

FEATURED SITE #20 VALLEJO, CA

Site Name	Lee Property - Vallejo
Moving Solano Forward Tier	2
Site Location (street address, intersection or location coordinates)	North side of Columbus Parkway at the intersection of Admiral Callaghan Lane
City, County	Vallejo, Solano County
APN	0182-020-010
Unincorporated area (Y/N)	No
If in incorporated area, name of city	Vallejo, California
Publicly/Private Owner	Private
Number of Owners	1
List owner (s) names	Urban Land Company LLC
If appropriate, Real Estate representative (contact information)	Buzz Butler, Lake Street Company, 415-810-5569, buzz@lakestreetventures.com
City Contact (s)	City of Vallejo: Alea Gage, Economic Development Project Manager, (707) 649-5454, alea.gage@cityofvallejo.net Annette Taylor, Community Development Analyst, (707) 649-3510, annette.taylor@cityofvallejo.net
Is site located in an industrial park?	No
Former Use (s)	Grazing
Neighboring Uses	Vacant land (some of which has steep slopes)
Total Site Acreage	32.12
Developable Acreage (estimate)	16.5
Site Dimensions	1,600' x 840'
Additional Acreage Available (specify acreage)	N/A
Acreage within flood plain/floodway	None

LEGEND TIERS:

¹Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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Reported Asking Price	Information not available
Reported Lease Rate/Terms (if applicable)	Information not available
Current Zoning Designation	Business / Limited Residential
Zoning Authority	City of Vallejo Planning Division
Restrictive Covenants	No
Name of road directly serving site	Columbus Parkway
Number of lanes of road directly serving site	2-3 in each direction
Nearest Interstate or Limited Access Highway	Interstate 80
Distance	0.2 mile
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	Benicia Industrial Park
Distance	10 miles
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	Information not available
Substation capacity (total/excess)	Ask Buzz Butler
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	Ask Buzz Butler
Distance to site	Ask Buzz Butler
Existing pressure at site (PSI)	Ask Buzz Butler
Name of Water Provider	City of Vallejo
Line Size	12" main
Distance to site	1,600 ft. to the Columbus Parkway Reservoir
Static and residual line pressure (PSI)	
Flow in gallons per minute	
Water treatment plant capacity (MGD)	
• total (design) capacity	42 MGD

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• annual average daily use	20.69 MGD
• peak demand	25.59 MGD
• excess (available) capacity	11.11 MGD
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Name of Wastewater Provider	Vallejo Sanitation & Flood Control District
Line Size	Ask Mike Monahan
Distance to site	Ask Mike Monahan
Specify if service is gravity or force main	Ask Mike Monahan
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	15.5 MGD permitted / 30 MGD physical
• annual average daily use	10 MGD
• peak wet weather capacity	60 MGD
• excess (available) capacity	5.5 MGD permitted / 20 MGD physical
Telecommunication Provider (s)	AT&T
Describe known service at site	Ask Buzz Butler
Fire Insurance Rating at Site	Ask Buzz Butler
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	

Featured Site: **Lee Property**

Location: Columbus Parkway & Admiral Callaghan Lane, Vallejo, California

