provide a traffic study prepared by a Traffic Engineer to analyze the need for a right turn pocket immediately in advance of the proposed driveways. The right turn pocket design shall comply with Caltrans standards. The number of cars to be stacked shall be determined by a traffic study. This traffic study shall be part of Applicant's civil plans submittal. Should the traffic study recommend a right turn pocket on Marina Boulevard, the right turn pocket is to be separate from the existing travel lanes. In any case, to alleviate vehicular queue at the proposed gate at the Marina entrance/exit, the gate shall remain open from 7 AM in the morning to 7 PM in the evening from Monday through Friday. On Buena Vista Avenue, should it be recommended by the traffic study, the right turn pocket is to be adjacent to and along the north side of the existing curb.
- PW-49 The project shall pay its fair share contribution for a future traffic signal at the t-

intersection of Marina Boulevard and Buena Vista Drive. Based on a calculation which takes into account the fair share calculated (3.1%) in the approved traffic study, the bid received for the 2015 Traffic Signal Project, and the California Construction Cost Index (CCI), staff and the Applicant had mutually agreed to the project's fair share of \$13,684 for the future traffic signal. This fair share contribution shall be submitted to the City prior to the issuance of Certificate of Occupancy.

- PW-50 The project shall install a 6-foot-wide sidewalk from the existing sidewalk on the westerly terminus of Chipman Lane to the Central County Bikeway. This sidewalk shall not be installed behind the existing soundwall segment for security reasons. Moreover, the project shall provide a new streetlight in this area to properly illuminate the new sidewalk at night.
- PW-51 The project shall install a curb ramp at the southeast corner of Marina Boulevard and Buena Vista Avenue.
- PW-52 The project shall install three (3) No Parking Anytime signs along the back side of the new sidewalk along Marina Boulevard fronting the project site.
- PW-53 The project shall relocate and provide power to the existing cobra head streetlight located on the south side of Buena Vista Avenue at Rambler Rose Lane.
- PW-54 The project shall install a new cobra head LED streetlight behind the sidewalk on the south side of Buena Vista Avenue, approximately 90 feet from the southeast corner of Buena Vista Avenue and Marina Boulevard.
- PW-55 The project shall install a new cobra head LED streetlight behind the sidewalk on the east side of Marina Boulevard, by the southwest corner of the project site.
- PW-56 The project shall provide a photometric analysis for on-site parking lots as well as for the public street segments fronting the project site. The project shall comply with the City standards for illumination, and shall install, at the minimum, the below-mentioned street lights.
- PW-57 Runoff shall not drain onto the adjacent private parcels.
- PW-58 Building footings, trees, play structures and other structures shall not encroach into the existing storm drain easement.
- PW-59 Carport roofs placed within/over the existing storm drain easement shall be placed at least 12 feet above the top of grade. Moreover, it should be understood the storm drain facilities within the easement will need maintenance, repair, rehabilitation, or replacement over time. Said work may require removing, re-installing or replacing the roof or any part of the car port structure. The cost of the work on the roof or car port necessitated by the storm drain maintenance, repair, rehabilitation, or replacement work shall be at the sole expense of the Applicant/Property Owner. The expense to the Applicant/Property Owner shall include the cost for repairing or replacing damage to the roof and car port structure resulting from the storm drain facility work.
- PW-60 All new on-site storm drain pipelines and facilities shall be private and maintained by the Property Owner.
- PW-61 The on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owner. The Property Owner shall be responsible for the maintenance of the private sanitary sewers up to the street side cleanouts, which are to be installed at the back of public sidewalk.

- PW-62 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of the Property Owner.
- PW-63 The project shall reconstruct the raised median island on Marina Boulevard with 8" tall curbs and replace the landscaping and cobble strips with stamped concrete. The color and stamp pattern shall be at the discretion of the City Engineer.
- PW-64 The project shall provide base failure repairs, crack sealing and slurry seal on the southern half of Buena Vista Avenue fronting the project site. New centerline, travel lane, and bicycle lane striping shall be provided.
- PW-65 The project shall provide base failure repairs, crack sealing and slurry seal on the eastern half of Marina Boulevard fronting the project site. New centerline, travel lane, and bicycle lane striping shall be provided.
- PW-66 The project shall install five (5) electric vehicle charging stations as well as an additional 10 stalls that are prewired and electric vehicle ready. Locations are to be at the discretion of the Applicant.
- PW-67 The project shall install 25 bicycle lockers. Locations are to be at the discretion of the Applicant.
- PW-68 The project shall install a 6-foot-tall masonry wall with anti-climb metal fence on top along the easterly perimeter of the project site.
- PW-69 The project shall install, along the southerly perimeter of the project site, metal fencing and/or 6-foot-tall masonry wall with anti-climb metal fence on top.
- PW-70 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.

SOLANO IRRIGATION DISTRICT

- SID-1 All proposed connections onto the existing domestic water system must be per the latest SSWA Design Standards, Specification and Details which can be found on the following website: <https://www.sidwater.org/327/Standard-Specifications-Details>.
- SID-2 Improvement plans must show all existing facilities located within the project site, along with all proposed modifications that will be required to serve the property. Any existing services that will not be used as part of the development must be disconnected at the mainline.
- SID-3 Any public waterlines or public water facilities not installed within a public right-of-way will require an easement granted to SSWA for the operations and maintenance of the public facilities.
- SID-4 Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flow-rate for the backflow prevention assembly must be submitted for approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required on each of the domestic water services.
- SID-5 The developer is required to provide and install freeze protection for all RPBFP's and DCDC's at the developer's expense.
- SID-6 No trees or shrubs will be planted within any existing or future waterline easement.

- SID-7 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water services will be metered.
- SID-8 We require that the District (on behalf of SSWA) review, approve and sign all Final and/or Parcel Maps, and that SSWA review, approve and sign the Improvement Plans of this development.
- SID-9 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.
- SID-10 SSWA's General Notes must be included in the Improvement Plans and all proposed water system appurtenances and waterlines shall be constructed per the latest SSWA Design Standards and Specification and Details.
- SID-11 Electronic AutoCAD files and pdf's are required upon the completion of the project showing "as-builts" for electronic archiving.

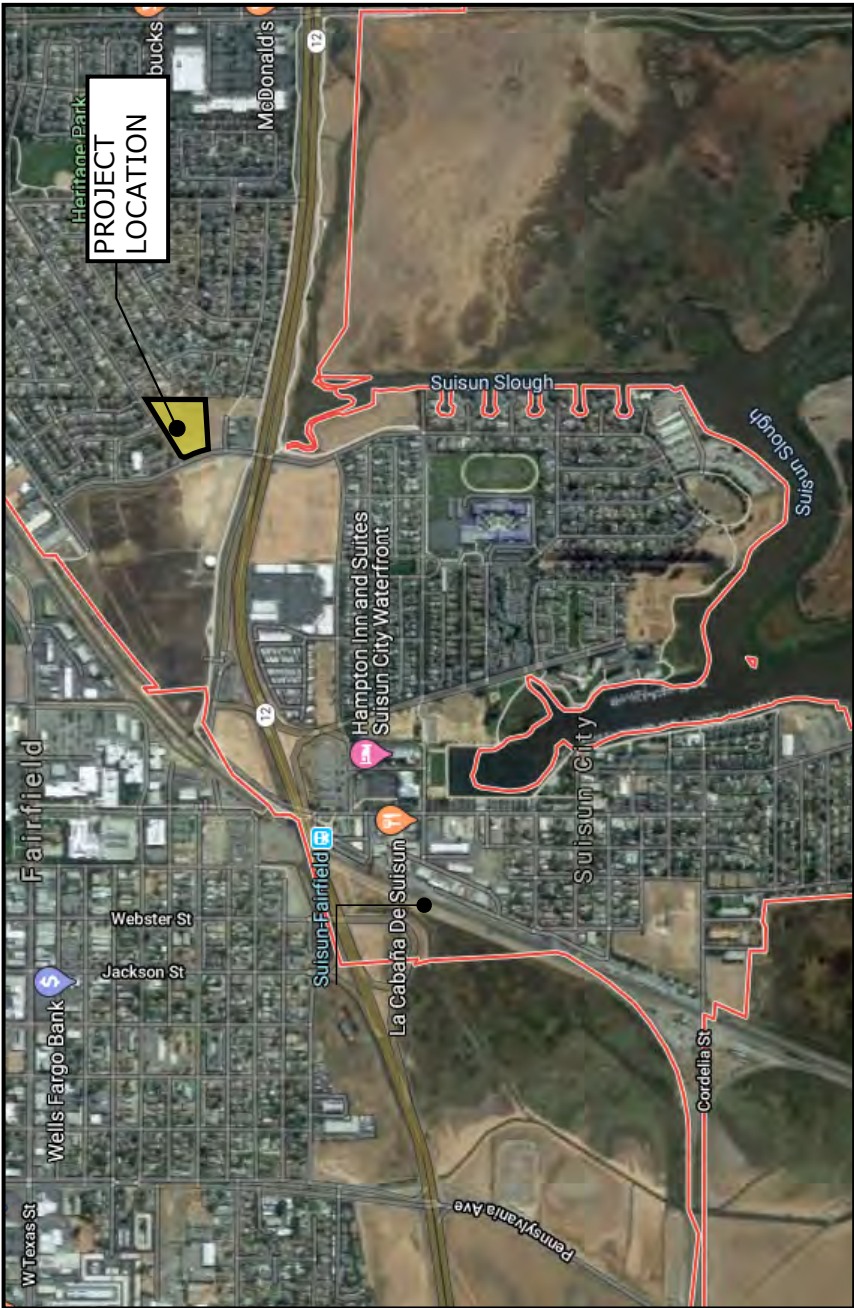


PROJECT LOCATION:	201 MARINA BLVD. SUISUN, CA 94585	DEVELOPER:	SOLANO AFFORDABLE HOUSING FOUNDATION 1411 OLIVER ROAD, SUITE 220 FAIRFIELD, CA 94534
APN:	0032-411-090	ARCHITECT:	VRILAKAS GROEN ARCHITECTS, INC. 1221 18TH STREET SACRAMENTO, CA 95811
ZONING:	RH2 HIGH DENSITY	CIVIL ENGINEER:	CUNNINGHAM ENGINEERING CO. 2120 20TH STREET, STE. 3 SACRAMENTO, CA 95818
LOT SIZE:	3.2 ac = 139,392 sf (RH2) 2.0 ac = 87,120 sf (CR)	LANDSCAPE ARCH:	CUNNINGHAM ENGINEERING CO. 2120 20TH STREET, STE. 3 SACRAMENTO, CA 95818
BUILDING USE:	RESIDENTIAL / APT.		
OCCUPANCY:	R2		
CONST. TYPE:	VA		
DESCRIPTION:	3 STORY WALK UP APARTMENTS W/ TENANT AMENITIES AND ON SITE PARKING.		

PROJECT DATA



VICINITY MAP



AREA MAP

Marina Village - Housing

Solano Affordable Housing Foundation
201 Marina Blvd., Suisun, CA
08.06.21

SITE NOTES:

1. See Civil Plans for all proposed off site and on site civil improvements. Arch plan is for reference only.
2. See landscape plan for schematic planting & irrigation layouts. Note that landscape strips at parking perimeter to have trees at approx. +/- 20ft oc where applicable.
3. 5 Electric Vehicle (EV) stalls and 10 future stalls shall be provided as required per city zoning code.
4. Trash enclosures shall meet city standards and be finished with smooth cmu walls, stack bond, metal roofing



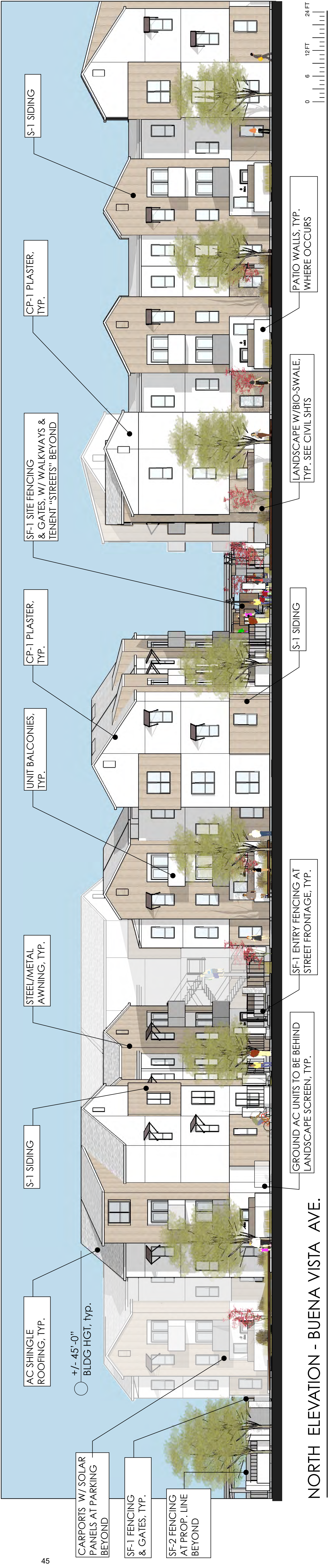
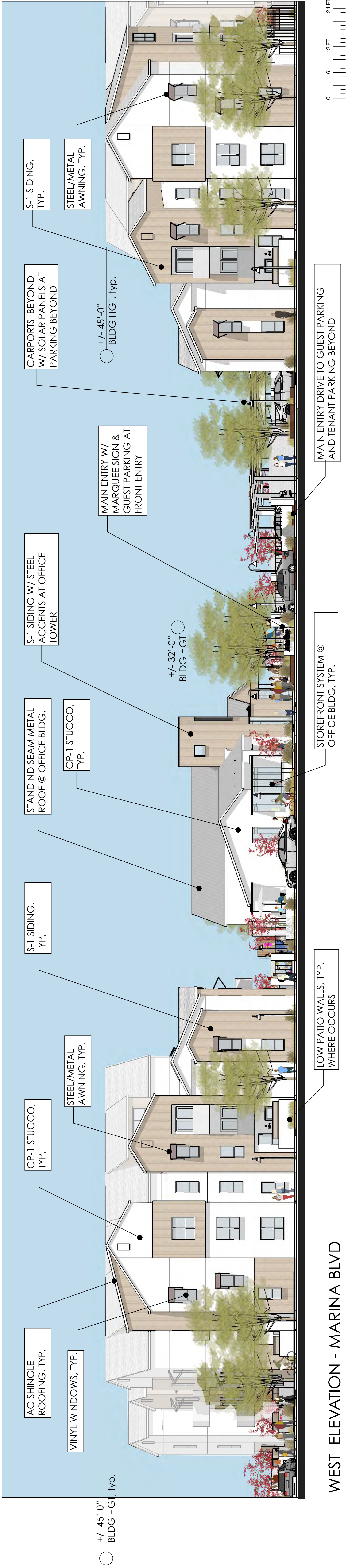
Project Data

TOTAL APARTMENTS:					160 UNITS					TOTAL PARKING: 220 STALLS					SITE AREAS / COVERAGE / OPEN SPACE		SETBACKS & HEIGHT - RH2 MF	
bd / ba	1/1	2/1	3/1	3/2	4/2	total	Calculation Matrix:					Bldg Lot Coverage =		Bldg Lot Coverage =		Street Frontage :		
Bldg A1	6	9	6	0	3	24	Unit Type	# Units	Ratio	Stalls Provided	1-bed:	39	226,512 sf (5.2ac)	15'-0" min.				
Bldg A2	6	9	6	0	3	24	1-bed:	39	1	39	2-bed:	55	+/- 49,905 sf	5'-0" min.				
Bldg A3	6	9	6	0	3	24	2-bed:	55	1.35	75	3-bed:	50		5'-0" min.				
Bldg A4	6	9	6	0	3	24	3-bed:	50	1.4	70	4-bed:	16						
Bldg B1	3	6	0	8	1	18	4-bed:	16	2.2	36	Totals:	160 units	Parking Landscape % = 18% (10%min per 18,42,040)					
Bldg B2	3	6	0	8	1	18	Standard Stalls: (9'x19')	181		220 stalls	Compact Stalls: (8'x16')	39	Parking Paved Area: 75,415 sf	Max. Bldg Height: 55'-0"				
Bldg C1	3	2	0	2	1	8						Parking Landscape : 1,6726 sf		PRIVATE OPEN SPACE				
Bldg C2	3	2	0	2	1	8						Usable Open Space: +/- 27,400sf		Each apartment to have a private				
Bldg D	3	3	0	6	0	12						Community Rm + Plaza: +/- 2400 sf		Patio or Balcony having a min. 5'				
totals: 39 55 24 26 16							Elec. Vehicle (EV): 5 stalls provided see site plan; final location tbd in design development.					Play Area/Patio/Green: +/- 5,000 sf		dimension.				
							note: 10 additional stalls will be provided for the future; location tbd					Village Walks & Green Space: +/- 15,000 sf						

Marina Village - Housing

Solano Affordable Housing Foundation
201 Marina Blvd., Suisun, CA
08.06.21

VRILAKAS | GROEN
www.vg-architects.com



MAIN MATERIAL PALETTE			
CP-1 :	SMOOTH CEMENT PLASTER - COLOR: LIGHT, GREY/WHITE	R-1 ROOFING	ASPHALT SHINGLES, TYP. @ APTS; COOL ROOF - COLOR: LIGHT GREY
CP-2:	SMOOTH CEMENT PLASTER - ACCENT COLOR: MED. GREY	R-2 ROOFING	STANDING SEAM METAL @ OFFICE BLDG - COLOR: DARK GREY
S-1	SMOOTH CEMENT BD SIDING - WOOD COLOR / PAINT	SF-1 SITE FENCE	6FT PREFINISHED STEEL PICKET FENCING SYSTEM & SECURITY GATES
WINDOWS:	VINYL WINDOW SYSTEM AT APARTMENTS - COLOR WHITE / DARK GREY ALUMINUM, CLEAR GLASS	SF-2 SITE FENCE	W/ CMU COLUMNS AT KEY ENTRIES - TBD; VISIBILITY THROUGHOUT - COLOR: WHITE, TBD, 6' TALL MASONRY WALL WITH ANTI-CLIMB METAL FENCE ON TOP; TYP. AT EAST PROP. LINE AND PARTIAL AT WEST/SOUTH PROP. LINE TO (E) GAS STATION; SEE SITE PLAN FOR CALL OUT LOCATION.
STOREFRONT:	AT OFFICE / COMMUNITY - BRUSHED ALUMINUM, CLEAR GLASS	TRASH ENCLOSURE:	CMU, SMOOTH FINISH, STACK BOND W/ LIGHT STEEL METAL ROOFING - TBD
BALCONIES:	PAINTED SIDING W/ STEEL RAILINGS AND AWNING ACCENTS	STEEL ACCENTS:	TRELLIS DETAILS, AWNINGS AT WINDOWS, ETC. COLOR: DARK GREY

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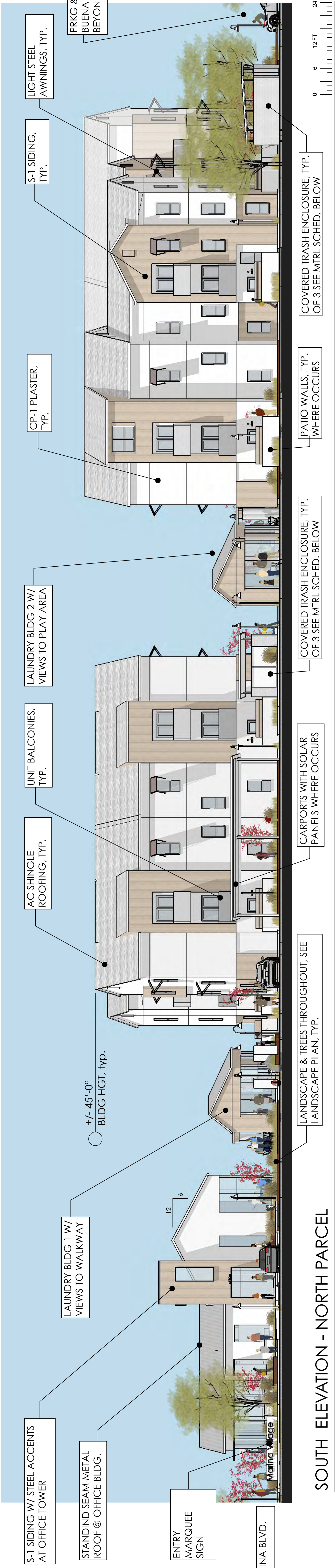
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MAIN MATERIAL PALETTE				
CP-1 :	SMOOTH CEMENT PLASTER - COLOR: LIGHT, GREY/WHITE	R-1 ROOFING	ASPHALT SHINGLES, TYP. @ APTS; COOL ROOF - COLOR: LIGHT GREY	6FT PREFINISHED STEEL PICKET FENCING SYSTEM & SECURITY GATES W/ CMU COLUMNS AT KEY ENTRIES - TBD; VISIBILITY THROUGHOUT - COLOR: WHITE, TBD. 6' TALL MASONRY WALL WITH ANTI-CLIMB METAL FENCE ON TOP; TYP. AT EAST PROP. LINE AND PARTIAL AT WEST/SOUTH PROP. LINE TO (E) GAS STATION; SEE SITE PLAN FOR CALL OUT LOCATION.
CP-2:	SMOOTH CEMENT PLASTER - ACCENT COLOR: MED. GREY	R-2 ROOFING	STANDING SEAM METAL @ OFFICE BLDG - COLOR: DARK GREY	
S-1	SMOOTH CEMENT BD SIDING - WOOD COLOR / PAINT	SF-1 SITE FENCE		
WINDOWS:	VINYL WINDOW SYSTEM AT APARTMENTS - COLOR WHITE / DARK GREY ALUMINUM, CLEAR GLASS	SF-2 SITE FENCE		
STOREFRONT:	AT OFFICE / COMMUNITY - BRUSHED ALUMINUM, CLEAR GLASS	TRASH ENCLOSURE:	CMU, SMOOTH FINISH, STACK BOND W/ LIGHT STEEL METAL ROOFING - TBD	TRELLIS DETAILS, AWNINGS AT WINDOWS, ETC. COLOR: DARK GREY
BALCONIES:	PAINTED SIDING W/ STEEL RAILINGS AND AWNING ACCENTS	STEEL ACCENTS:		

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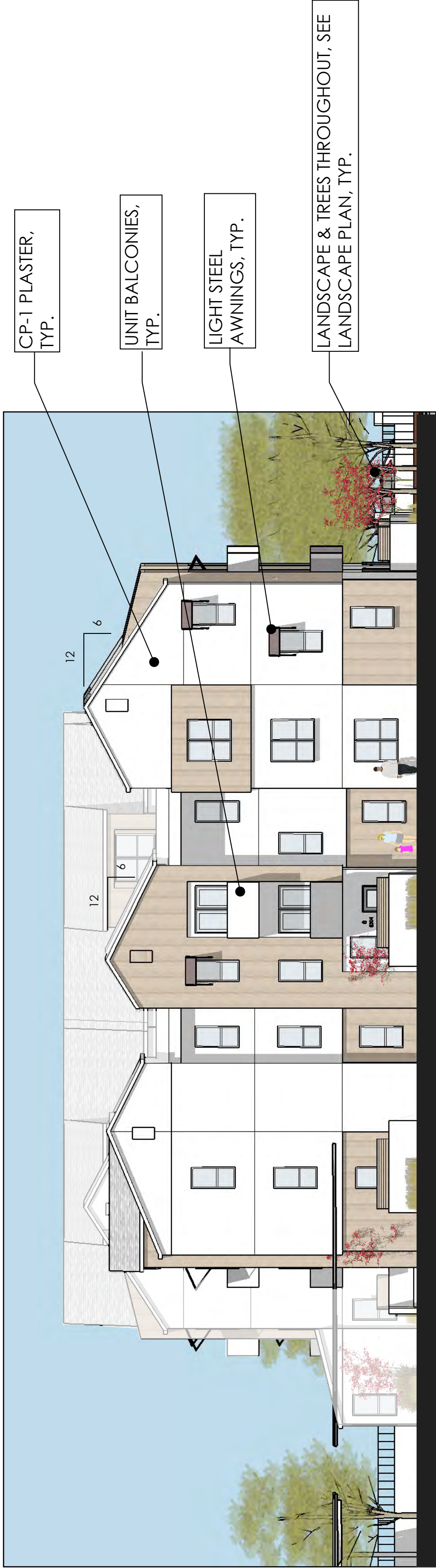
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EAST ELEVATION - SOUTH PARCEL



NORTH ELEVATION - SOUTH PARCEL



SOUTH ELEVATION - SOUTH PARCEL

MAIN MATERIAL PALETTE

CP-1 : CP-2:	SMOOTH CEMENT PLASTER - COLOR: LIGHT, GREY/WHITE SMOOTH CEMENT PLASTER - ACCENT COLOR: MED. GREY	R-1 ROOFING R-2 ROOFING	ASPHALT SHINGLES, TYP. @ APTS: COOL ROOF - COLOR: LIGHT GREY STANDING SEAM METAL @ OFFICE BLDG - COLOR: DARK GREY
S-1 WINDOWS:	SMOOTH CEMENT BD SIDING - WOOD COLOR / PAINT VINYL WINDOW SYSTEM AT APARTMENTS - COLOR WHITE / DARK GREY ALUMINUM, CLEAR GLASS	SF-1 SITE FENCE SF-2 SITE FENCE	6FT PREFINISHED STEEL PICKET FENCING SYSTEM & SECURITY GATES W/ CMU COLUMNS AT KEY ENTRIES - TBD; VISIBILITY THROUGHOUT - COLOR: WHITE, TBD. 6' TALL MASONRY WALL WITH ANTI-CLIMB METAL FENCE ON TOP: TYP. AT EAST PROP. LINE AND PARTIAL AT WEST/SOUTH PROP. LINE TO (E) GAS STATION; SEE SITE PLAN FOR CALL OUT LOCATION.
STOREFRONT:	AT OFFICE / COMMUNITY - BRUSHED ALUMINUM, CLEAR GLASS	TRASH ENCLOSURE:	CMU, SMOOTH FINISH, STACK BOND W/ LIGHT STEEL METAL ROOFING - TBD
BALCONIES:	PAINTED SIDING W/ STEEL RAILINGS AND AWNING ACCENTS	STEEL ACCENTS:	TRELLIS DETAILS, AWNINGS AT WINDOWS, ETC. COLOR: DARK GREY

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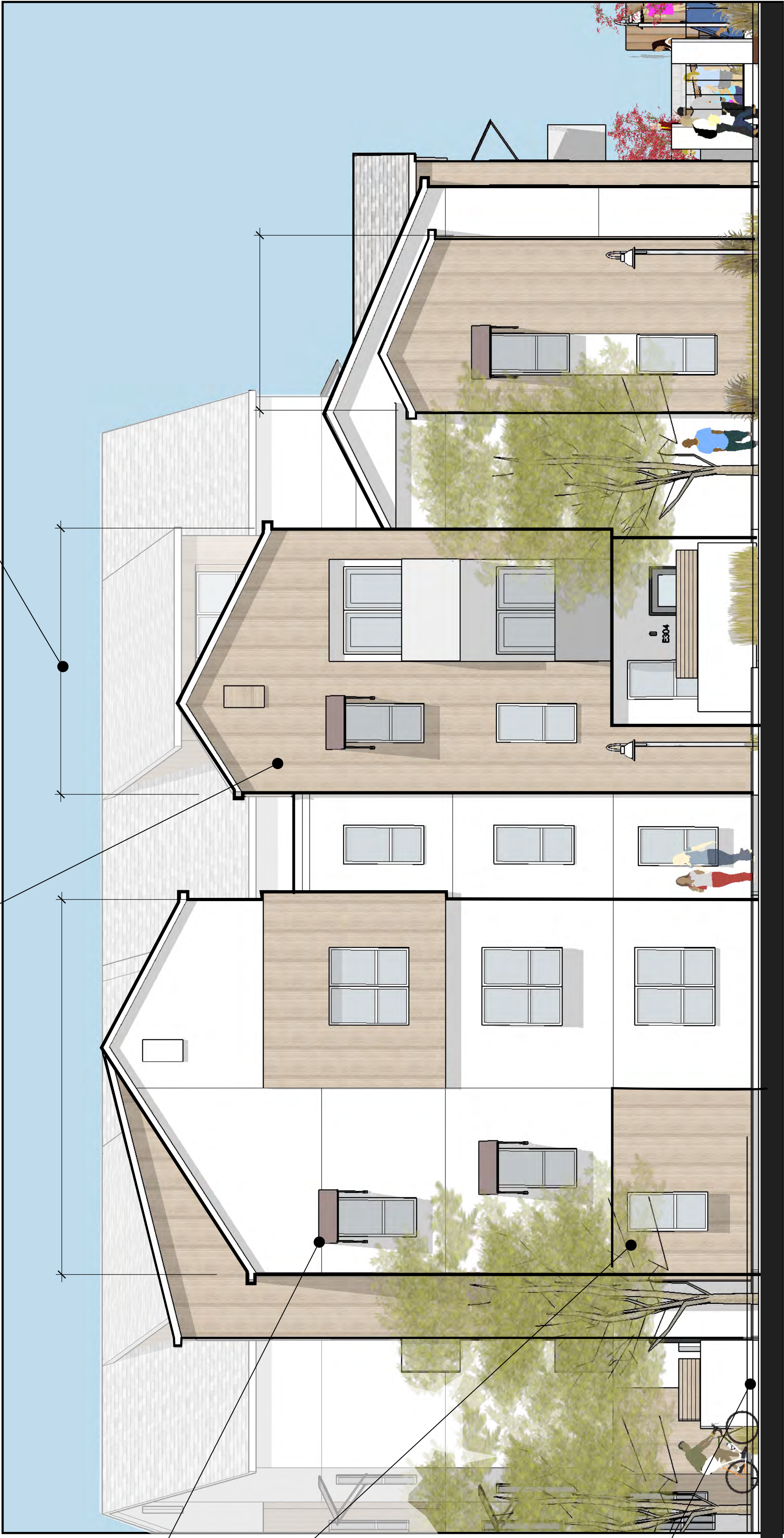
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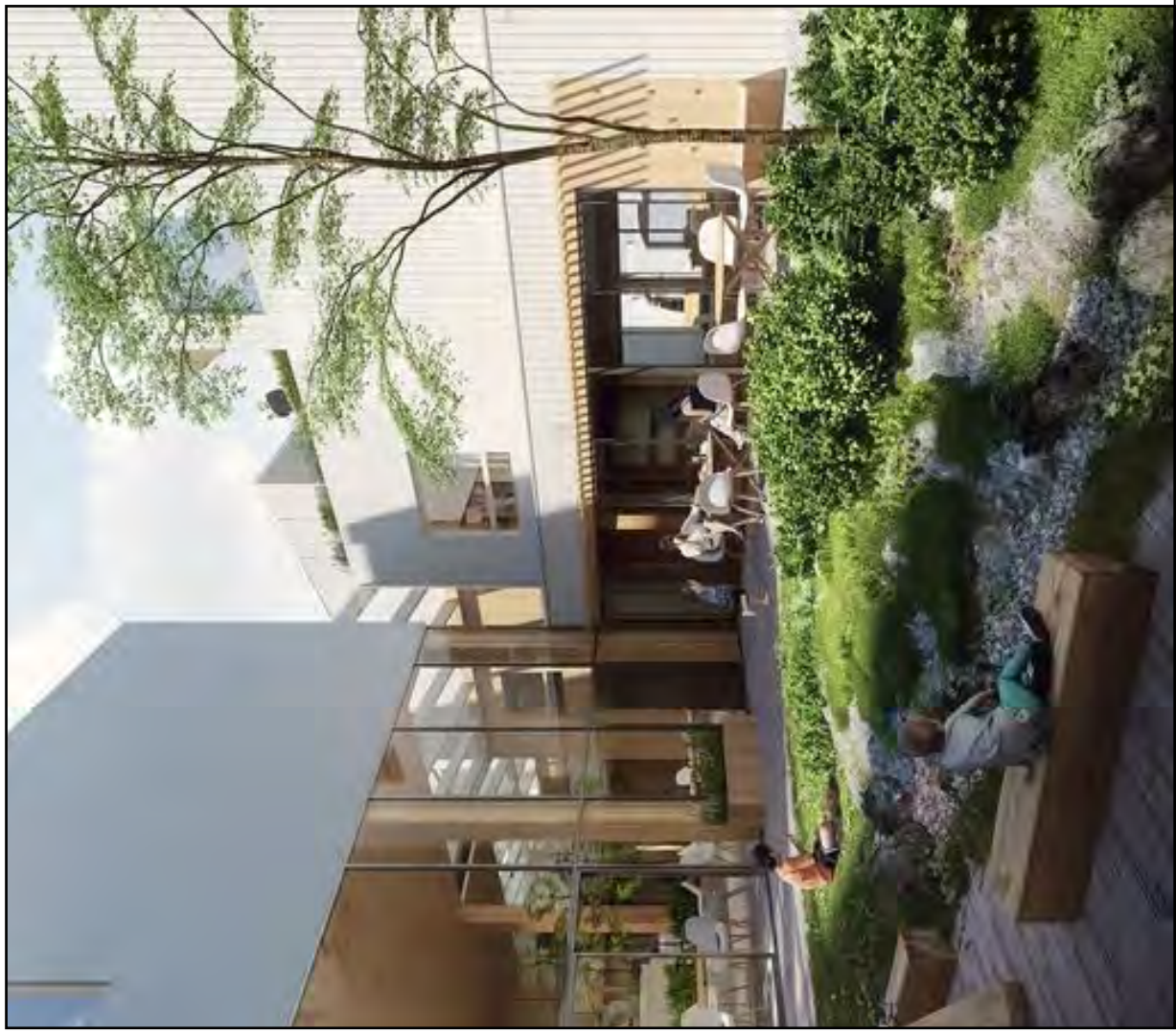
Massing Precedent



Color / Materials Precedent

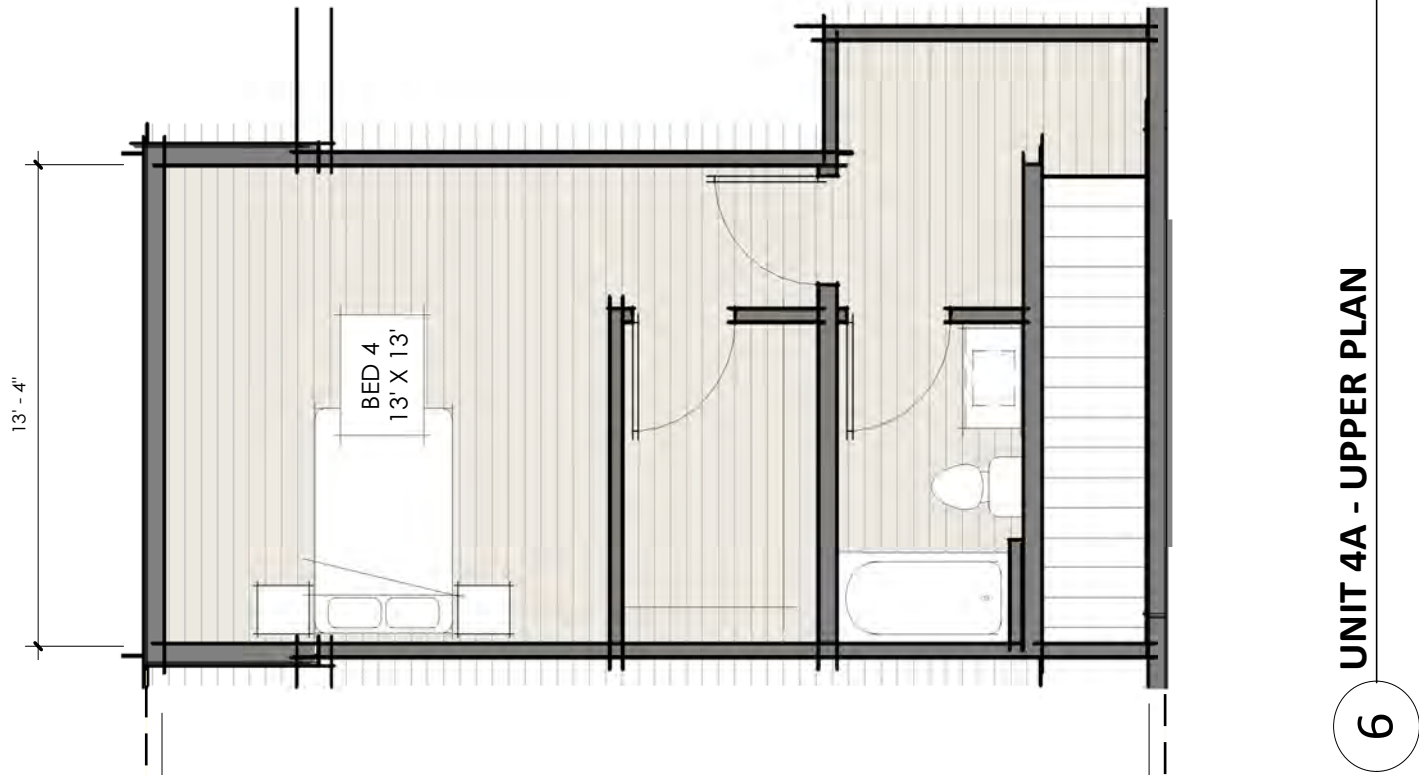
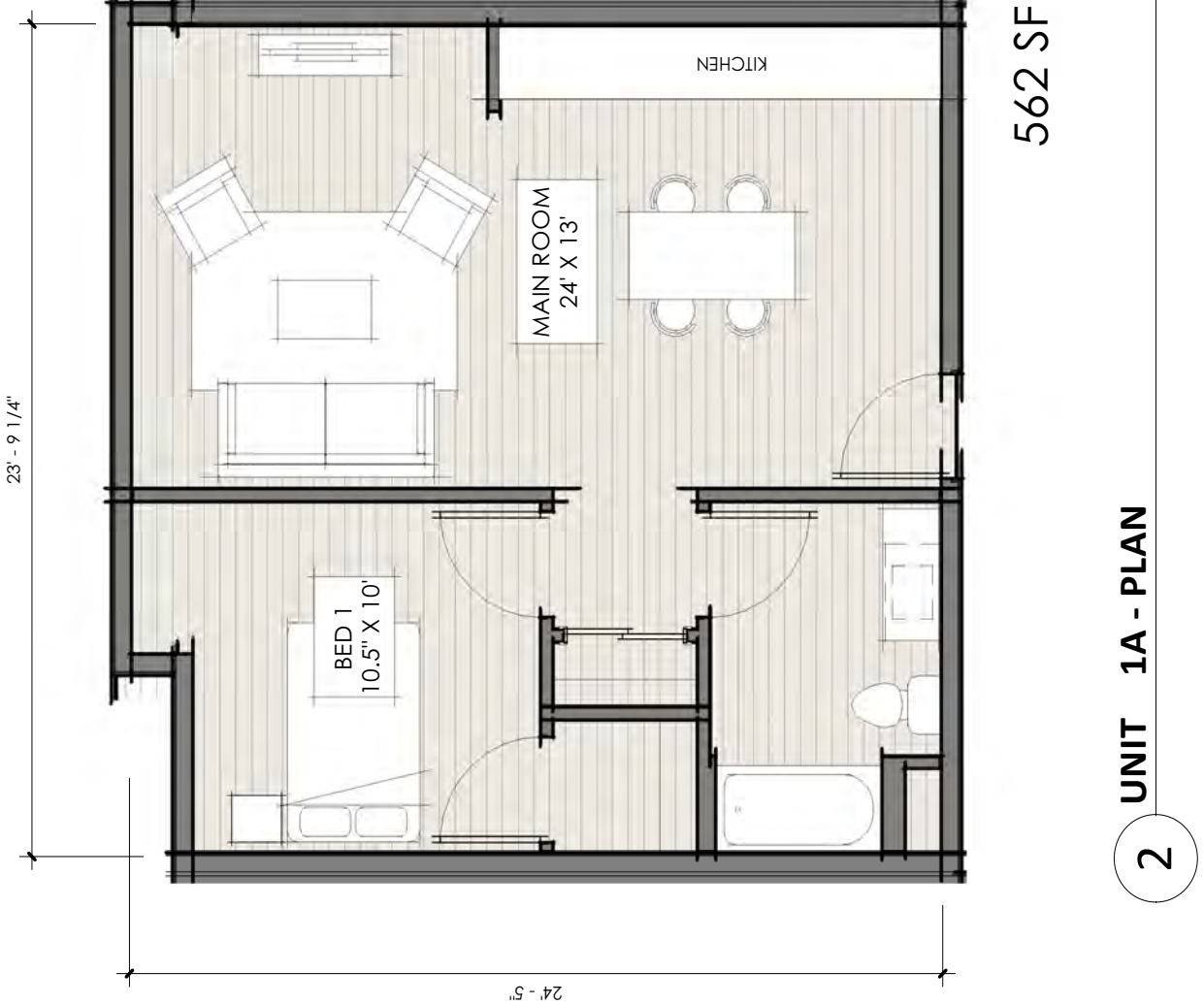


TYPICAL BUILDING ELEVATION



Landscape Precedent





PRIVATE PATIO W/ MIN.
5' DIMENSION
(BALCONY ABV. - SIM.)



UNIT QUANTITIES: 160 total			total sf
1 bed / 1 bath	(565sf) = 39 (25%)		+/- 22,000sf
2 bed / 2 bath	(735sf) = 55 (35%)		+/- 40,500sf
3 bed / 2 bath	(935sf) = 50 (30%)		+/- 46,750sf
4 bed / 2 bath	(1300sf) = 16 (10%)		+/- 20,800sf
	160		+/- 130,050sf (approx)

NOTE: PLANS SHOWN ARE EARLY SCHEMATICS ONLY AND
NOT MEANT FOR FINISH DIMENSIONS

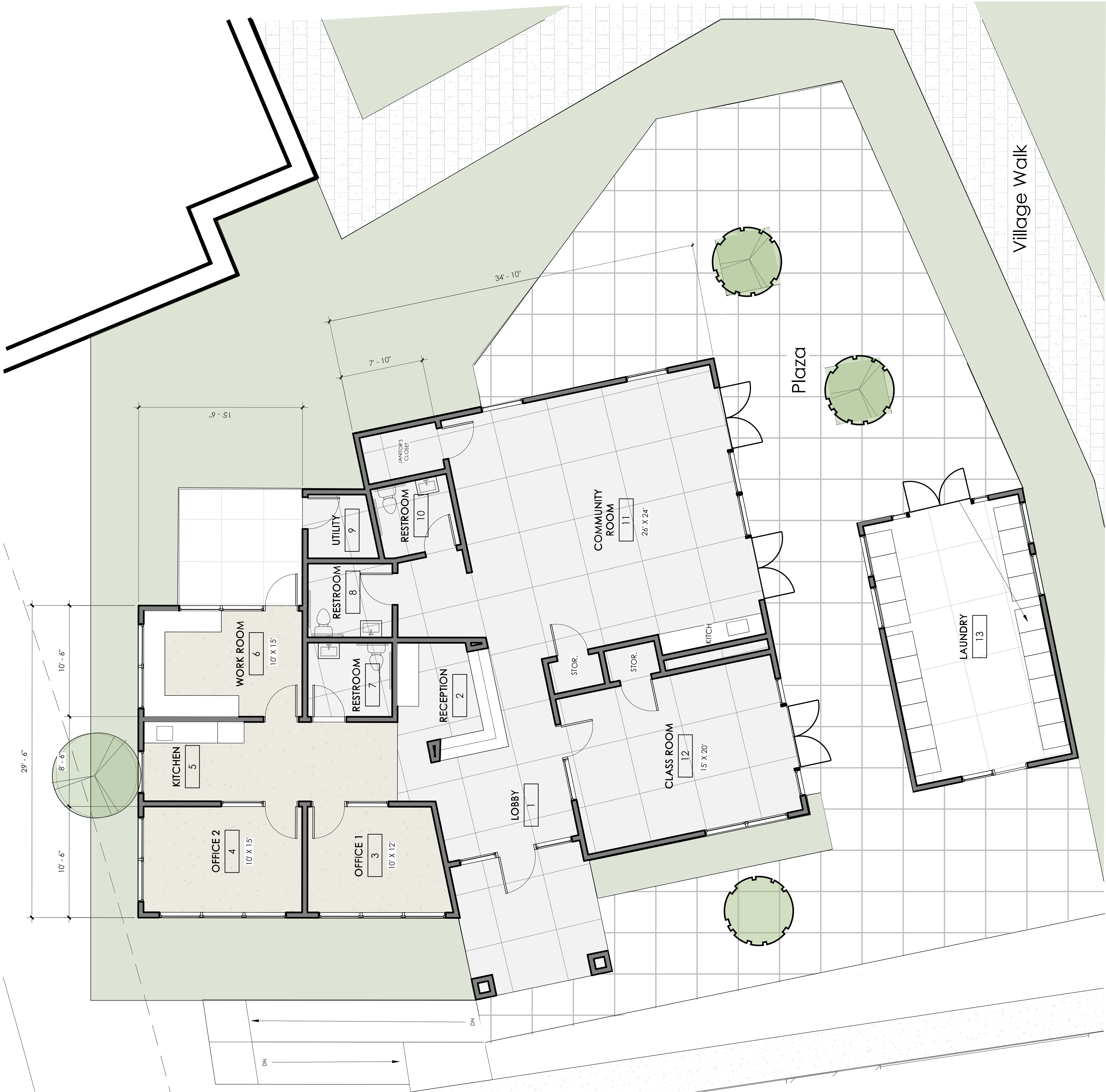
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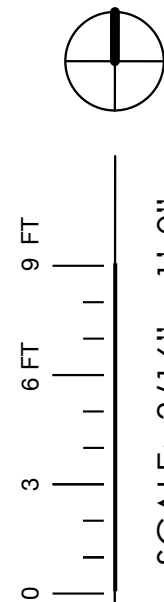
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1 Community Room





VIEW TO MAIN INTERIOR CAMPUS

Marina Village - Housing

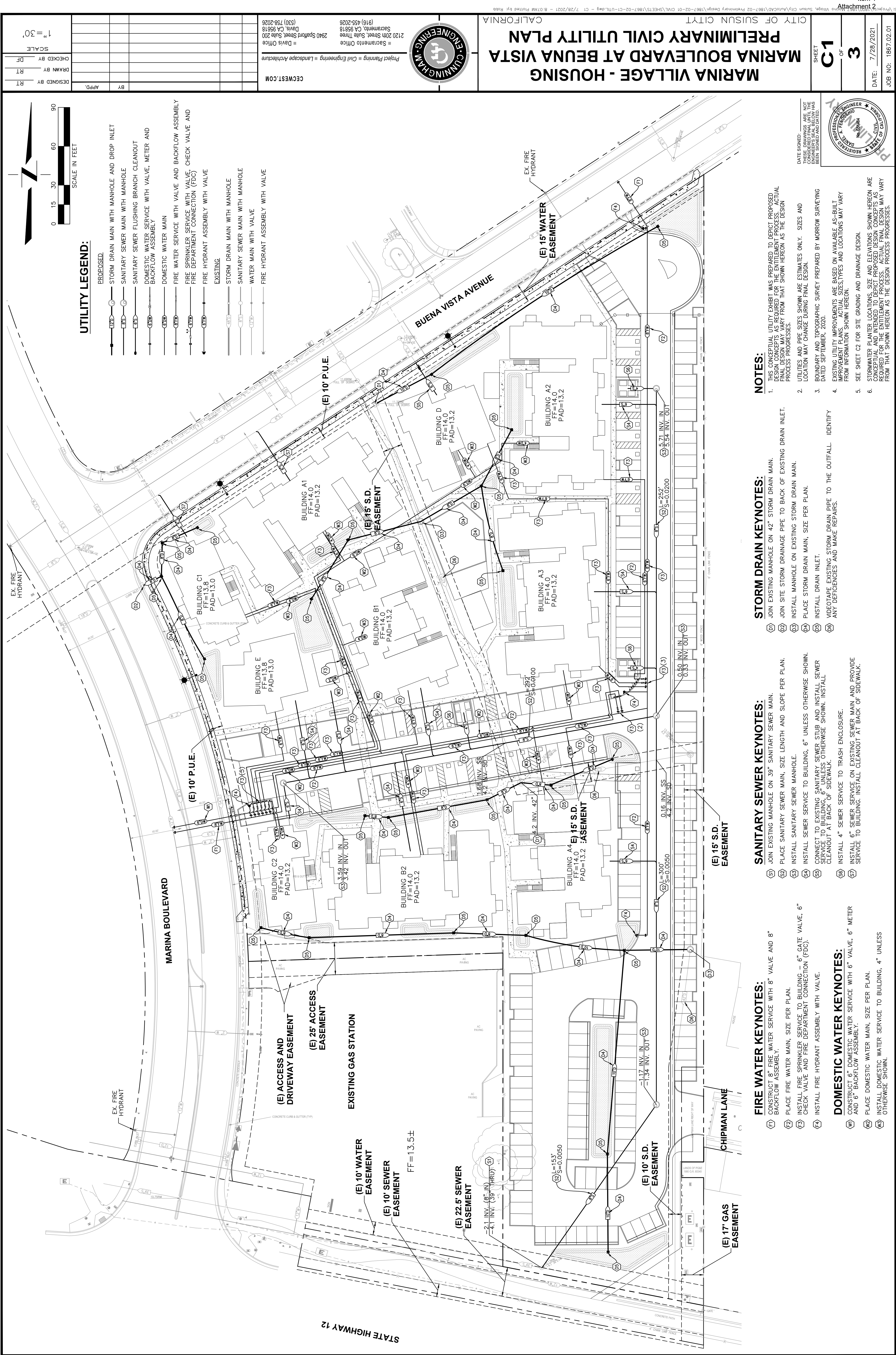
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INTERIOR VILLAGE WALK

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UTILITY LEGEND:

- PROPOSED
- STORM DRAIN MAIN WITH MANHOLE AND DROP INLET
 - SANITARY SEWER MAIN WITH MANHOLE
 - SANITARY SEWER FLUSHING BRANCH CLEANOUT
 - DOMESTIC WATER SERVICE WITH VALVE, METER AND BACKFLOW ASSEMBLY
 - DOMESTIC WATER MAIN
 - FIRE WATER SERVICE WITH VALVE AND BACKFLOW ASSEMBLY
 - FIRE SPRINKLER SERVICE WITH VALVE, CHECK VALVE AND FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT ASSEMBLY WITH VALVE
- EXISTING
- STORM DRAIN MAIN WITH MANHOLE
 - SANITARY SEWER MAIN WITH MANHOLE
 - WATER MAIN WITH VALVE
 - FIRE HYDRANT ASSEMBLY WITH VALVE

FIRE WATER KEYNOTES:

- CONSTRUCT 8" FIRE WATER SERVICE WITH 8" VALVE AND 8" BACKFLOW ASSEMBLY.
- PLACE FIRE WATER MAIN, SIZE PER PLAN.
- INSTALL FIRE SPRINKLER SERVICE TO BUILDING, 6" GATE VALVE, 6" CHECK VALVE AND FIRE DEPARTMENT CONNECTION (FDC).
- INSTALL FIRE HYDRANT ASSEMBLY WITH VALVE.

DOMESTIC WATER KEYNOTES:

- CONSTRUCT 6" DOMESTIC WATER SERVICE WITH 6" VALVE, 6" METER AND 6" BACKFLOW ASSEMBLY.
- PLACE DOMESTIC WATER MAIN, SIZE PER PLAN.
- INSTALL DOMESTIC WATER SERVICE TO BUILDING, 4" UNLESS OTHERWISE SHOWN.

SANITARY SEWER KEYNOTES:

- JOIN EXISTING MANHOLE ON 39" SANITARY SEWER MAIN.
- PLACE SANITARY SEWER MAIN, SIZE LENGTH AND SLOPE PER PLAN.
- INSTALL SANITARY SEWER MANHOLE.
- INSTALL SEWER SERVICE TO BUILDING, 6" UNLESS OTHERWISE SHOWN.
- CONNECT TO EXISTING SANITARY SEWER STUB AND INSTALL SEWER SERVICE TO BUILDING, 6" UNLESS OTHERWISE SHOWN. INSTALL CLEANOUT AT BACK OF SIDEWALK.
- INSTALL 4" SEWER SERVICE TO TRASH ENCLOSURE.
- INSTALL 6" SEWER SERVICE ON EXISTING SEWER MAIN AND PROVIDE SERVICE TO BUILDING. INSTALL CLEANOUT AT BACK OF SIDEWALK.

STORM DRAIN KEYNOTES:

- JOIN SITE STORM DRAINAGE PIPE TO BACK OF EXISTING DRAIN INLET.
- INSTALL MANHOLE ON EXISTING STORM DRAIN MAIN.
- PLACE STORM DRAIN MAIN, SIZE PER PLAN.
- INSTALL DRAIN INLET.
- VEGETATE EXISTING STORM DRAIN PIPE TO THE OUTFALL. IDENTIFY ANY DEFICIENCIES AND MAKE REPAIRS.

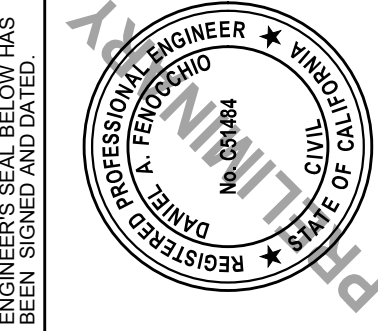
NOTES:

- THIS CONCEPTUAL UTILITY EXHIBIT WAS PREPARED TO DEPICT PROPOSED UTILITY LOCATIONS AND SIZES. THE EXACT LOCATIONS AND SIZES OF THE FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATION MAY CHANGE DURING FINAL DESIGN.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED SEPTEMBER, 2020.
- EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
- SEE SHEET C2 FOR SITE GRADING AND DRAINAGE DESIGN.
- STORMWATER PLANTER LOCATIONS, SIZE AND ELEVATIONS SHOWN HEREON ARE CONCEPTUAL AND INTENDED TO DEPICT PROPOSED DESIGN CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.

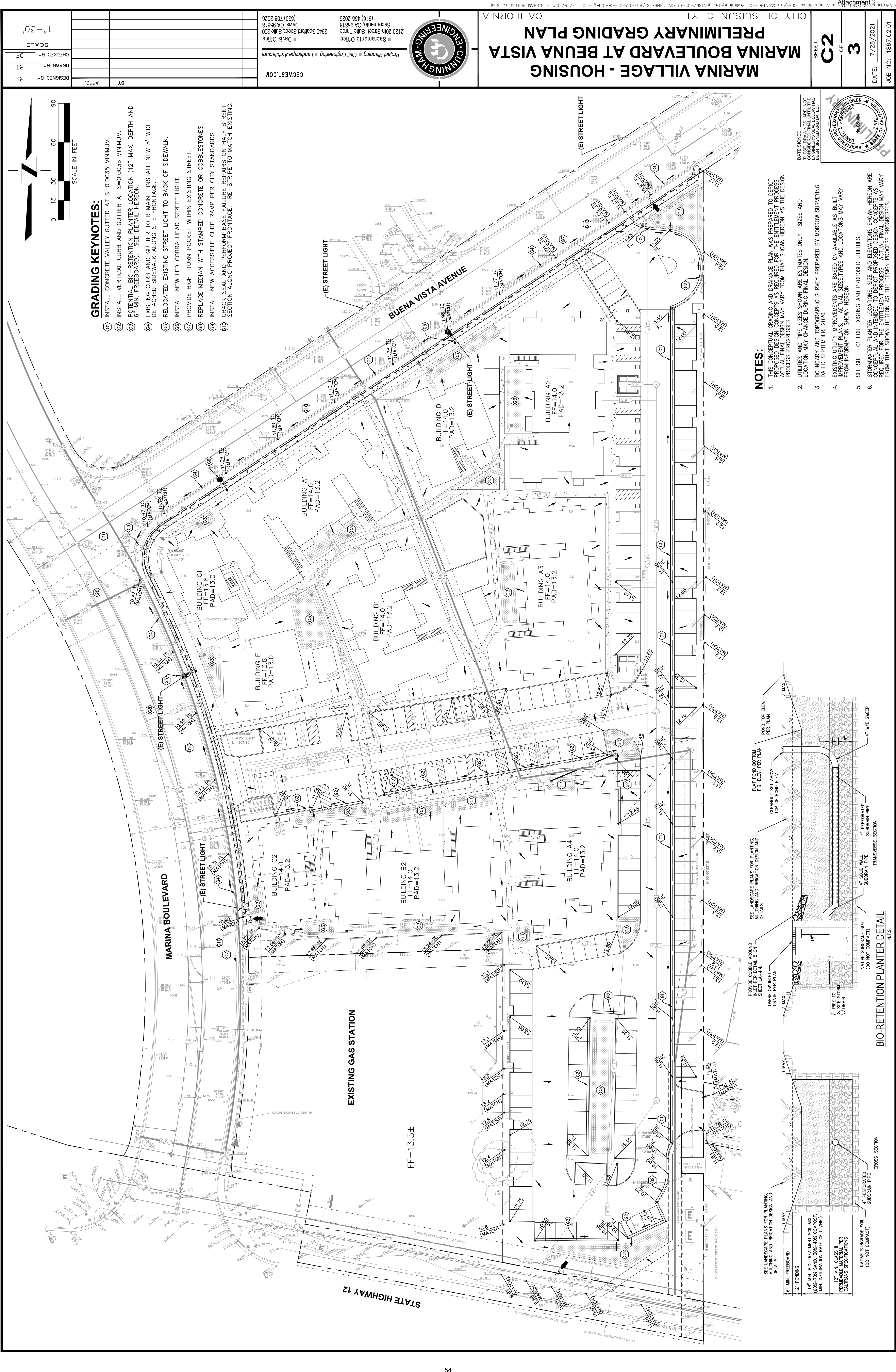
MARINA VILLAGE - HOUSING
MARINA BOULEVARD AT BUENA VISTA
PRELIMINARY CIVIL UTILITY PLAN
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DATE: 7/28/2021
JOB NO: 1867.02.01

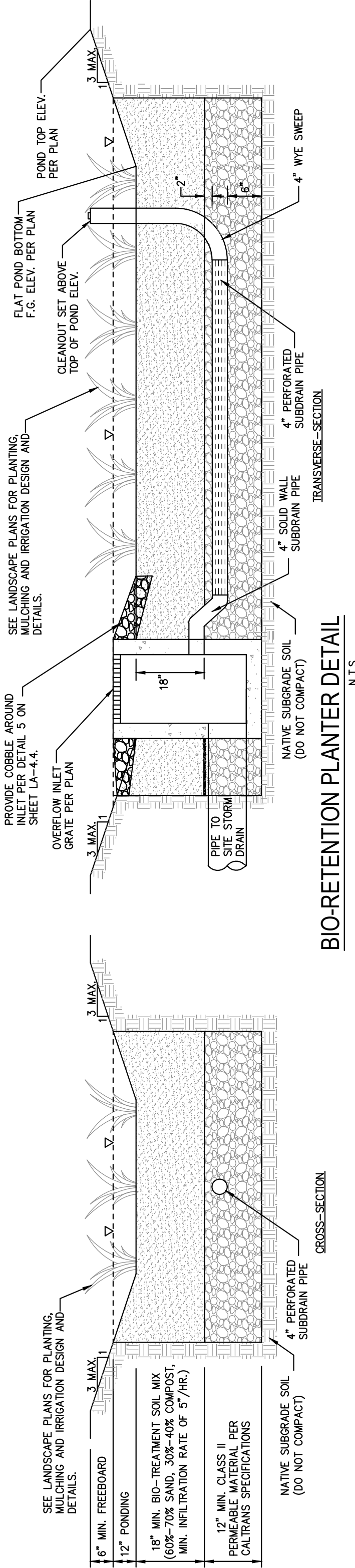


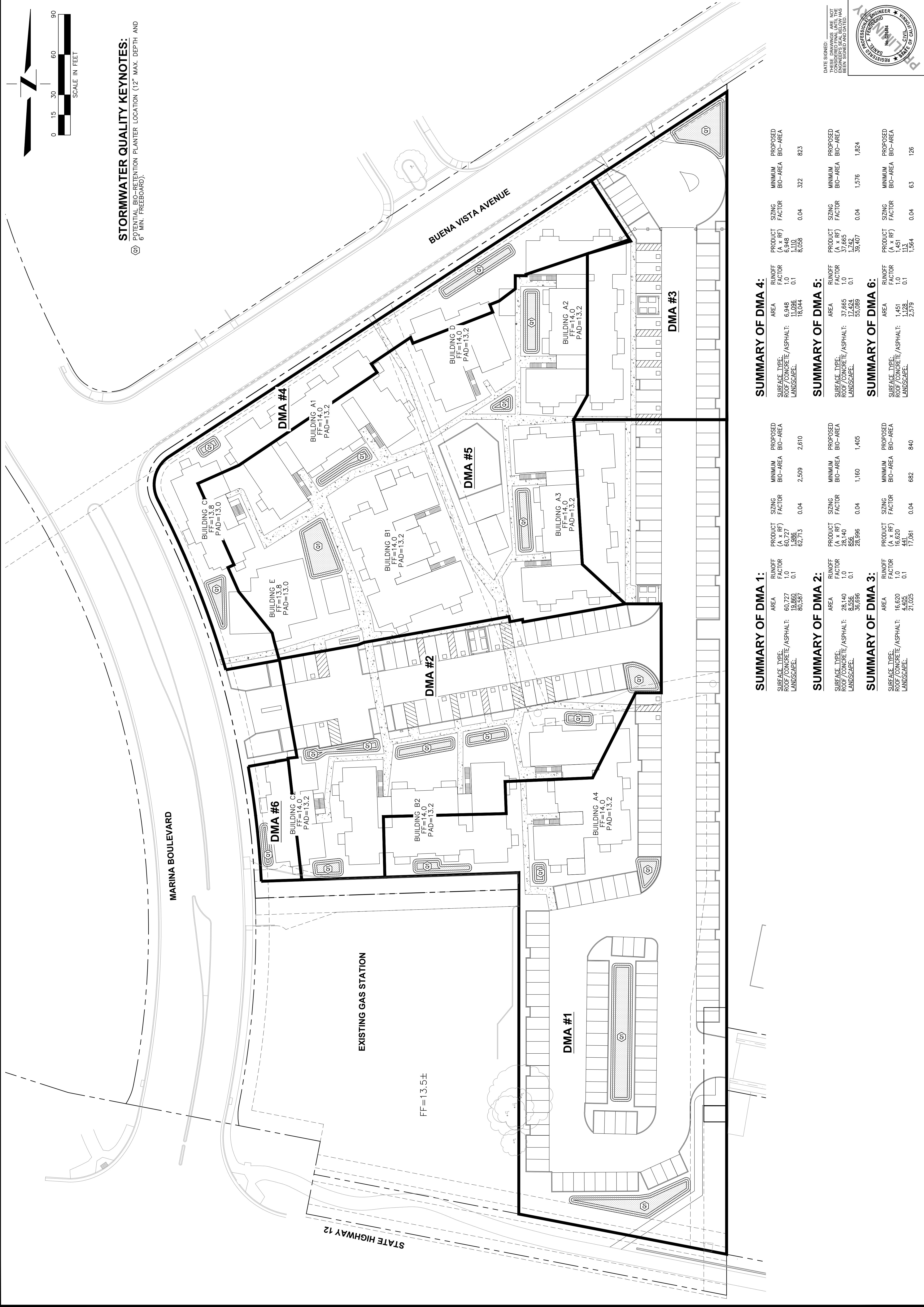
GRADING KEYNOTES:

- INSTALL CONCRETE VALLEY GUTTER AT S=0.0035 MINIMUM.
- INSTALL VERTICAL CURB AND GUTTER AT S=0.0035 MINIMUM.
- POTENTIAL BIO-RETENTION PLANTER LOCATION (12" MAX. DEPTH AND 6' MIN. FREEBOARD). SEE DETAIL HEREON.
- EXISTING CURB AND GUTTER TO REMAIN. INSTALL NEW 5' WIDE DETACHED SIDEWALK ALONG SITE FRONTAGE.
- RELOCATED EXISTING STREET LIGHT TO BACK OF SIDEWALK.
- INSTALL NEW LED COBRA HEAD STREET LIGHT.
- PROVIDE RIGHT TURN POCKET WITHIN EXISTING STREET.
- REPLACE MEDIAN WITH STAMPED CONCRETE OR COBBLESTONES.
- INSTALL NEW ACCESSIBLE CURB RAMP PER CITY STANDARDS.
- CRACK SEAL AND PERFORM BASE FAILURE REPAIRS ON HALF STREET SECTION ALONG PROJECT FRONTAGE. RE-STRIPE TO MATCH EXISTING.

NOTES:

- THIS CONCEPTUAL GRADING AND DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED DESIGN CONCEPTS. THE ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATION MAY CHANGE DURING FINAL DESIGN.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED SEPTEMBER, 2020.
- EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
- SEE SHEET C1 FOR EXISTING AND PROPOSED UTILITIES.
- STORMWATER PLANTER LOCATIONS, SIZE AND ELEVATIONS SHOWN HEREON ARE CONCEPTUAL AND INTENDED TO DEPICT PROPOSED DESIGN CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.





STORMWATER QUALITY KEYNOTES:
Ⓢ POTENTIAL BIO-RETENTION PLANTER LOCATION (12" MAX. DEPTH AND 6" MIN. FREEBOARD).

DESIGNED BY	RT
DRAWN BY	RT
CHECKED BY	DF
SCALE	
1" = 30'	

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MARINA VILLAGE - HOUSING

MARINA BOULEVARD AT BEUNA VISTA

STORMWATER QUALITY PLAN

CITY OF SUISUN CITY

CALIFORNIA

3

OF

3

SHEET

C3

DATE: 7/28/2021

JOB NO: 1867.02.01

SUMMARY OF DMA 1:						SUMMARY OF DMA 4:					
SURFACE TYPE:	AREA	RUNOFF FACTOR	PRODUCT (A x RF)	SIZING FACTOR	MINIMUM BIO-AREA	PROPOSED BIO-AREA	SURFACE TYPE:	AREA	RUNOFF FACTOR	PRODUCT (A x RF)	SIZING FACTOR
ROOF/CONCRETE/ASPHALT:	60,727	1.0	60,727	0.1	2,509	2,610	ROOF/CONCRETE/ASPHALT:	6,948	1.0	6,948	0.04
LANDSCAPE:	19,860	0.1	1,986	0.04	62,713	62,713	LANDSCAPE:	11,096	0.1	1,110	0.04
	80,587							18,044		8,058	
SUMMARY OF DMA 2:						SUMMARY OF DMA 5:					
SURFACE TYPE:	AREA	RUNOFF FACTOR	PRODUCT (A x RF)	SIZING FACTOR	MINIMUM BIO-AREA	PROPOSED BIO-AREA	SURFACE TYPE:	AREA	RUNOFF FACTOR	PRODUCT (A x RF)	SIZING FACTOR
ROOF/CONCRETE/ASPHALT:	28,140	1.0	28,140	0.1	1,160	1,405	ROOF/CONCRETE/ASPHALT:	37,665	1.0	37,665	0.04
LANDSCAPE:	8,555	0.1	855	0.04	28,996	28,996	LANDSCAPE:	17,424	0.1	1,742	0.04
	36,696							55,089		39,407	
SUMMARY OF DMA 3:						SUMMARY OF DMA 6:					
SURFACE TYPE:	AREA	RUNOFF FACTOR	PRODUCT (A x RF)	SIZING FACTOR	MINIMUM BIO-AREA	PROPOSED BIO-AREA	SURFACE TYPE:	AREA	RUNOFF FACTOR	PRODUCT (A x RF)	SIZING FACTOR
ROOF/CONCRETE/ASPHALT:	16,620	1.0	16,620	0.1	682	840	ROOF/CONCRETE/ASPHALT:	1,451	1.0	1,451	0.04
LANDSCAPE:	4,405	0.1	441	0.04	17,061	17,061	LANDSCAPE:	1,128	0.1	113	0.04
	21,025							2,579		1,564	

DATE SIGNED: _____
DATE: 7/28/2021
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: 1" = 30'

REGISTERED PROFESSIONAL ENGINEER

NO. 24984

CIVIL

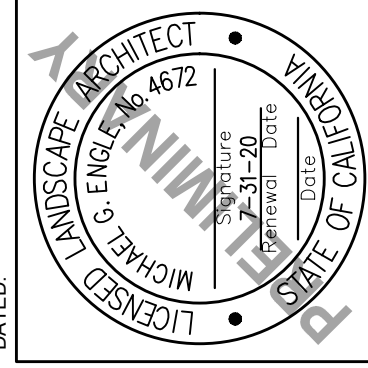
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DRAWN BY	BK
CHECKED BY	ME
SCALE	1"=30'

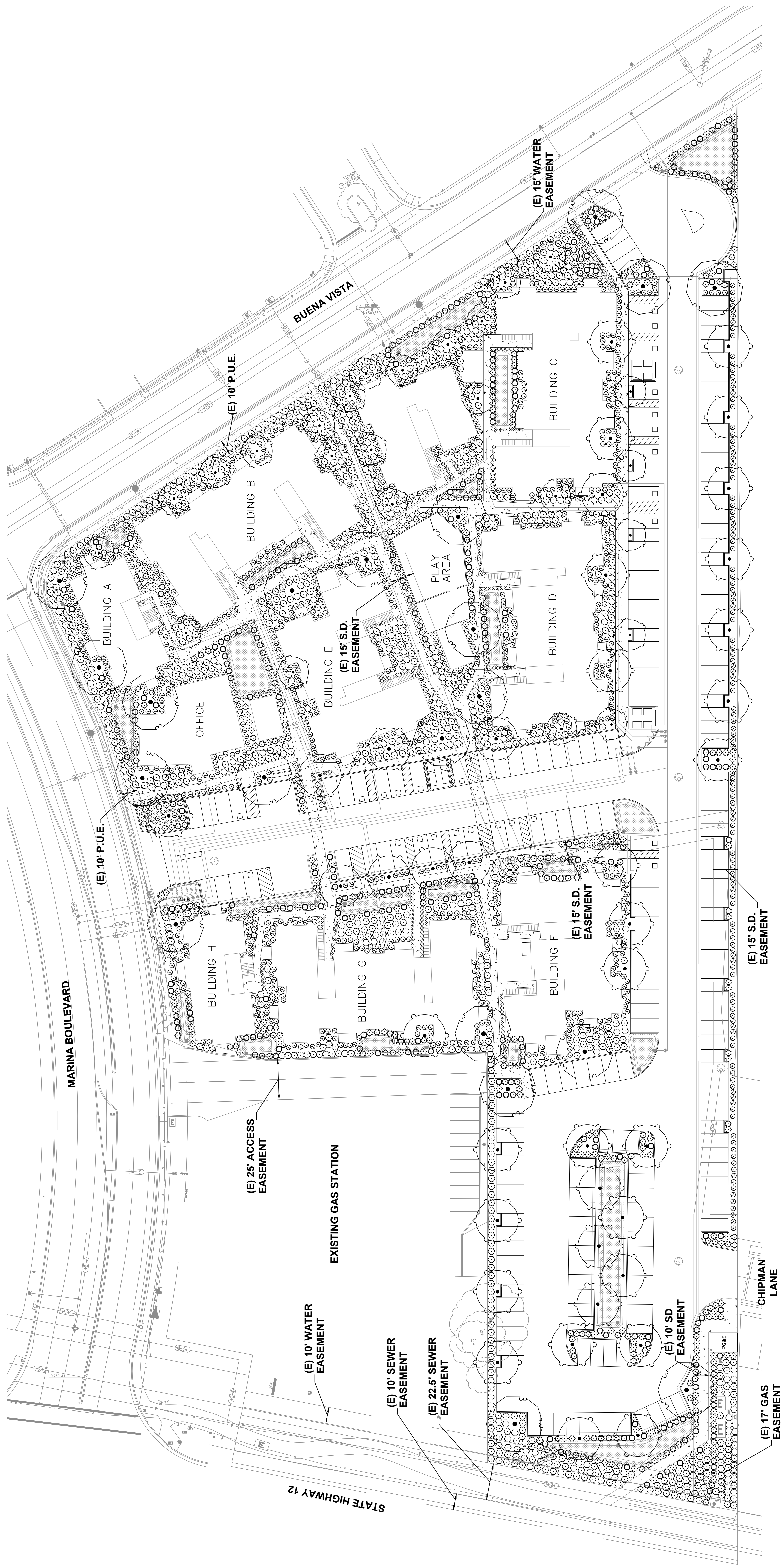


DATE SIGNED: 7/30/2021
DESIGNED BY: ME
DRAWN BY: BK
CHECKED BY: ME
LANDSCAPE ARCHITECT'S SEAL
CONSIDERED FINAL UNTIL THE
SEAL HAS BEEN SIGNED AND
DATED

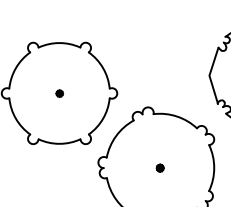
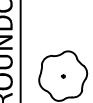
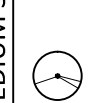


IRRIGATION METHOD

PLANTING IS TO BE IRRIGATED BY A LOW-VOLUME IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES TO INCLUDE A COMBINATION OF SUB-SURFACE IN-LINE DRIP, POINT SOURCE DRIP, DEEP WATERING ROOT BUBBLERS, AND LOW-VOLUME MATCHED PRECIPITATION OVERHEAD SPRAY, AS APPROPRIATE. IRRIGATION WILL BE SEPARATED INTO HYDROZONES BASED ON THE WATER NEEDS OF SPECIFIC PLANTS. IRRIGATION CONTROL SYSTEM TO INCLUDE WATER SAVING MEASURES SUCH AS ETO DATA AND A WEATHER SENSOR.



REPRESENTATIVE PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HWX
	ACE RES	ACER RUBRUM	RED MAPLE	24" BOX		
	LAG TWI	LAGERSTROEMIA INDICA 'TWILIGHT'	TWILIGHT CREPE MYRTLE	24" BOX		
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX		
	BAC PIL	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	CONT 5 GAL	WATER USE L	HWX 2' X6'
	BAC FIG	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	1' X8'
	TEU NA2	TELCRIUM CHAMAEDRY'S 'NANUM'	CREeping GERMANDER	1 GAL	L	1' X3'
	CAL MAL	CALLISTEMON VIMINALIS 'BETTER JOHN'	BETTER JOHN BOTTLEBRUSH	CONT 1 GAL	WATER USE L	HWX 3' X3'
	DIE VE2	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3' X3'
	EPH HUM	EPILABIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	4' X4'
	LAV GRE	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	3' X4'
	NAN COM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	1 GAL	L	4' X3'
	RHA CIA	RHAPHIOLEPS INDICA 'CLARA'	INDIAN HAWTHORN	1 GAL	M	4' X4'
	SAL BAR	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	L	3' X4'
	TEU FRU	TELCRIUM FRUTICANS	BUSH GERMANDER	1 GAL	L	5' X5'
	MUH REG	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLIY	CONT 1 GAL	WATER USE L	HWX 4' X3'
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4' X4'
	PEN ALO	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	2' X2'
	ARB COM	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	CONT 5 GAL	WATER USE L	HWX 8' X8'
	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	5' X6'
	CIS LAD	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	5 GAL	L	5' X5'
	LOR FRI	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRI'	RAZZLEBERRI FRINGE FLOWER	5 GAL	M	5' X5'
	PHO WAV	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L	5' X5'
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT 5 GAL	WATER USE M	HWX 2' X3'
	CEA VAL	CEANOTHUS MARTIUMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	1 GAL	L	2' X4'
	DIA LI3	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	L	2' X2'
	ERI KAR	ERIGERON KARVINSKIANUS	FLBABANE	1 GAL	L	2' X3'
	HEM YE2	HEMEROCALLIS X 'YELLOW'	DAYLILY	1 GAL	M	2' X2'
	LAV SHA	LAVANDULA ANGUSTIFOLIA 'SHARON ROBERTS'	SHARON ROBERTS' ENGLISH LAVENDER	1 GAL	L	2' X2'
	LAV OTT	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL	L	2' X3'
	TEU NAN	TELCRIUM CHAMAEDRY'S 'NANUM'	CREeping GERMANDER	1 GAL	L	1' X3'
	FES CA2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	CONT 1 GAL	WATER USE M	HWX 3' X2'
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	M	2' X2'
	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	3' X3'
	SIS BE2	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	L	2' X2'

PLANTING NOTES

- WORK INCLUDES ALL LABOR, MATERIAL, EQUIPMENT AND APPLIANCES NECESSARY TO COMPLETE SOIL PREPARATION AND WEED CONTROL, FINE GRADING, PLANTING, AND MAINTENANCE PERIOD.
- ALL WORK SHOWN ON PLANTING SHEETS SHALL BE PERFORMED PER DRAWINGS AND SPECIFICATIONS.
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- PRIOR TO PLANTING OR GRADING, ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITY LINES. PROMPTLY BRING ANY CONFLICT BETWEEN THE LOCATION OF UNDERGROUND LINES AND PLANT MATERIAL TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR APPROPRIATE ADJUSTMENT.
- THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING & NEW UTILITIES, LIGHTS, SPRINKLERS, ETC. MAINTAIN A MINIMUM CLEARANCE BETWEEN ALL NEW TREES AND UTILITIES (EXISTING AND PROPOSED). ALL SHRUBS AT MATURITY SHALL HAVE A CLEARANCE OF THREE FEET (3') AROUND ANY ELECTRICAL BOXES, FIRE HYDRANTS, OR OTHER UTILITY BOXES.
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NOTE: NO ROCKS LARGER THAN 1" ARE PERMITTED IN BACKFILL MIX.

2 TYPICAL SHRUB PLANTING

NOT TO SCALE

P-18-HAR1-02

PLANTING NOTES

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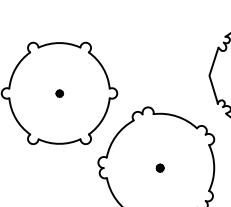
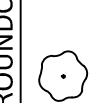
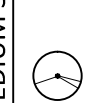
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2 TYPICAL SHRUB PLANTING

NOT TO SCALE

P-18-HAR1-02

REPRESENTATIVE PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HWX
	ACE RES	ACER RUBRUM	RED MAPLE	24" BOX		
	LAG TWI	LAGERSTROEMIA INDICA 'TWILIGHT'	TWILIGHT CREPE MYRTLE	24" BOX		
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX		
	BAC PIL	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	CONT 5 GAL	WATER USE L	HWX 2' X6'
	BAC FIG	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	1' X8'
	TEU NA2	TELCRIUM CHAMAEDRY'S 'NANUM'	CREeping GERMANDER	1 GAL	L	1' X3'
	CAL MAL	CALLISTEMON VIMINALIS 'BETTER JOHN'	BETTER JOHN BOTTLEBRUSH	CONT 1 GAL	WATER USE L	HWX 3' X3'
	DIE VE2	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3' X3'
	EPH HUM	EPILABIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	4' X4'
	LAV GRE	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	3' X4'
	NAN COM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	1 GAL	L	4' X3'
	RHA CIA	RHAPHIOLEPS INDICA 'CLARA'	INDIAN HAWTHORN	1 GAL	M	4' X4'
	SAL BAR	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	L	3' X4'
	TEU FRU	TELCRIUM FRUTICANS	BUSH GERMANDER	1 GAL	L	5' X5'
	MUH REG	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLIY	CONT 1 GAL	WATER USE L	HWX 4' X3'
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4' X4'
	PEN ALO	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	2' X2'
	ARB COM	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	CONT 5 GAL	WATER USE L	HWX 8' X8'
	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	5' X6'
	CIS LAD	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	5 GAL	L	5' X5'
	LOR FRI	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRI'	RAZZLEBERRI FRINGE FLOWER	5 GAL	M	5' X5'
	PHO WAV	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L	5' X5'
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT 5 GAL	WATER USE M	HWX 2' X3'
	CEA VAL	CEANOTHUS MARTIUMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	1 GAL	L	2' X4'
	DIA LI3	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	L	2' X2'
	ERI KAR	ERIGERON KARVINSKIANUS	FLBABANE	1 GAL	L	2' X3'
	HEM YE2	HEMEROCALLIS X 'YELLOW'	DAYLILY	1 GAL	M	2' X2'
	LAV SHA	LAVANDULA ANGUSTIFOLIA 'SHARON ROBERTS'	SHARON ROBERTS' ENGLISH LAVENDER	1 GAL	L	2' X2'
	LAV OTT	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL	L	2' X3'
	TEU NAN	TELCRIUM CHAMAEDRY'S 'NANUM'	CREeping GERMANDER	1 GAL	L	1' X3'
	FES CA2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	CONT 1 GAL	WATER USE M	HWX 3' X2'
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	M	2' X2'
	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	3' X3'
	SIS BE2	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	L	2' X2'

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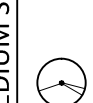
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	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>HWX</u>
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	BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	1' X8'
	TEU NA2	TELCRIUM CHAMAEDRYS 'NANUM'	CREeping GERMANDER	1 GAL	L	1' X3'
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	DIE VE2	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3' X3'
	EPH HUM	EPILABIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	4' X4'
	LAV GRE	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL	L	3' X4'
	NAN COM	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	1 GAL	L	4' X3'
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	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4' X4'
	PEN ALO	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	2' X2'
	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>HWX</u>
	ARB COM	ARBUTUS UNDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	L	8' X8'
	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	5' X6'
	CIS LAD	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	5 GAL	L	5' X5'
	LOR FRI	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRI'	RAZZLEBERRI FRINGE FLOWER	5 GAL	M	5' X5'
	PHO WAV	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L	5' X5'
	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>HWX</u>
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	M	2' X3'
	CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	1 GAL	L	2' X4'
	DIA LI3	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	L	2' X2'
	ERI KAR	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L	2' X3'
	HEM YE2	HEMEROCALLIS X 'YELLOW'	DAYLILY	1 GAL	M	2' X2'
	LAV SHA	LAVANDULA ANGSTUFOLIA 'SHARON ROBERTS'	SHARON ROBERTS ENGLISH LAVENDER	1 GAL	L	2' X2'
	LAV OTT	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL	L	2' X3'
	TEU NAN	TELCRIUM CHAMAEDRYS 'NANUM'	CREeping GERMANDER	1 GAL	L	1' X3'
	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>HWX</u>
	FES CA2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	M	3' X2'
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	M	2' X2'
	LOW BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	3' X3'
SIS BE2	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	L	2' X2'	