

# Major Use Permit Supplemental Information

If you are applying for the sale of alcoholic beverages, you must also complete "Off-Site Sale of Alcohol Supplemental Questionnaire".

### PROJECT INFORMATION

PROPERTY ADDRESS 873 Admiral Callaghan Lane

ASSESSOR'S PARCEL NO. 087-490-010

### PURPOSED USE

DESCRIPTION OF PROPOSED USE (include products/services provided, alcohol sales, etc.)  
Warehouse grocery and general products

Additional Licenses/Approvals Required: State: \_\_\_\_\_ Regional \_\_\_\_\_

### BUILDINGS

Existing Gross Floor Area N/A Portions Thereof to be Used N/A New Construction

PARKING Current Spaces N/A Proposed Spaces 774

TYPICAL OPERATION - Complete for all uses, as applicable.  
Days of Operation Open 7 days/wk Hours of Operation M-F 10:00am - 8:30pm  
SAT 9:30am - 7:00pm  
SUN 10:00am - 7:00pm

Number of Full-time Employees 195 Number of Part-Time Employees 105

Outdoor Activities (storage, work areas, etc.) parking, deliveries

Hazardous or Volatile Materials Gasoline, diesel fuel, kerosene, oil, waste oil, anti-freeze, chlorinated solvents, and lead batteries.

### SUPPLEMENTAL INFORMATION FOR SELECTED USES

Medical Services: # of Full-time Practitioners N/A # of Additional Full-time Employees N/A

Religious Assembly: Number of Fixed Seats (20" of pew = 1 seat) N/A or Gross Floor Area w/o seats N/A

Day Care: Name & Address of Agency of Licenses Operator & Facility  
N/A

Maximum Number of Persons to be cared for Under the License N/A

Number of Persons Residing Full-time in the Facility N/A

# Off-Site Sale of Alcohol Supplemental Questionnaire

Prior to the Planning Commission hearing to consider your application, you are encouraged to meet and discuss your proposal with the Vallejo Police Department, Crime Prevention Division, the local neighborhood associations, surrounding property owners and local businesses in the area.

Applicant Name: Vallejo-Fairview Developers LLC Phone No.: (916) 363-2617

Business Name: Costco Wholesale Corporation

Business Address: P.O. Box 34331 Phone No.: (800) 955-2292  
Seattle, WA 98124

What type of Business?

- Specialty Shop
- Gas Station
- Liquor Store
- Other (explain)
- Convenience Market
- Market
- Supermarket

Members' only Warehouse wholesale market

What type of ABC license will you be applying for?

- Type 20 - Off-sale beer & wine
- Type 21 - Off-sale general
- Other (specify)

Costco will transfer Type 21 license from existing warehouse

What hours will your business be open?

Monday - Friday 10:00am - 8:30pm ; Saturday 9:30am - 7:00 pm ; Sunday 10:00am - 7:00pm

What hours will your business be selling alcohol?

SAME AS ABOVE

What is the square footage of the store (gross floor area)? 153,000 ± SF

What will be the square footage dedicated to the sale of alcohol items? Costco reserves the entire warehouse for sale of alcohol items.

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Indicate which of the following ways of eliminating graffiti you are planning on using:

- Planting vines next to fences
  - Inspecting fences and the outside of building regularly for graffiti
  - Paint wall and other surfaces with "anti-graffiti" coating
  - Paying a staff member to paint over the graffiti or painting it myself
  - Paying a paint contractor to paint over the graffiti
  - Other (specify)
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The Zoning Ordinance regulates the size, location and type of signage that may be used by a business. Please indicate which of the following methods of advertising you intend to use for your facility (separate sign permits will be required. Refer to the Sign Permit Handout):

- Sign painted on building wall
- Non-illuminated sign attached to building
- Illuminated sign attached to building
- Free-standing sign

Temporary window signs may not occupy more than 15% of the ground floor window area. Which, if any, of the following sign(s) do you intend to use:

- Hand-letter window signs
  - Neon window signs
  - Posters provided by the alcohol beverage distributors
  - Other (specify)
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Security: Please indicate below which of the public safety measures you intend to use at your facility:

- Locate cash register so it is visible from street
  - Video camera monitoring
  - Bullet resistant glass surrounding cash register
  - Post "No Loitering" sign
  - Discourage patrons from loitering
  - Security guard
  - Post police telephone numbers
  - Telephone police, if necessary
  - Pay phone for outgoing calls only
  - Iron window bars
  - Other (specify)
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Indicate how you intend to illuminate your parking areas and adjacent walkways: Typical shopping center lighting - to be specified during building permit application

Do you intend to place video arcade games in your facility? If so, how many? N/A

What will be the number of employees? 195 full-time ; 105 part-time

Which company or individual are you planning on using for your "Responsible Beverage Service Training Program"? Costco Wholesale Market

**The following optional questions pertain to issues which the City of Vallejo has no regulatory authority over. The questions are included as a matter of public information.**

Which of the following types of alcoholic beverages do you intend to sell? Check all that apply

- Individual containers of beer, less than 40 oz
- 40 oz beers
- 6-12 packs of beer, ale or wine coolers
- Cases of beer or wine
- Malt liquor, 12 oz or greater
- Kegs of beer
- Individual containers of wine cooler
- Low-price wines, 750 ml or larger
- Wines, 750 ml or larger
- Premium wines, 750 ml or larger
- 6-12 packs of wine coolers
- Individual containers of fortified wines, less than 500 ml
- Fortified wines, any size
- Distilled spirits, smaller than pint-size
- Distilled spirits, pint-size or larger
- Other (specify)

Will any of the beverages you plan to sell be sold chilled?  Yes  No

Will the majority of your beverages be sold at discount prices?  Yes  No

What number/types of in-store promotional advertising supplied by alcohol distributors will you be using? \_\_\_\_\_

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List any similar businesses that you have owned or managed.

Business Name	Street Address	City	State	Dates of Ownership/Management

Do you have any Alcohol Beverage Control violations at any of the businesses you listed above? If so, please list the business name, the dates of any violations, the type of violation and the circumstances under which it occurred:

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# Vallejo-Fairview Developers, LLC

5142 Franklin Drive, Suite B  
Pleasanton, CA 94588

January 16, 2019

City of Vallejo  
Economic Development  
Attn: Alea Gage  
555 Santa Clara Street  
Vallejo, CA 94590

RE: Application #UP18-007 – Application Completeness Review – Response to Item 1

Dear Alea,

This letter shall serve as our response to Item 1 of our Planning Requirements for our Major Use Permit Application for our Fairview at Northgate project. The Requirement suggests, “Per Vallejo Municipal Code Section 16.82.020(B)(1), please provide a list of the names of all persons having an interest in the application as well as the names of all person having ownership interest in the property involved. Please clarify the roles of Mackay & Soms, Vallejo -Fairview Developers, LLC, Costco Wholesale Corporation, and Frank Toller Trust – all of which are mentioned in the signed application and alcohol questionnaire.”

The roles of the four parties named in City’s Response Letter dated 1/9/19 are as follows:

- Frank Toller Trust (“Trust”) – the current owner of the property. The Trust is not intending to take any part in the entitlement, development, or construction of the Project, other than providing authorization when applicable for planning and development applications to be submitted, processed, and considered. In the event entitlements are procured, the Trust may sell the property to Vallejo-Fairview Developers, LLC and is intended to have no further role or ownership interest in the project upon a sale.
- Vallejo-Fairview Developers, LLC (“VFD”) – the current Applicant and developer of the property. VFD will manage and perform the entitlements, development, public infrastructure, mass grading, retail/commercial site construction, and the retail/commercial building construction. VFD may purchase the property from the Trust subject to procuring entitlements. In turn, VFD intends to sell the property/project described in the Major Use Permit to Costco Wholesale Corporation and upon sale, will have no further interests or ownership in the property relating to the Major Use Permit Application or future business operations.

- Costco Wholesale Corporation (“Costco”) – the intended end user and owner of the project relating to the Major Use Permit Application. Costco intends to purchase the property, including a free standing building/warehouse, from VFD. Costco intends to own and operate a Costco Wholesale Store on the property. The Trust and VFD do not intend on having any ownership or operational interest in the property or business operations once Costco owns the property.
- Mackay & Soms (“Engineer”) – the planning and civil engineering consulting firm retained by VFD to assist with project entitlements, design, and infrastructure. Other than operating as a consultant to VFD, the Engineer does not intend to have any ownership interests in the property, at any time.

Please let me know if the City requires any additional information associated with the parties referenced in the Response Letter.

Sincerely,

Fairview-Vallejo Developers, LLC

By: 

Jeb Elmore