

Solano County Airport Land Use Commission

675 Texas Street Suite 5500

Fairfield, CA 94533

Tel 707.784.6765

Fax 707.784.4805

LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER: <i>AZUC-19-09</i>	FILING FEE: <i>200</i>	
DATE FILED: <i>10/17/2019</i>	RECEIPT NUMBER:	
JURISDICTION: <i>City of Fairfield</i>	RECEIVED BY: <i>JL</i>	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: <i>City of Fairfield</i>	DATE:	
ADDRESS: <i>1000 Webster St, Fairfield, CA 94533</i>		
E-MAIL ADDRESS: <i>m.sheehan@fairfield.ca.gov</i>	DAYTIME PHONE: <i>(707)428-7474</i>	FAX:
NAME OF PROPERTY OWNER: <i>City of Fairfield Redevelopment Agency</i>	DATE:	
ADDRESS: <i>1000 Webster St, Fairfield, CA 94533</i>	DAYTIME PHONE:	
NAME OF DOCUMENT PREPARER: <i>The Spanos Corporation - Karen Gitterell</i>	DATE: <i>10/14/19</i>	
ADDRESS: <i>10100 Trinity Parkway, Ste 500 Stockton CA 95219</i>	DAYTIME PHONE: <i>(209)955-2574</i>	FAX:
NAME OF PROJECT: <i>Green Valley Apartments</i>		
PROJECT LOCATION: <i>Business Center Dr/Suisun Valley Rd</i>		
STREET ADDRESS: <i>APN#s 0148-540-300 0148-540-270</i>		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

LAND USE COMPATIBILITY DETERMINATION APPLICATION
TO BE COMPLETED BY THE APPLICANT
II. DESCRIPTION OF PROJECT

281-unit -4 story -elevator served Apartment
Project: Studios, one and two bedroom units.
The project will consist of three (3) Apartment
buildings and a Clubhouse.

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): <i>No emissions</i>	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: <i>Travis Air Force Base</i>	COMPATIBILITY ZONE: <i>Zone D</i>
PERCENTAGE OF LAND COVERAGE:	MAXIMUM PERSONS PER ACRE:
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input type="checkbox"/> JURISDICTION REFERRAL LETTER: <input type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input checked="" type="checkbox"/> LOCATION MAP: <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input checked="" type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s): <input type="checkbox"/> WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions. <i>N/A</i>	
<input type="checkbox"/> SUPPLEMENTAL INFORMATION: <input type="checkbox"/> FEES: <input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:	
APPLICANT SIGNATURE: <i>J. M.</i>	DATE: <i>10/14/19</i>
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe below:	

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

Description of existing and proposed land uses.

Existing Land Use Designations:

- Current General Plan: IBP (Industrial Business Park)
- Current Zoning: IBP (Industrial Business Park)

Proposed Applications:

- General Plan Amendment from IBP to RVH (Residential Very High Density) and PF (Public Facility)
- Zone Change from IBP to RVH and PF.

If the project is located wholly or partly within safety zones, project description shall include percentage of lot coverage by structures and estimated maximum persons per acre at any one time and supporting documentation showing basis for calculation of persons per acre.

Subject site is fully in Zone D.

The residential proposal of the project would have 28.6 units per acre. Using US Census 2010 data, residential homes generate 2.58 persons per household equaling 73.8 persons per acre.

Household and Families 2010, 2010 Census Brief, Issued April 2012 attached as supporting documentation.

The project description shall also identify and discuss any characteristics that could create electrical interference, interference with aircraft communications or navigation, radio signals, confusion or distracting lights, glare, dust, smoke, steam, attraction of an increased numbers of birds, or other electrical or visual hazards to aircraft or aircraft operations.

Absent other permits or approvals not requested, residential and public facility uses would not create electrical interference, interference with aircraft communications or navigation, radio signals, confusion or distracting lights, glare, dust, smoke, steam, attraction of an increased numbers of birds, or other electrical or visual hazards to aircraft or aircraft operations.



785 Alamo Drive, Suite 180
Vacaville, CA 95688
(707) 455-7182 Fax: (707) 676-9052

PRELIMINARY REPORT

FIRST UPDATED REPORT

THE SPANOS CORPORATION
10100 Trinity Parkway, Suite 500
Stockton, CA 95219

Our Order Number 1716011050-MB

Attention: Karen Garrett

When Replying Please Contact:

Buyer:
The Spanos Corporation

Molly Baier
mbaier@ortc.com
(707) 455-7182

Property Address:

APN: 0148-540-300 & 0148-540-270, Fairfield, CA 94534

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 7, 2018, at 8:00 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

Page 1 of 17 Pages

GREEN VALLEY APARTMENTS

FAIRFIELD, CA

CONCEPTUAL SITE PLAN



[Enlarge Vicinity Map](#)



[Aerial Vicinity Map](#)



05-24-2019

POR. LOT 37, SUISUN RANCH
POR. SEC. 6, T.4N., R.2W., M.D.B.& M. EXT.
POR. SEC. 1, T.4N., R.3W., M.D.B.& M. EXT.

1.	$S.3745000.$	1.11°
2.	$S.6735000.$	22.30°
3.	$S.4535000.$	$L =$
4.	$S.2325000.$	202.60°
5.	$S.1167500.$	$L =$
6.	$S.6672500.$	121.00°
7.	$S.8671147.$	67.18°
8.	$S.5170250.$	67.15°
9.	$S.2535175.$	71.17°
10.	$S.1565500.$	$L =$
11.	$S.1453535.$	149.31°
12.	$S.1785500.$	$L =$
13.	$S.14871147.$	26.16°
14.	$S.1785500.$	$L =$
15.	$S.1785500.$	26.35°
16.	$S.1785500.$	$L =$
17.	$S.1471787.$	89.35°
18.	$S.1507045.$	15.30°
19.	$S.1507045.$	53.94°
20.	$S.1507045.$	21.89°
21.	$S.1507045.$	22.09°
22.	$S.1452437.$	45.22°
23.	$S.1452437.$	$L =$
24.	$S.1452437.$	143.12°
25.	$S.1452437.$	$L =$
26.	$S.1452437.$	99.00°
27.	$S.1452437.$	41.27°
28.	$S.1711550.$	$L =$
29.	$S.1637400.$	22.06°
30.	$S.1637400.$	124.59°
31.	$S.1637400.$	86.82°
32.	$S.1637400.$	92.05°
33.	$S.1637400.$	54.64°
34.	$S.1711550.$	$L =$
35.	$S.1711550.$	72.16°
36.	$S.1711550.$	$L =$
37.	$S.1711550.$	71.80°
38.	$S.1637400.$	$L =$
39.	$S.1637400.$	99.58°
40.	$S.1637400.$	56.87°
41.	$S.1637400.$	$L =$
42.	$S.1637400.$	210.00°
43.	$S.1637400.$	68.60°
44.	$S.1637400.$	$L =$
45.	$S.1637400.$	41.52°
46.	$S.1637400.$	$L =$
47.	$S.1711550.$	143.83°
48.	$S.1711550.$	$L =$
49.	$S.1711550.$	2.23°
50.	$S.1711550.$	212.82°
51.	$S.1637400.$	$L =$
52.	$S.1637400.$	73.25°
53.	$S.1637400.$	136.45°
54.	$S.1637400.$	80.23°
55.	$S.1637400.$	$L =$
56.	$S.1637400.$	92.59°
57.	$S.1637400.$	69.38°
58.	$S.1637400.$	$L =$
59.	$S.1637400.$	62.55°
60.	$S.1637400.$	$L =$
61.	$S.1637400.$	160.35°
62.	$S.1637400.$	$L =$
63.	$S.1637400.$	23.15°

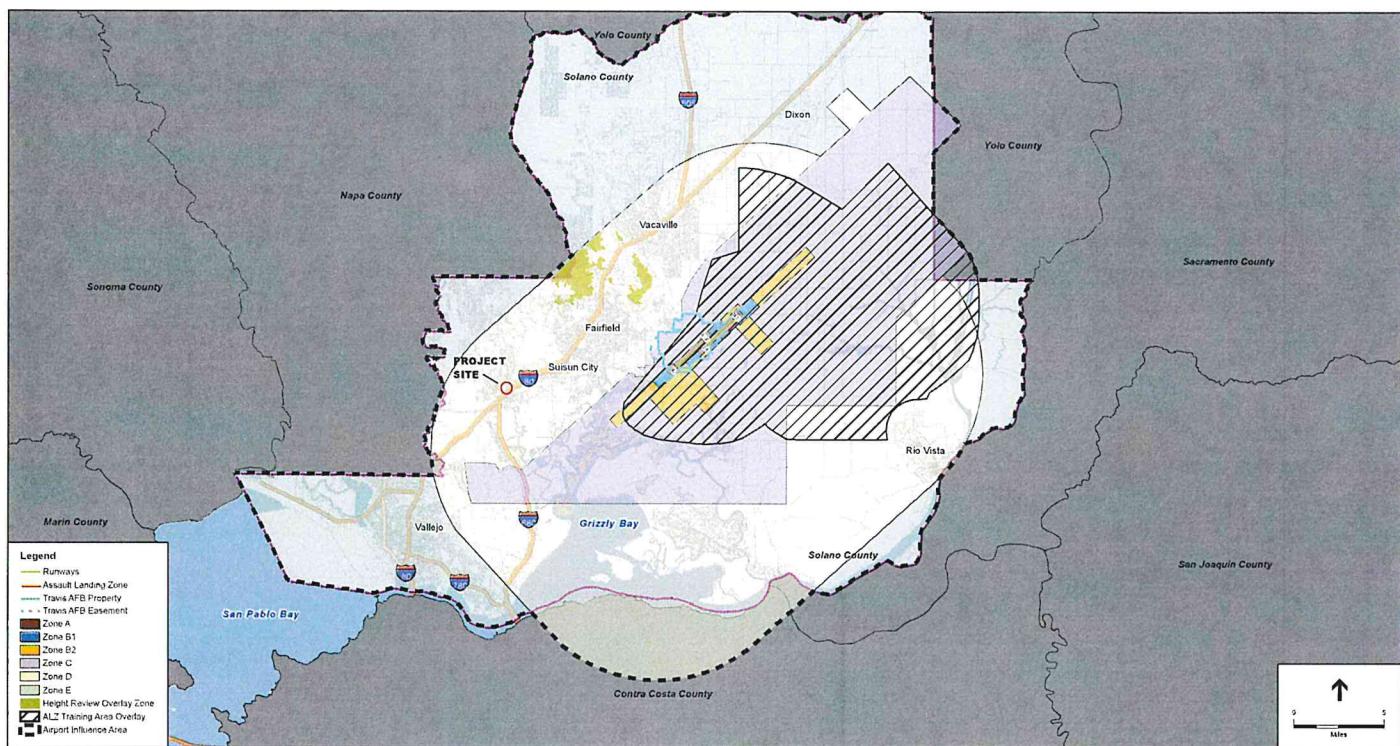
CITY OF FAIRFIELD
Assessor's Map Bk. 148 Pg. 54
County of Solano, Calif.

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Applicant's Block Number Shown in Fifteen Accents' Patent Numbers Shown in Circles

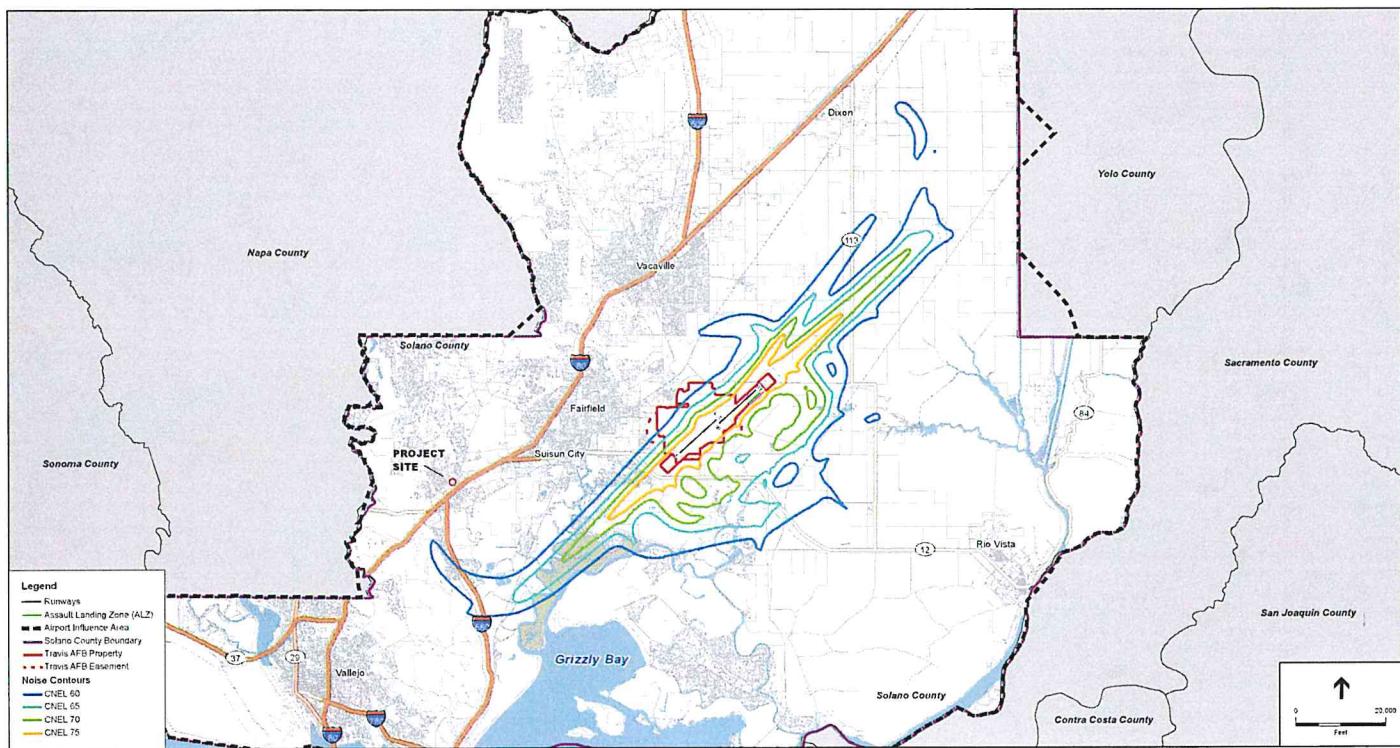
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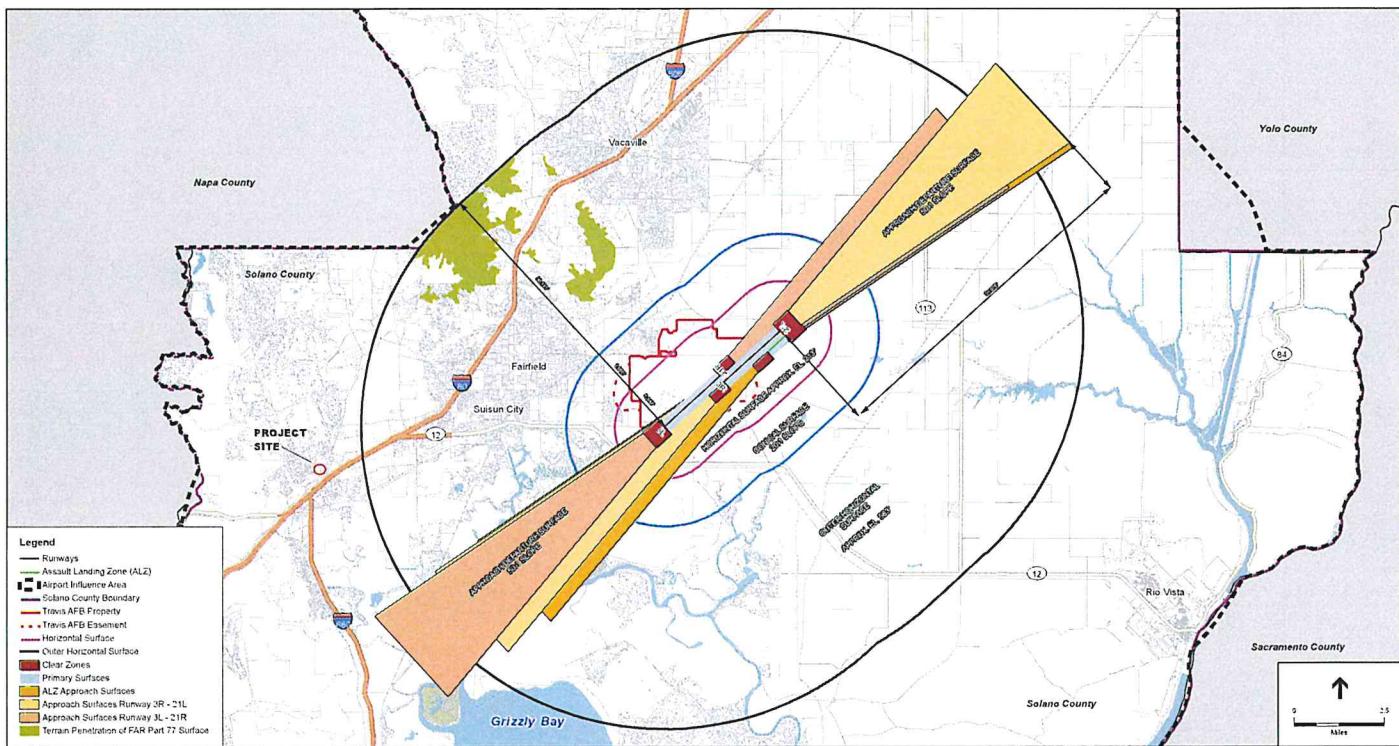
11



SOURCE: Mead & Hunt, 2015; Travis AFB, 2014; Solano County GIS Dept., 2015; ESA Airports, 2015; ESRI

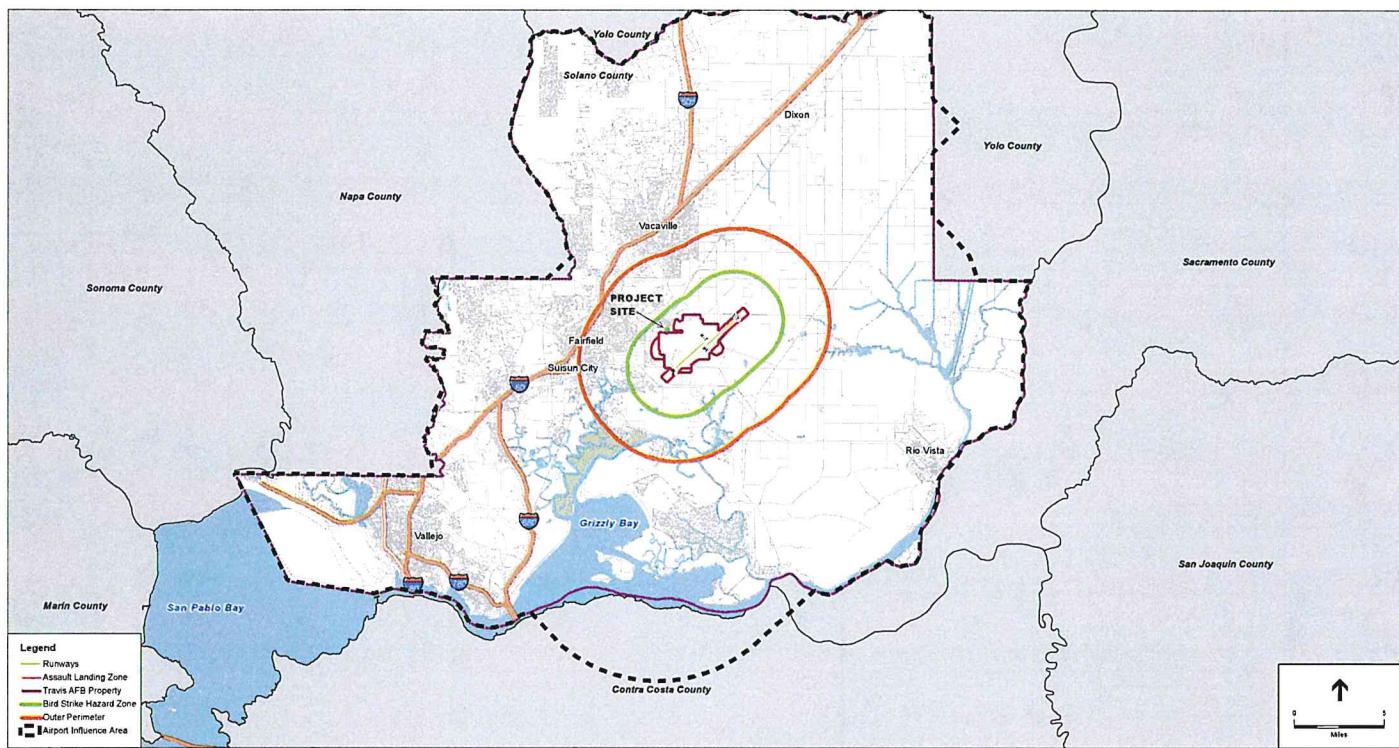
Travis AFB ALUCP Update, 130598
Figure 1
 Compatibility Zones





SOURCE: Solano County GIS Department, 2014; Mead & Hunt, 2015; ESA Airports, 2015; ESRI

Travis AFB ALUCP Update, 130998
Figure 3
 FAR Part 77 Surfaces



SOURCE: Mead & Hunt, 2015; Travis AFB, 2014; Solano County GIS Dept., 2015; ESA Airports, 2015; ESRI

Travis AFB LUCP Update 130888

Figure 4

Wildlife Hazard Analysis Boundaries

AG Spanos - Green Valley II - 281 units

102-Plex, & 77 Plex

SITE INFORMATION	
TOTAL SITE AREA	9.84 AC
TOTAL UNITS	281 UNITS 28.56 du/ac

Total Parking Provided: 500 spaces
 Int. w/ Garage: 65 spaces
 Tandem Spaces: 65 spaces
 Carpets: 216 spaces
 Uncovered Standard Parking: 152 spaces
 Parking Ratio: 1.78 spaces/unit

Parking Statistics		Parking Required	
Use Type	No. of Units	Per City	Ratio per City
Business	100	100	100
Residential	1000	100	1000
Commercial	200	200	200
Total No. of Spaces	1300	400	3250
Parking Ratio	1:100	1:100	1:100

Net Unit Areas taken from center line of exterior load bearing of exterior walls. Net Unit Area excludes decks, exterior porches, and mechanical closets.

• Gross unit floor areas are unit center line of airspace, inclusive of exterior wall, exterior porches, balconies (end-run porch), and mezzanine slopes. First floor Gross areas will be slightly larger due to larger balcony.

PROJECT MATRIX

GREEN VALLEY APARTMENTS

FAIRFIELD, CALIFORNIA

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A.G. Spans Companies

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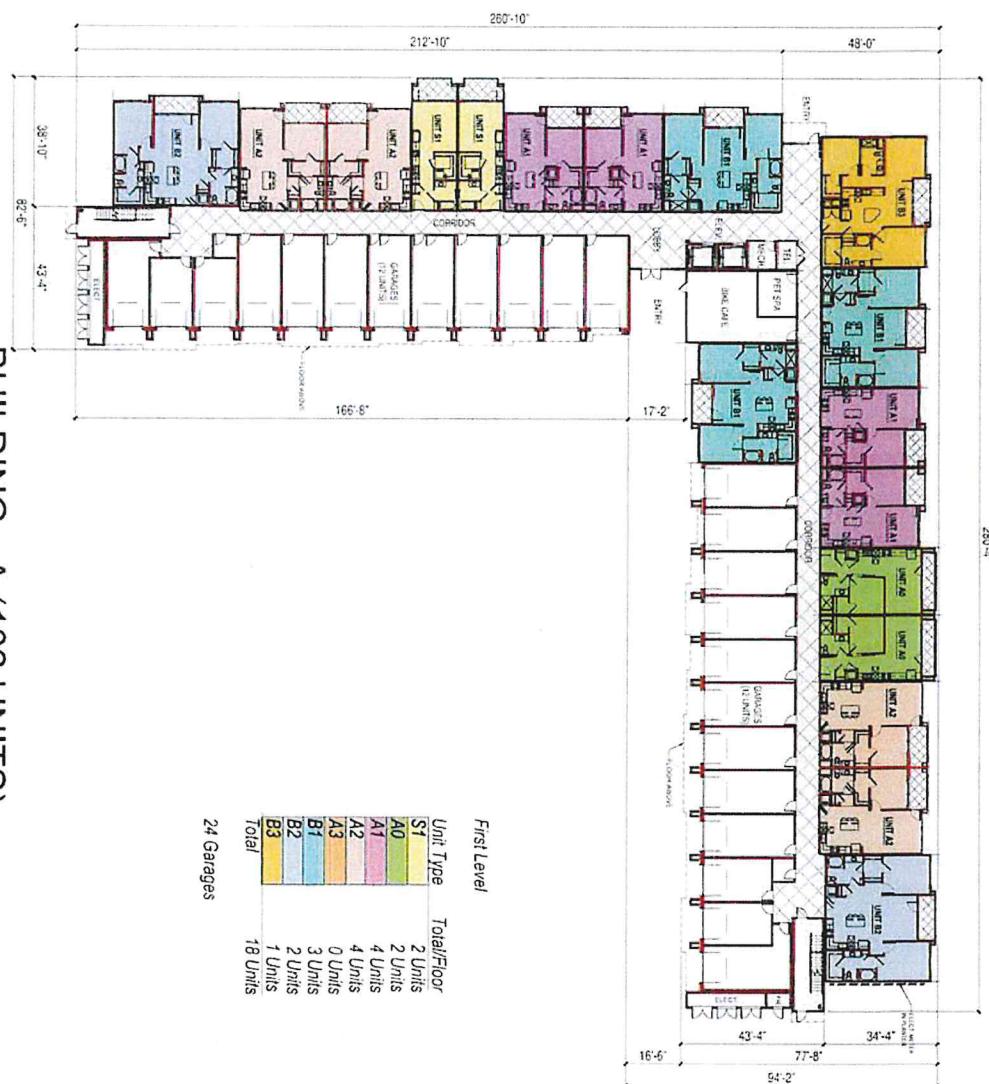
A.G. Spanos Companies

BUILDING - A (102 UNITS) CONCEPTUAL BUILDING PLAN

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AN

Scale: 302' = 1" (On 21 x 28 Sheet)
A.2

JULY 02, 2019 | MR190114.00



24 Garages

Unit Type	Total/Floor
S1	2 Units
A0	2 Units
A1	4 Units
A2	4 Units
A3	0 Units
B1	3 Units
B2	2 Units
B3	1 Units
Total	18 Units

the first time in the history of the world, the people of the United States have been called upon to decide whether they will submit to the law of force, and let a few men establish and maintain an empire for themselves.

The following are the details of the 2019-2020 Academic Year. All are subject to change. Please contact the appropriate Academic Admin, Admissions, and MEC Design Team members with any questions or changes. All 2019-2020 Budget items

Spanos Companies

A.G. Spanos Companies

BUILDING - A (102 UNITS) CONCEPTUAL BUILDING PLAN

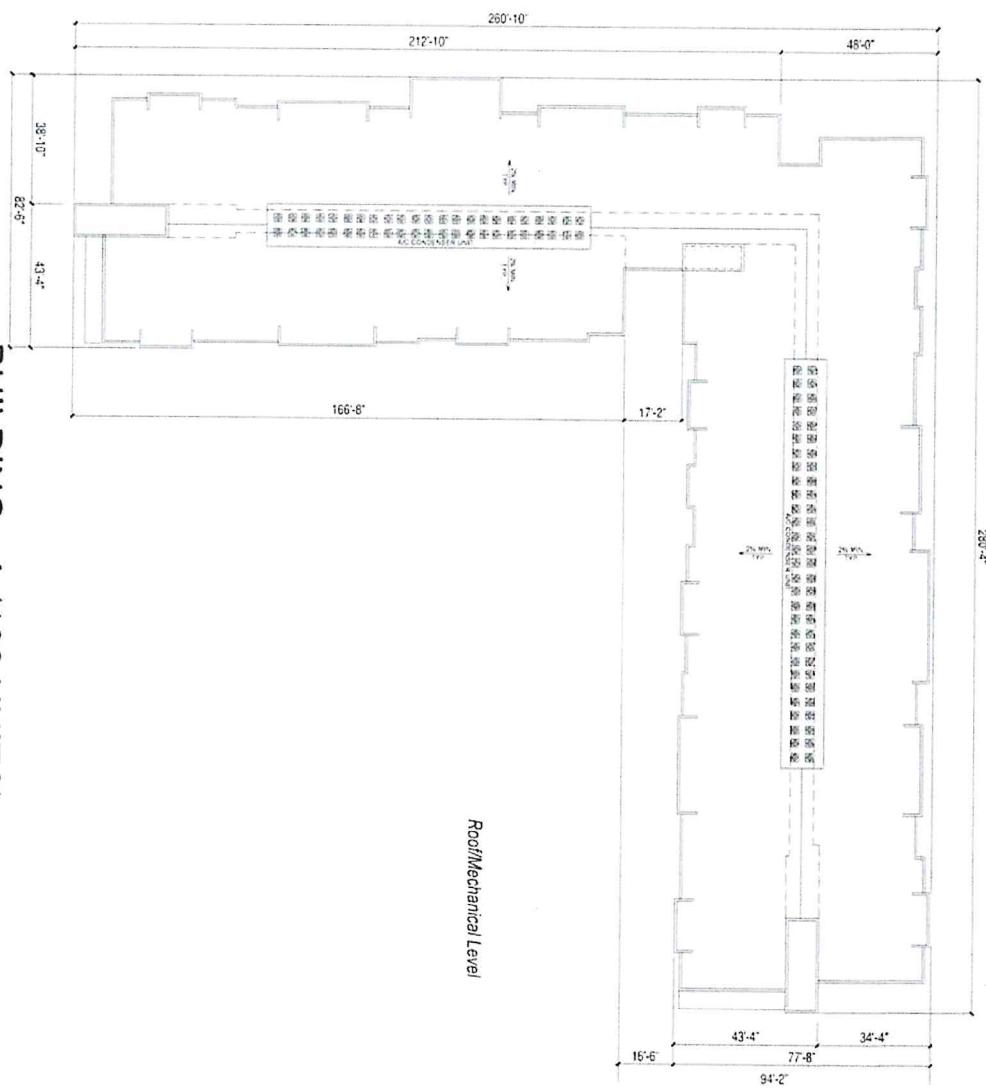
GREEN VALLEY APARTMENTS

PARTMENTS

44

JULY 02 2019 (MR1901400)

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BUILDING - A CONCEPTUAL ELEVATION

GREEN VALLEY APARTMENTS
FAIRFIELD, CALIFORNIA

Scale: 30'-0" = 1'-0" (on 28.56 sheets)

A.5

ELEVATION - 2



ELEVATION - 1



JULY 02 | 2019 | MR190114.00





A.G. Sparsen Companies

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BUILDING - A CONCEPTUAL ELEVATION

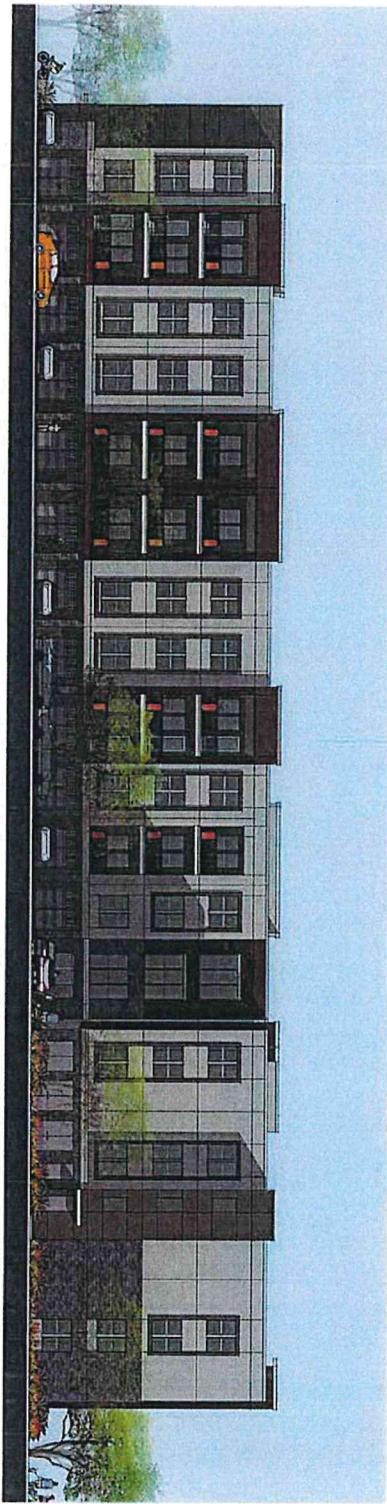
GREEN VALLEY APARTMENTS FAIRFIELD, CALIFORNIA

A.6

JULY 02, 2019 | MR190114.00



ELEVATION - 4



ELEVATION - 3



PERSPECTIVE - BUILDING A



A.7

GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MR190114.D0



A.G. Spanos Companies

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INC.

BUILDING - B (77 UNITS) CONCEPTUAL BUILDING PLAN

GREEN VALLEY APARTMENTS

FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MR190114.00

DESIGN
03062010.COM

FAIRFIELD, CALIFORNIA

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11

24x36 sheet)

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1 / Garages

The architect, designer and/or engineer of this drawing has determined that the plans and data contained in this drawing are accurate and true to the best of his/her knowledge and belief. The architect, designer and/or engineer of this drawing has determined that the plans and data contained in this drawing are accurate and true to the best of his/her knowledge and belief.



BUILDING - B (77 UNITS) CONCEPTUAL BUILDING PLAN

GREEN VALLEY APARTMENTS A.9
FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MR190114.00



GREEN VALLEY APARTMENTS
FAIRFIELD, CALIFORNIA

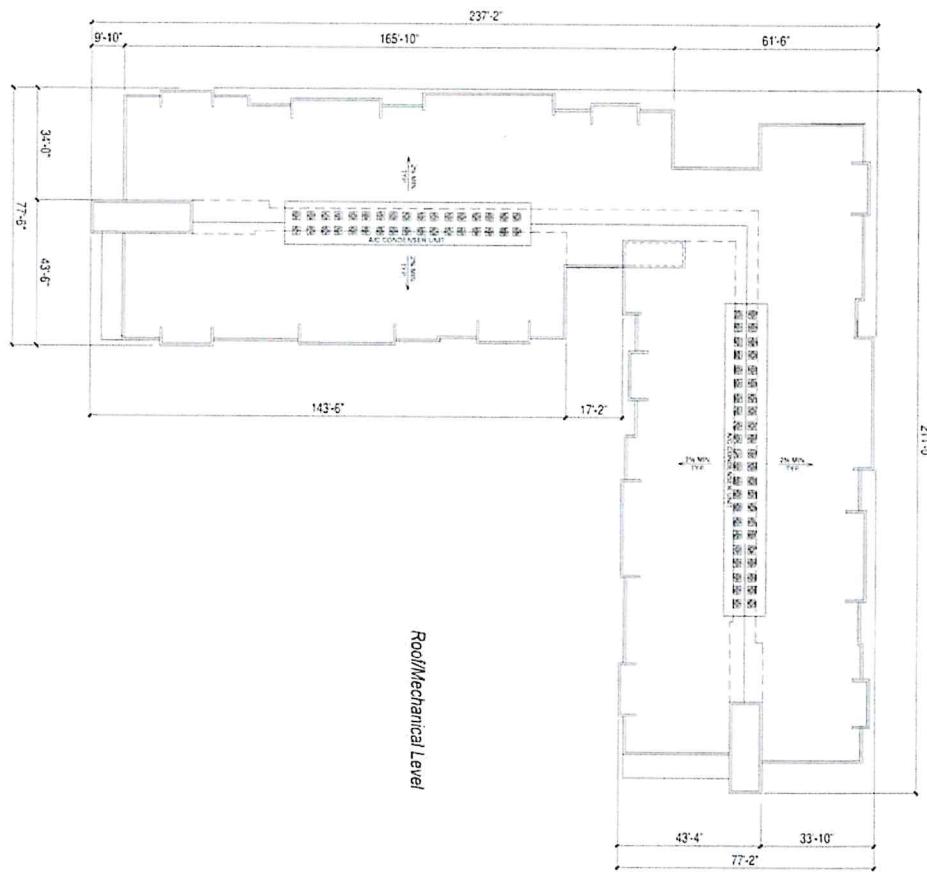
Scale: 3'-0" = 1'-0" (60' = 24'0" Bldg)

A.10

JULY 02, 2019 | M.R.19.0114.00



**BUILDING - B (77 UNITS)
CONCEPTUAL BUILDING PLAN**



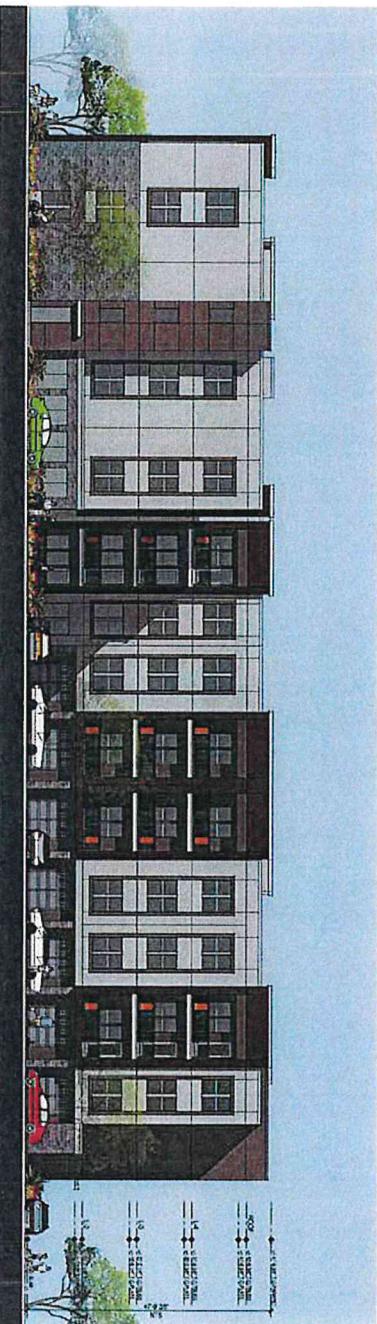


BUILDING - B CONCEPTUAL ELEVATION

ELEVATION - 2



ELEVATION - 1



JULY 02, 2019 | MIR190114.00

GREEN VALLEY APARTMENTS
FAIRFIELD, CALIFORNIA

Scale: 20'0" - 1'-0" (6m, 2.44m) overall

A.11

The rendering illustrates the proposed design of the building and may not reflect the final design. It is subject to zoning, structural, and MPR design requirements, and plans may change, etc. © 2019 BSB Design, Inc.



BUILDING - B CONCEPTUAL ELEVATION

ELEVATION - 4



ELEVATION - 3



The drawings, plans, specifications, and designs of this document are the property of the architect and designer, and are subject to change based upon final design, construction, site, applicable codes, ordinances, and local design requirements, until such time as the plans and drawings are filed with the City of Fairfield, California, and approved.

JULY 02, 2015 | MR190114.00

GREEN VALLEY APARTMENTS
FAIRFIELD, CALIFORNIA

A. 12

Scale: 3'-0" = 1'-0" (on AArch sheet)

PERSPECTIVE - BUILDING B

GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

A.13



The images presented are illustrative of proposed site design only and are subject to change based upon final design considerations / e. architectural details, site plan, MC/CEP design requirements, cost plan, final park changes, etc. © 2017 BSB Design, Inc.

JULY 02 2019 | MR190114.00





The property, including its structure, design, and layout, are subject to change and will be determined by the design professional, architect, engineer, and/or developer, and may not reflect current requirements, and may not represent current design, as of July 02, 2019.

UNIT PLAN

GREEN VALLEY APARTMENTS FAIRFIELD, CALIFORNIA

A.14

Scale: 30'0" - 1'-0" (in 24'0" above)

NOTE: — FLOOR 1ST FLOOR

UNIT A2
GROSS 850 SF
NET 755 SF
PATIO (1ST LEVEL) 81 SF
BALCONY (2ND TO 4TH LEVEL) 65 SF
GROSS 2nd-4th 837.5 SF

UNIT A1
GROSS 738.8 SF
NET 671 SF
PATIO (1ST LEVEL) 80 SF
BALCONY (2ND TO 4TH LEVEL) 65 SF
GROSS 2nd-4th 743.8 SF

UNIT A0
GROSS 711.7 SF
NET 620 SF
PATIO (1ST LEVEL) 80 SF
BALCONY (2ND TO 4TH LEVEL) 65.9 SF
GROSS 2nd-4th 700.9 SF

STUDIO UNIT
GROSS 550 SF
NET 470 SF
PATIO (1ST LEVEL) 80 SF
BALCONY (2ND TO 4TH LEVEL) 65 SF
GROSS 2nd-4th 535 SF





A.G. Sharans Companies

UNIT PLAN

GREEN VALLEY II APARTMENTS

FAIRFIELD, CALIFORNIA

A. 15

Scale: 1/8" = 1'-0" (on 25'0" sheet)

No. 11 — Page A-15 (1 of 1)





A.G. Spacious Companies

12000 Green Valley Drive, San Jose, CA 95148 • 408.265.1200 • Fax: 408.265.1201 • E-mail: info@ags.com • Web: www.agsgroup.com

UNIT PLAN

GREEN VALLEY II APARTMENTS FARMFIELD, CALIFORNIA

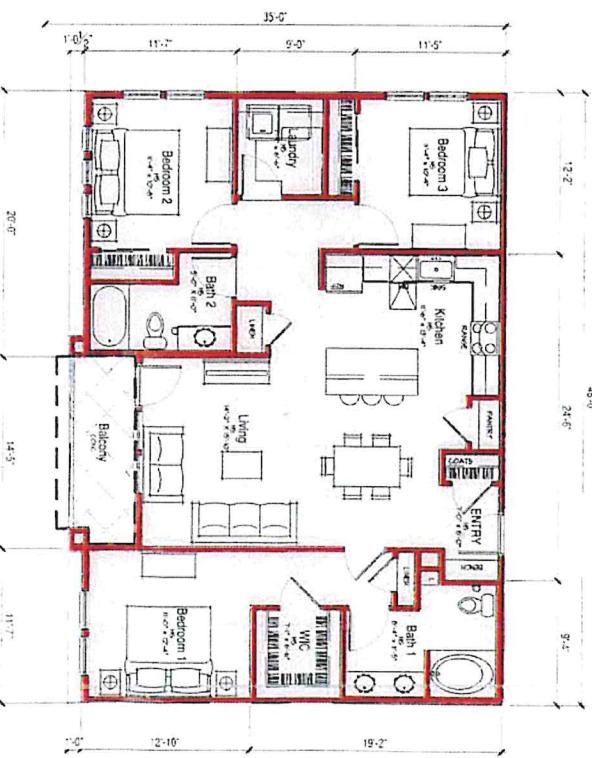
A.16
Scale 1/8" Per Inch (Architectural)
100'0" 200'0" 300'0" 400'0"

N.0.0 — D.0.0 (A.16) 181.11'W:

UNIT C1
GROSS 1,500.5 SF
NET 1,415.5 SF
PATIO (1ST LEVEL) 81.7 SF
BALCONY (2ND TO 4TH LEVEL) 66.4 SF

GROSS (2ND TO 4TH LEVEL) 1497.5 SF

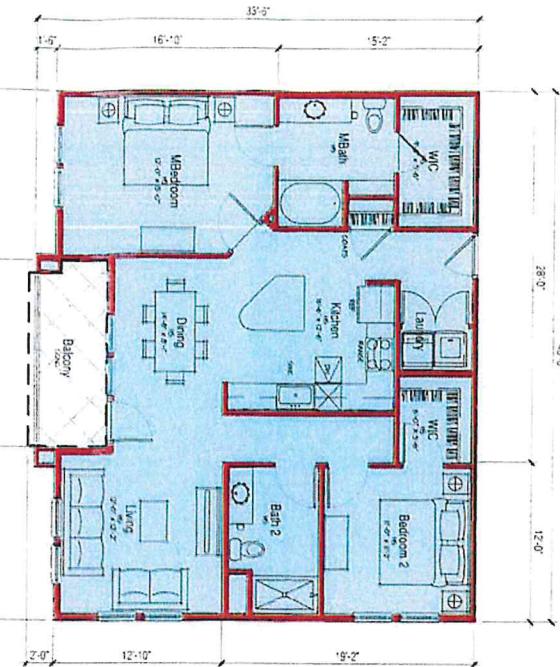
UNIT C1



UNIT B3

UNIT B3
GROSS 1,310.7 SF
NET 1,233.3 SF
PATIO (1ST LEVEL) 82.3 SF
BALCONY (2ND TO 4TH LEVEL) 75.8 SF

GROSS 2nd - 4th 1,304.1 SF



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CLUBHOUSE CONCEPTUAL FLOOR PLAN

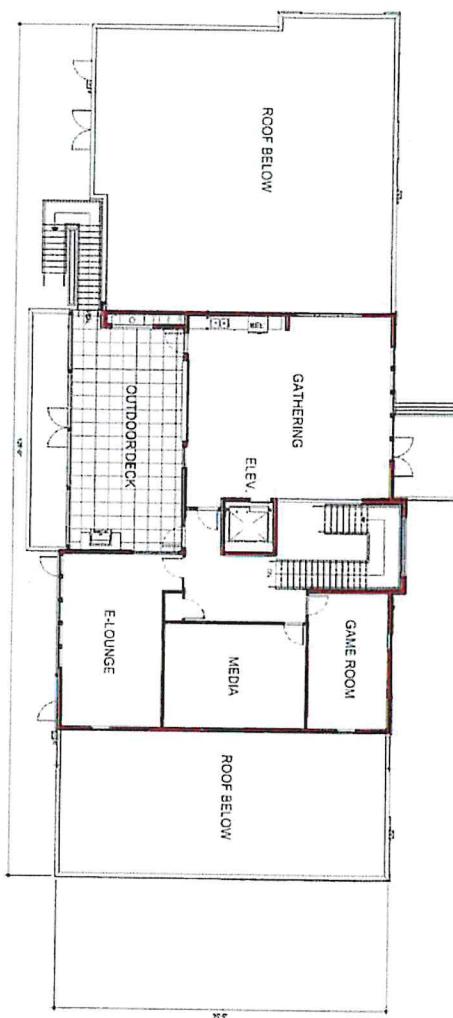
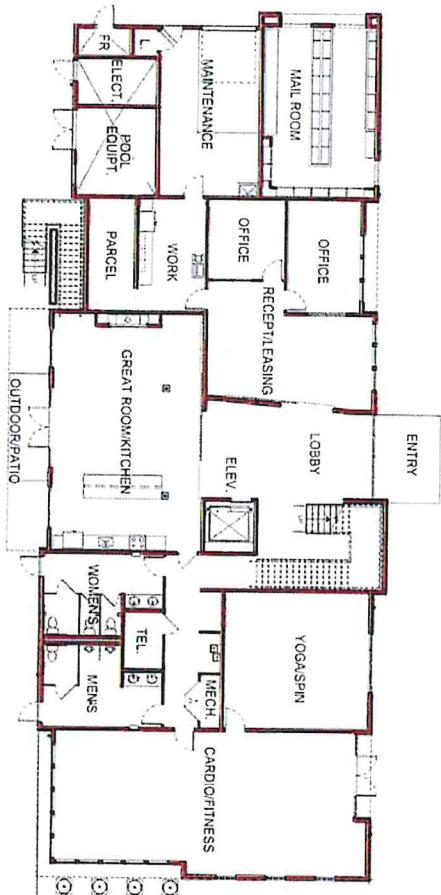
GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

A.17

Scale: 1'-0" = 1'-0" (on 24" x 36" sheet)

TOTAL FLOOR AREA: 8,249 S.F.

FIRST FLOOR
FLOOR AREA 6,053 S.F.



SECOND FLOOR
FLOOR AREA 2,195 S.F.
OUTDOOR DECK 518 S.F.

JULY 02, 2019 | MR190114.00



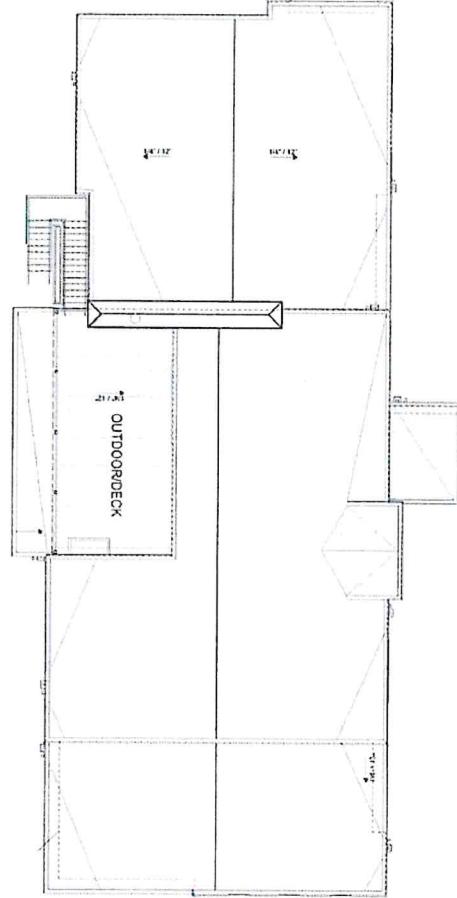
CLUBHOUSE
CONCEPTUAL FLOOR PLAN

GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA



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JULY 02, 2019 | MR190114.00



ROOF PLAN

A.18

Scale: 10' = 1'-0" (on 24x36 sheet)

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FAIRFIELD, CALIFORNIA

GREEN VALLEY II APARTMENTS

A.20

Scale: 3'-0" = 1'-0" (or 24'-0" overall)

RIGHT ELEVATION



PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

JULY 02, 2019 | MR190114.00

DESIGN
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PERSPECTIVE - CLUBHOUSE

A.21

GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MNR190114.00

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VIGNETTE

A.21.1

GREEN VALLEY II APARTMENTS

FAIRFIELD, CALIFORNIA



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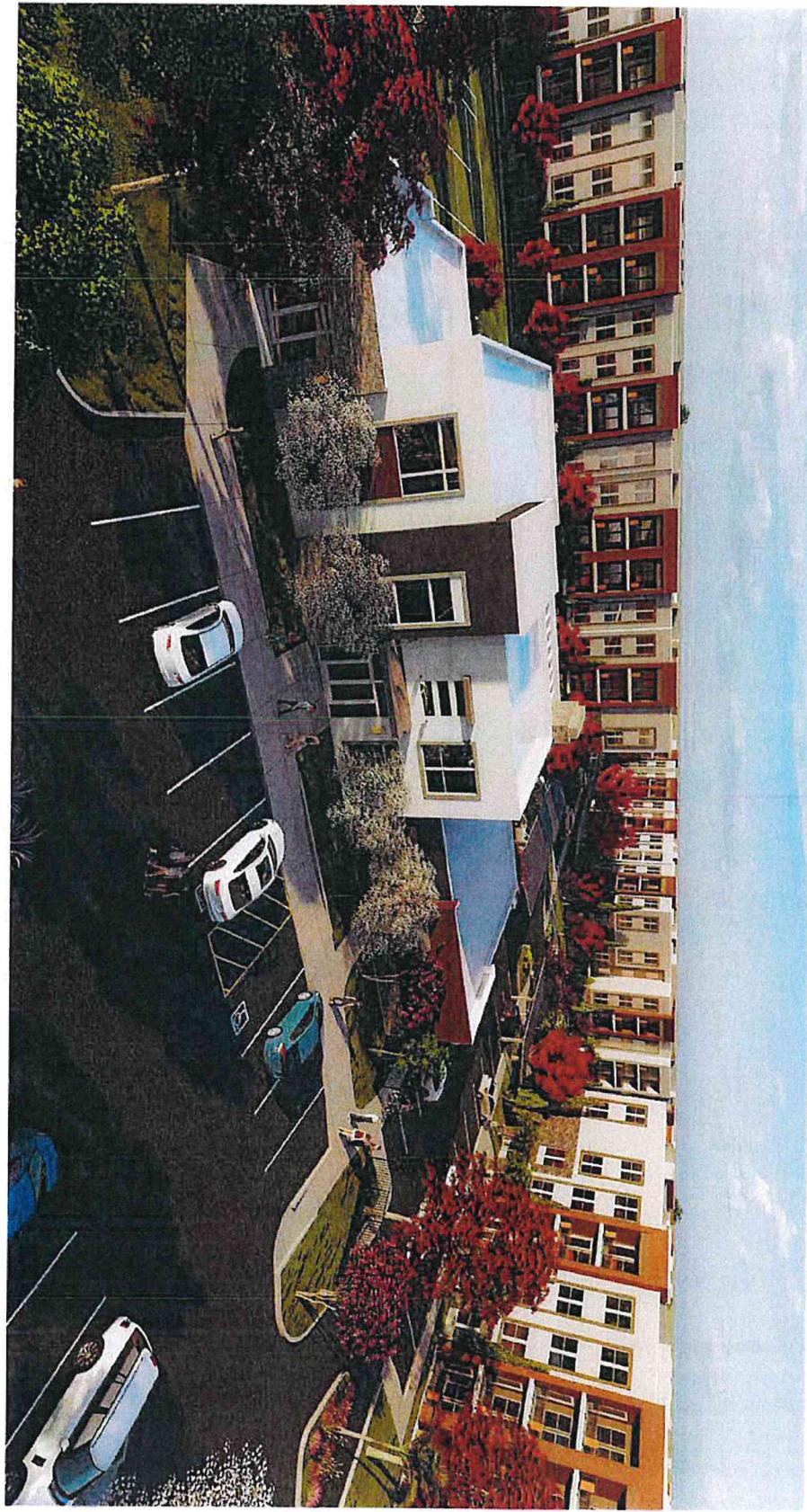
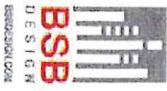
VIGNETTE

GREEN VALLEY II APARTMENTS

FAIRFIELD, CALIFORNIA

A.21.2

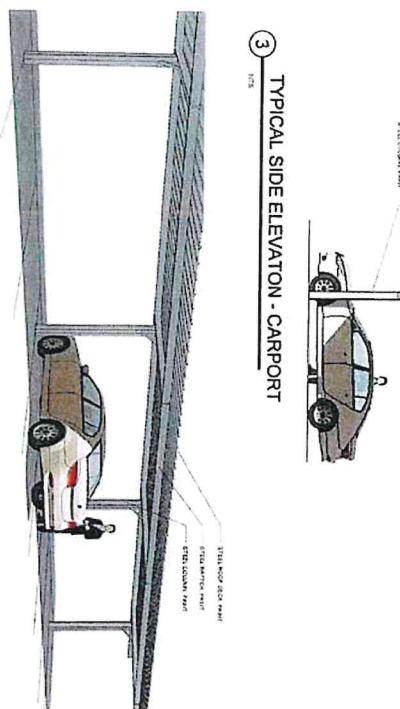
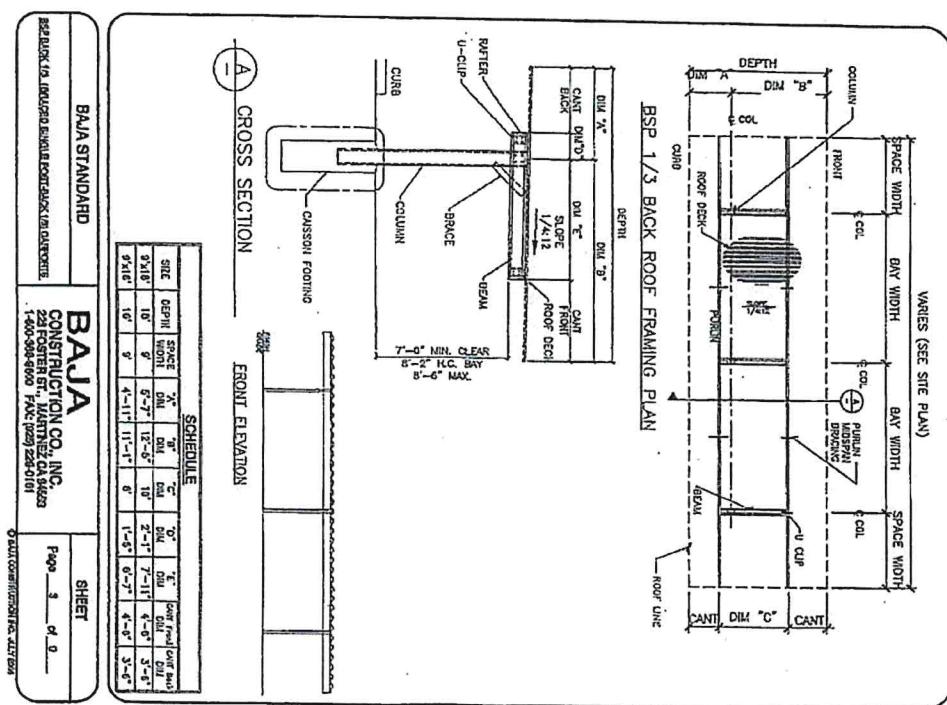
JULY 02, 2019 | MR190114.00





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CARPORT



GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

A.22



JULY 02, 2019 | MIR190114.00

DESIGN
REVISION



A.G. Spanos Companies

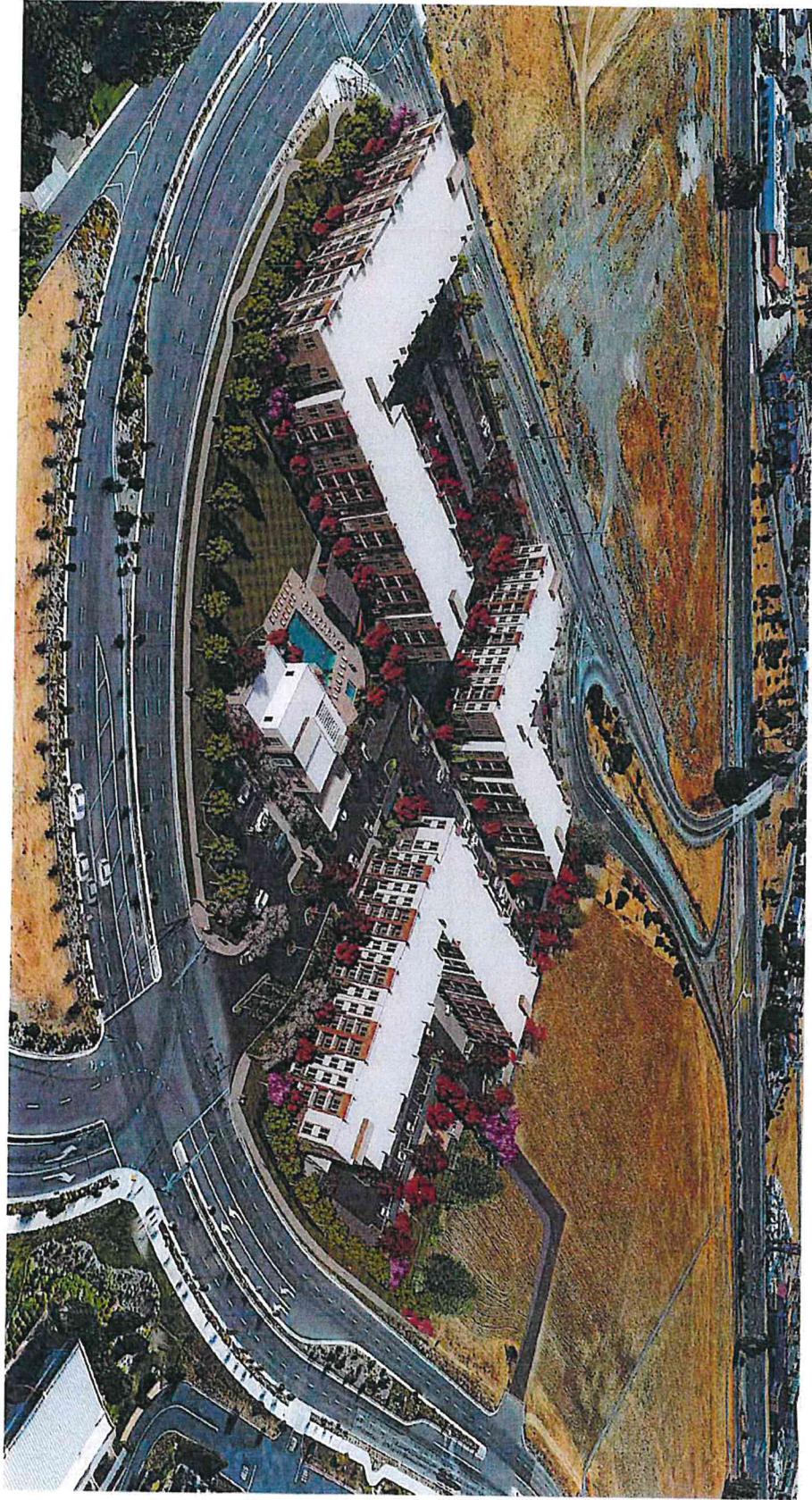
The effect of the number of clusters on the performance of the K-Means clustering 207

OVERALL AERIAL PERSPECTIVE

GREEN VALLEY II APARTMENTS

FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MR190114,00



GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MIR190114.00

BSB



A.23.1

OVERALL AERIAL PERSPECTIVE



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JULY 02 , 2019 | MIR190114.06

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GREEN VALLEY II APARTMENTS
FAIRFIELD, CALIFORNIA

AGS
A.G. Spans Companies

VIEW ALONG MAIN DRIVEWAY CORRIDOR
VIGNETTE



A.23.2



This rendering is preliminary and subject to design changes, rework, and/or redesign, and is subject to change. Building upon final design finalization (i.e. architectural, structural, and/or design requirements, unit plan, floor plan changes, etc.) © 2017 BSB Design, Inc.

A.23.3 GREEN VALLEY II APARTMENTS

FAIRFIELD, CALIFORNIA

JULY 02, 2019 | MIR190114.00



VIEW AT PARKING & APARTMENTS MAIN ENTRY

VIGNETTE



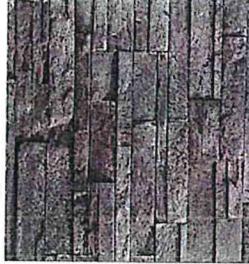


WHITE VINYL WINDOW

DETERMINED ORANGE
SW 6635 OR SIMILAR

7 WINDOW FRAME

CORONADO STRIP STONE
BLACK FOREST



5 RAILING ACCENT



BLACK OF NIGHT
SW 6993 OR SIMILAR



PORPOISE
SW 7047 OR SIMILAR

3 STUCCO WALL



RUGGED BROWN
SW 6062 OR SIMILAR

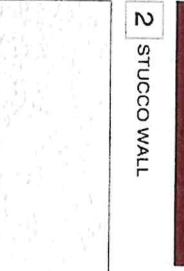


SNOWBOUND
SW 7004 OR SIMILAR

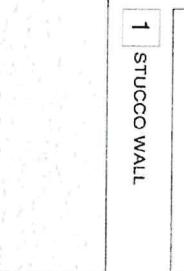
2 STUCCO WALL



CITYSCAPE
SW 7067 OR SIMILAR



1 STUCCO WALL



APARTMENTS BUILDING MATERIALS & COLOR BOARD

GREEN VALLEY APARTMENTS FAIRFIELD, CALIFORNIA

A.24



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JULY 02 , 2019 | MRT190114.00

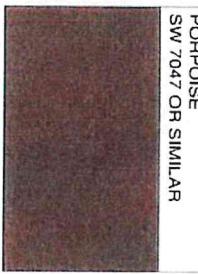


DESIGN
BSB
DESIGN



ELEVATION - 1

RUGGED BROWN
SW 6062 OR SIMILAR

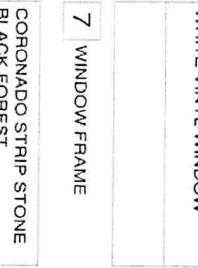


PORPOISE
SW 7047 OR SIMILAR



DETERMINED ORANGE
SW 6635 OR SIMILAR

WHITE VINYL WINDOW



7 WINDOW FRAME

CORONADO STRIP STONE
BLACK FOREST

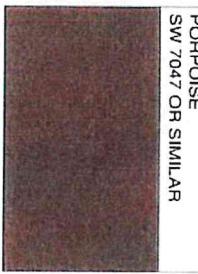


5 RAILING ACCENT



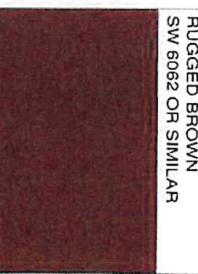
BLACK OF NIGHT
SW 5993 OR SIMILAR

3 STUCCO WALL



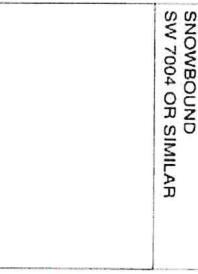
CITYSCAPE
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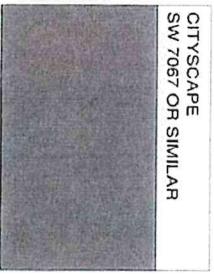
SNOWBOUND
SW 7004 OR SIMILAR

1 STUCCO WALL



STUCCO TEXTURE

4 GARAGE DOOR



6 RAILING/CANOPY



8 STONE ACCENT



APARTMENTS BUILDING MATERIALS & COLOR BOARD

A.25

GREEN VALLEY II APARTMENTS

FAIRFIELD, CALIFORNIA



A.G. Spaces Companies

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JULY 02, 2019 | FMR190114.00



BSB
DESIGN
EXPERIENCE

Title Sheet



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LAR3 PRELIMINARY COMMON OPEN SPACE AREA CALCULATIONS

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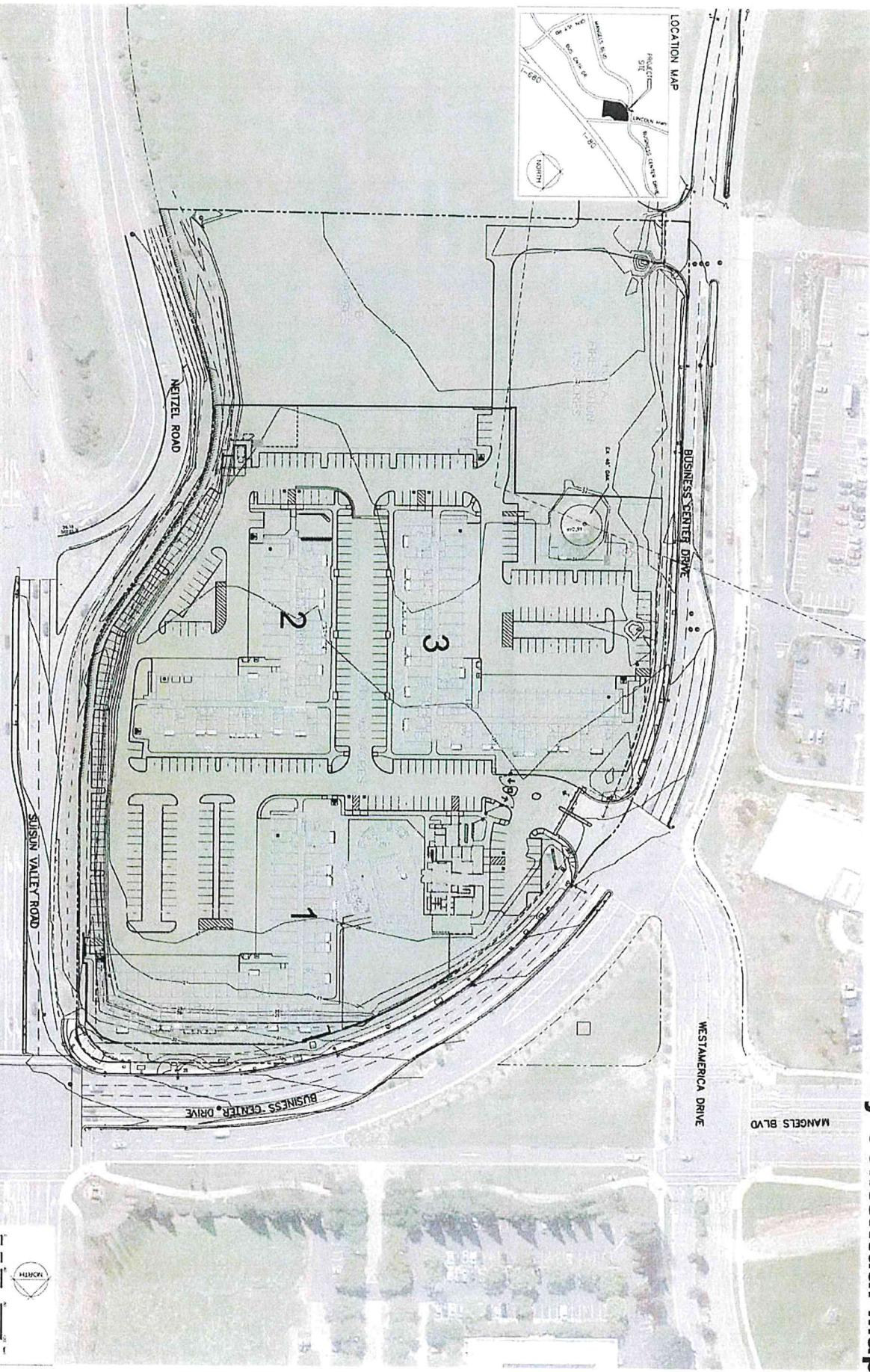
E213 SITE PLAN - PHOTOMETRIC

E214 SITE PLAN - PHOTOMETRIC

E215 SITE PLAN - PHOTOMETRIC

</div

Preliminary Contextual Map



GREEN VALLEY MIXED USE

Fairfield, California

Proposed
By
The Sparo Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association
With: BBB DESIGN (Architect), Philipp Engineering (Civil), and GND (Landscape Architecture)

C1

PEI

Architects

Engineering

Landscape

Preliminary Utility Plan

GREEN VALLEY MIXED USE

Proposed
By
The Spanos Corporation
1010 Trinity Parkway, 5th Fl
Stockton, CA 95219

In Association With BSB DESIGN (Architect), Philipp Engineering (Civil), and GHD (Landscape Architecture)

5170 51

SUISUN VALLEY ROAD

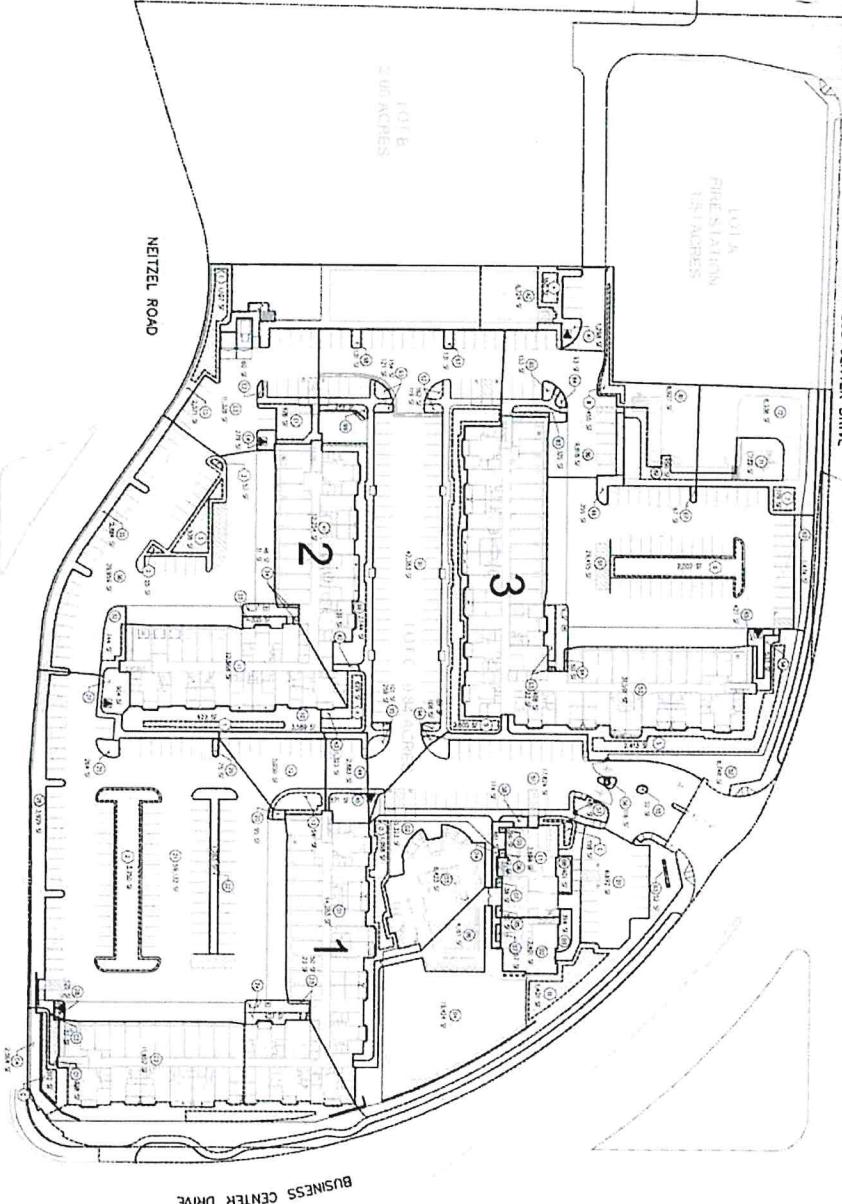
Ergonomics in Design 2000, 11(1), 10-11, 2000
© 2000 Taylor & Francis Ltd. ISSN: 1040-0419 (print/online)
DOI: 10.1080/10400419908573020

Preliminary C3 Plan

LEGEND

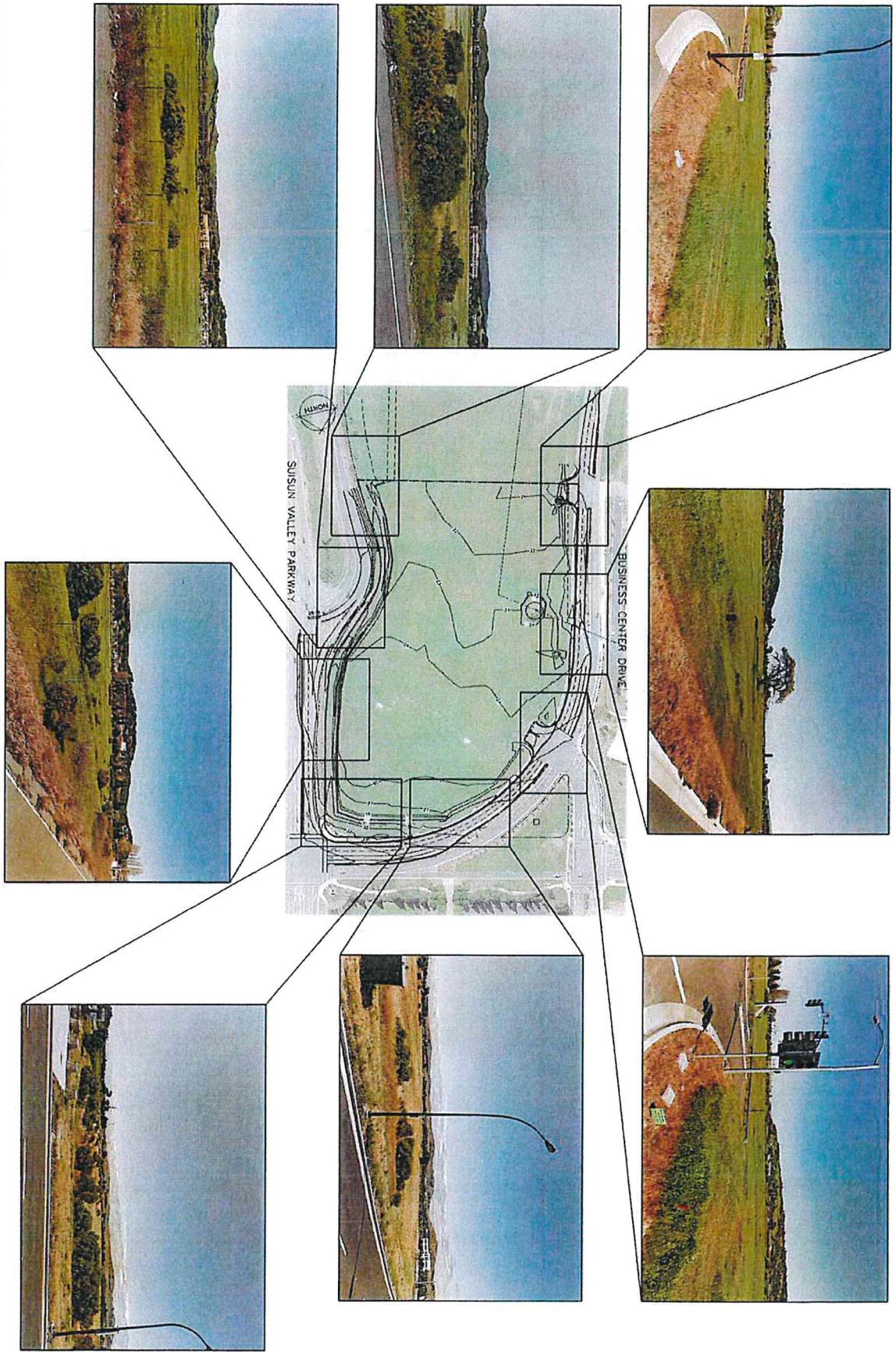
(C) CIVIL PROJECT NUMBER: C3-001

(D) DRAIN PROJECT NUMBER: C3-001



AREA	AMOUNT	PRODUCT	TREATMENT	NURSE (MANUFACTURE) MATERIALIZED		RETENTION	RETENTION	RETENTION	RETENTION
				TYPE	ACTON	IN	OUT	RETENTION	RETENTION
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12	2,500	INDUSTRIAL	DRY	100	12	12	12	100	100
13	4,412	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
14	1,200	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
15	1,412	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
16	402	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
17	2,500	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
18	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
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20	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
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46	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
47	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
48	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
49	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
50	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
51	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
52	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
53	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
54	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
55	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
56	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
57	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
58	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
59	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
60	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
61	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
62	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
63	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
64	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
65	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
66	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
67	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
68	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
69	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
70	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
71	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
72	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
73	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
74	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
75	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
76	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
77	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
78	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
79	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
80	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
81	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
82	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
83	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
84	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
85	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
86	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
87	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
88	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
89	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
90	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
91	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
92	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
93	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
94	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
95	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
96	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
97	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
98	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
99	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
100	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
101	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
102	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
103	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
104	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
105	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
106	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
107	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
108	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
109	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
110	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
111	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
112	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
113	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
114	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
115	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
116	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
117	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
118	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
119	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
120	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
121	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
122	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
123	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
124	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
125	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
126	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
127	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
128	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
129	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
130	1,000	INDUSTRIAL (GROUT)	DRY	100	12	12	12	100	100
131	1,000	INDUSTRIAL (GROUT)	DRY						

Preliminary Site Photos



GREEN VALLEY MIXED USE

Fairfield, California

Proposed
By
The Savoie Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95215

In Association With
Win Win BSB DESIGN (Architect), Philippi Engineering (Civil), and GHD (Landscape Architecture)

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TENTATIVE PARCEL MAP

GREEN VALLEY MIXED USE

Hartfield, California

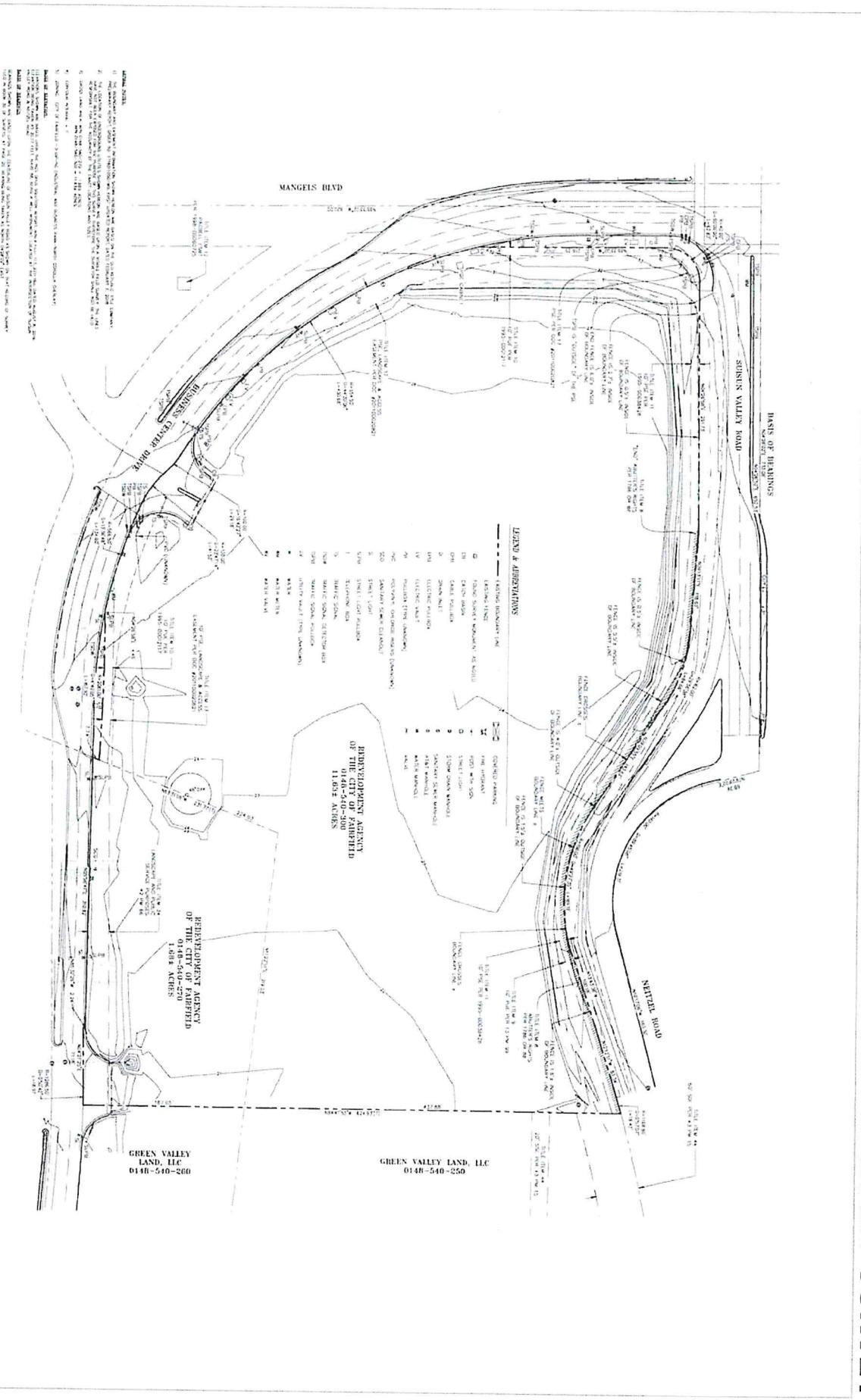
Proposed **The Spanos Corporation**
By **10100 Trinity Parkway, 5th Flr**
Glendale, California

In Association
With: BSB DESIGN (Architect), Philipp Engineering (Civil), and GHD (Landscape Architecture)

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TOPOGRAPHIC AND BOUNDARY SURVEY



GREEN VALLEY MIXED USE

Fairfield, California

Proposed
By
The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Costa Mesa, California 92626

In Association **BSB DESIGN (Architect), Philipp Engineering (Civil), and GHD (Landscape Architecture)**
With

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SENT BY U.S. MAIL

[INSIDE ADDRESS]

**Re: Land Use Compatibility Plans for
Rio Vista Airport and Travis Air Force Base**

Dear [ADDRESSEE]:

Over the past few years the Solano County Airport Land Use Commission has approved amendments to both the *Rio Vista Airport Land Use Compatibility Plan* (May 10, 2018) and the *Travis Air Force Base Land Use Compatibility Plan* (October 8, 2015).

These plans seek to ensure that land uses planned within the Area of Influence of an airport are compatible with safe aircraft operations for both pilots and their passengers, as well as people on the ground. As you may be aware, these plans were updated through a public process which included participation by representatives from the county and cities within the county.

The principal focus of the updates includes the recognition of the possibility for conflicts between commercial wind turbines and radar surveillance operations at Travis Air Force Base and the possibility of conflicts between wildlife and aircraft operations at both Travis AFB and Rio Vista Municipal Airport. The primary risks of aircraft birdstrikes in Solano County arises from habitat restoration and enhancement activities in wetland and tidal areas and sanitary landfills.

Under state law, cities and counties are required to bring their general plans into consistency with adopted or amended airport land use compatibility plans within 180 days of final action by the Airport Land Use Commission. If you have questions regarding what further steps, if any, may be necessary in order to establish your agency's consistency, please contact Jim Leland, staff to the Commission at (707) 784-3166, or jhleland@solanocounty.com.

Sincerely,

Thomas Randall
Chair, Solano County Airport Land Use Commission