



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

October 29, 2008

Mr. Greg LeDoux,
Greg LeDoux & Associates, Inc.
48 West Sierra Avenue
Cotati, CA 94931
glainc@pacbell.net

E-mail and Hard Copy Sent

RE: Use Permit # P08-00557-UP, Napa Gateway Limited / Turnkey Technologies
Lot 3, Unit 4 – Napa Valley Gateway, Napa, CA 94558, APN 057-250-032

Dear Mr. LeDoux,

I am the planner assigned to review the above use permit application submitted to our department on September 29, 2008. A preliminary, inter-departmental review of your application addressed pertinent regulations, including but not limited to, the Napa County General Plan, Airport Industrial Area Specific Plan, County Zoning Code and the California Environmental Quality Act (CEQA), in accordance with Section 65943 of the California Government Code. This Code requires our department to make a determination of the completeness of the application within 30 days of its receipt. The application has been deemed **INCOMPLETE** for CEQA purposes and will require additional information to continue processing. If you have not received them already, copies of Interdepartmental comments are attached for your review.

CEQA-related issues: Based on a review of all application documents, including the Macmillan *Biological Constraints Analysis*, the basics *Environmental Phase I Site Assessment*, Nickelson *Trip Generation Analysis* and County Environmental Resource GIS Overlay Maps, we will require the following information for the use permit:

1. The Macmillan *Biological Constraints Analysis* states that seasonally-timed surveys for rare plants known to occur in grassland habitats in the project vicinity should be conducted at the appropriate time of the year, as detailed in the attached Table I. These surveys should be conducted in the spring months, most likely between March and July. If special-status plants are identified during these surveys, mitigation measures to minimize and/or avoid these impacts to the species should be developed in coordination with the US Fish & Wildlife Service (USFWS) and/or California Department of Fish & Game (CDFG). Environmental review cannot be completed until this plant survey is conducted as described and submitted for Napa County, USFWS and CDFG review.

Foraging habitat for a variety of raptors and other birds has been identified on open grassland adjacent to Sheehy Creek, which borders the project site. Pre-construction biological surveys of all potential nesting habitats will be required if project construction is to occur between February 1 through August 31. While this is not project completeness issue, it will be included as a mitigation measure for the project.

2. Additional traffic generation traffic information was submitted on September 25, 2008. No additional information is needed at this time.

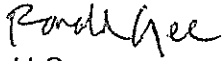
The following information has been requested by the Public Works Department:

3. Complete the County of Napa "Applicability Checklist" (Appendix A) to determine if the project is subject to Post-Construction Stormwater Management BMP requirements. The checklist must be completed, signed by the applicant, and submitted with the application.
4. If the project is a "Standard Project" or a "Priority Project" as defined in the latest Napa County Post Construction Runoff Management Requirements and the proposed new or redeveloped impervious surface, excluding roadways, is greater than 10,000, the applicant must contact the Department of Public Works to schedule a pre-application meeting. The purpose of the pre-application meeting is to discuss the BMP requirements relevant to the project and supporting documents that must be submitted with the use permit application.
5. On submitted development plans, Section A-A on Sheet C2 shows a catch line within the required property line setback as described in the latest California Building Code. Please revise.
6. Section B-B on Sheet C2 shows a catch point into the neighboring property (Lot 31). Provide maintenance and easement documentation approving the fill into the neighboring property.
7. Provide a site hydrology map and preliminary drainage study for the proposed on site improvements determining if historic drainage patterns have been altered. If drainage patterns are proposed to be altered, mitigation measures shall be proposed along with an explanation of why the alteration was necessary for development.
8. Provide parking stall dimensions for comparison to Napa County standards. If compact stalls are proposed, please designate.
9. Verify how cars are deterred from parking along building frontage. State whether the applicant is proposing bollards near building entrances.
10. Include earthwork calculations and verify if any excess material will be off-hauled.
11. Include all easement information with supporting documentation.
12. Provide a circulation plan illustrating how delivery trucks will maneuver into the industrial building.
13. Explain the intent for the dashed line on the western corner of the proposed building. Is the applicant proposing to install curb and gutter or striping?

No additional information has been requested from either the Fire Department or Department of Environmental Management. Please be advised that once we receive the additional information, we will conduct another review for any outstanding issues. We look forward to moving this project forward. Should you have any questions please contact me at rgee@co.napa.ca.us or at 707-299-4417.

Use Permit # P08-00557-UP
October 29, 2008
Page 3

Sincerely,



Ronald Gee
Project Planner

Attachments - Table I - Special Status Plant Species Potentially Occurring on or
Within the Vicinity of Project Site
Agency Comments

cc: Satish M. Chohan & Surekha S. Chohan, 4650-A East Second Street, Benicia, CA 94510
Napa Valley Gateway Limited, 499 Devlin Road, Napa, CA 94558
Diana Shipley, Office Manager, Greg LeDoux & Associates, Inc.
Sean Trippi, Napa County Conservation, Development & Planning Department
File

TABLE 1
Special-status Plant Species Potentially Occurring on or within the Vicinity of Project Site
LOT 4 UNIT 3 (APN 057-250-024)
Napa Valley Gateway Business Park
Napa, California

Species	Federal Status*	State Status*	Status*	Habitat Associations and Taxa Ecology	Potential Occurrence in the Study Area
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	FSLC	-	1B.2/G 2/S2.2	Annual herb. Boraginaceae. Cismontane woodland, valley and foothill grassland. Nearest known occurrence Nicassio Creek, Marin County. 50-500m. Flowers Mar.-June.	Low Potential.
Clara's milk-vetch (<i>Astragalus claranus</i>)	FE	ST	1B	Cismontane woodland, valley and foothill grasslands, chaparral. Open grassy hillsides especially on exposed shoulders in thick volcanic clay soil moist in spring.	Low Potential.
<i>Astragalus tener</i> var. alkali milk-vetch	FSC	-	1B.2/G 1T1/ S1.1	Annual herb. Fabaceae. Alkali playa, valley and foothill grassland, vernal pools, alkali flats, and flooded lands in annual grassland, playas, or vernal pools, adobe clay. 0-60m. Flowers Mar.-June.	Low Potential. Marginal habitat.
<i>Atriplex joaquiniana</i> San Joaquin spearscale	-	-	1B.2/G 2/S2.1	Annual herb. Chenopodiaceae. Chenopod scrub, alkali meadow, valley and foothill grassland, seasonal alkali wetlands, alkali scrub with <i>Distichlis spicata</i> , <i>Frankenia</i> , etc. Known occurrence Napa River, American Canyon. 0-250m. Flowers Apr.-Oct.	Low Potential.
<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i> Big-scale balsam root	-	-	1B	Valley and foothill grassland, sometimes on serpentine.	Low Potential.

Species	Federal Status*	State Status*	Status*	Habitat Associations and Taxa Ecology	Potential Occurrence in the Study Area
<i>Blennosperma bakeri</i> Sonoma sunshine	FE	SE	1B.1/ G1/S1.2	Annual herb. Asteraceae. Vernal pools and swales, valley and foothill grassland. 50-500m. Flowers Mar.-May.	No Potential. No suitable habitat.
<i>Centromadia parryi</i> ssp. <i>parryi</i> pappose tarplant	-	-	1B.2/ G4?T2/ S2.2	Annual herb. Asteraceae. Coastal prairie, meadows and seeps, coastal salt marsh, valley and foothill grassland, vernal mesic sites, often alkaline sites. Occurrence 2.3 miles southwest of Schellville along Hwy 121 recorded in 1933. 2-420m. Flowers May-Nov.	Low potential.
<i>Cordylanthus maritimus</i> ssp. <i>palustris</i> Point Reyes bird's-beak	FSC	-	1B.2/ G4?T2/ S2.2	Annual hemiparasitic herb. Scrophulariaceae. Coastal salt marsh with <i>Salicornia</i> , <i>Distichlis</i> , <i>Jaumea</i> , <i>Spartina</i> , etc. Nearest known occurrence Gallinas Creek, southeast of Novato. 0-1.5m. Flowers Jun.-Oct.	No Potential. No suitable habitat.
<i>Cordylanthus mollis</i> ssp. <i>mollis</i> soft bird's-beak	FE	SR	1B.2 /G2T1/ S1.1	Annual hemiparasitic herb. Scrophulariaceae. Coastal salt marsh with <i>Salicornia</i> , <i>Distichlis</i> , <i>Jaumea</i> , <i>Spartina</i> , etc. Nearest known occurrences Fagan slough, salt marsh near Bentley Wharf, and Dutchman's slough. 0-1.5m. Flowers Jul.-Nov.	No Potential. No suitable habitat.
<i>Dirca occidentalis</i> Western leatherwood	-	-	1B	Broadleaved upland forest, chaparral, closed cone coniferous forest, cismontane woodland, north coast coniferous forest, riparian forest, riparian woodland. On brushy slopes, mesic sites; mostly in mixed evergreen and foothill woodland communities.	No Potential. No suitable habitat.

Species	Federal Status*	State Status*	Status *	Habitat Associations and Taxa Ecology	Potential Occurrence in the Study Area
<i>Downingia pusilla</i> dwarf downingia	-	-	2.2/G3/ S3.1	Annual herb. Campanulaceae. Vernal pools, valley and foothill grassland. 1-485m. Flowers Mar.-May.	Low Potential. No suitable habitat.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	-	-	1B	Coastal scrub, valley and foothill grassland, coastal prairie. Often on serpentine; various soils reported though usually clay.	Low Potential
<i>Hesperolinon congestum</i> Marin western flax	FT	ST	1B.1/G 2/S2.1	Annual herb. Linaceae. Chaparral, valley and foothill grassland. Serpentine barrens and grasslands. 5-370m. Flowers Apr.-July	Low Potential.
<i>Lasthenia conjugens</i> Contra Costa goldfields	FE	-	1B.1/G 1/S1.1	Annual herb. Asteraceae. Vernal pools and swales, valley and foothill grassland, cismontane woodland, alkali playas. 1-445m. Flowers Mar.-June.	Low Potential. No suitable habitat.
<i>Lathyrus jepsonii</i> var. Delta tulle pea	-	-	1B.2/G 5T2/ S2.2	Perennial herb. Fabaceae. Freshwater and brackish marshes, often found with Typha, Aster lentus, Rosa californica, Juncus, Scirpus, on marsh and slough edges. Flowers Apr.-July (Sept.).	No Potential. No suitable habitat.
<i>Legenere limosa</i> legenere	FSC	-	1B.1/G 2/S2.2	Annual herb. Campanulaceae. Vernal pools, within the bed. 1-880m. Flowers Apr.-Jun.	No Potential. No suitable habitat. Not observed during surveys.

Species	Federal Status*	State Status*	Status*	Habitat Associations and Taxa Ecology	Potential Occurrence in the Study Area
<i>Lilaeopsis masonii</i> Mason's lilaeopsis	-	-	1B.1/G3/ S3.1	Rhizomatous herb. Apiaceae. Freshwater and brackish marshes, riparian scrub, tidal zones, in muddy or silty soil formed through river deposition or riverbank erosion. 010m. Flowers Apr.-Nov.	High Potential. Suitable habitat present. Not observed during low tide surveys.
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's navarretia	FSC	-	1B.1/G4 T2/ S2.1	Annual herb. Polemoniaceae. Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest, adobe or alkali soils. 5-950m. Flowers Apr.-Jul.	Low Potential.
<i>Polygonum marinense</i> Marin knotweed	-	-	3.1/G1Q/ S1.1	Annual herb. Polygonaceae. Marshes and swamps, coastal salt marsh and brackish marsh. Taxonomic status uncertain, related to <i>P. aviculare</i> ; possibly synonym of <i>P. robertii</i> , a non-native plant. 0-10m. Flowers (Apr.) May -Aug. (Oct.).	Low Potential.
<i>Symphytotrichum lentum</i> Suisun marsh aster	-	-	G2, S2.2, 1B.2	Annual herb. Asteraceae. Marshes and swamps. Known occurrence at west end of Sheehy Creek near railroad tracks.	Low potential.
<i>Trifolium amoenum</i> showy indian clover (two forked clover)	FE	-	1B.1/G1/ S1.1	Annual herb. Fabaceae. Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soils, open sunny sites, most recently observed on roadside and eroding cliff face. Observed in on Buchli Station Rd. in 1952 and 1987, not observed during search on railroad tracks in 1989. 5-560m. Flowers Apr.-June.	Low Potential.
<i>Trifolium depauperatum</i> var. <i>hydrophilum</i> saline clover	FSC	-	1B.2/G5 T2?/ S2.2?	Annual herb. Fabaceae. Marshes and swamps, valley and foothill grassland, vernal pools. Mesic and alkali sites. 0300m. Flowers Apr.-June.	Low Potential.

* Key to status codes:

Federal

- FE Federal Endangered
- FT Federal Threatened
- FSC Federal Species of Special Concern
- FSCL Sacramento US Fish and Wildlife Species of Local Concern

State of California

- SE State Endangered
- ST State Threatened
- CSC CDFG Species of Special Concern
- California Native Plant Society (CNPS) 1B.1 Rare, threatened, or endangered in California or elsewhere. Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat). 1B.2 Rare, threatened, or endangered in California or elsewhere. Fairly endangered in California (20-80% occurrences threatened).
- 2.1 Rare, threatened, or endangered in California more common elsewhere. Seriously endangered in California.
- 2.2 Rare, threatened, or endangered in California more common elsewhere. Fairly endangered in California.
- 3.1 Need more information - a review list. Seriously endangered in California CNPS Global Ranking The global rank (G-rank) is a reflection of the overall condition of an element throughout its global range.

Species or Community Level G1 = Less than 6 viable element occurrences (EOs) OR less than 1,000 individuals OR less than 2,000 acres. G2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres. G3 = 21-80 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres. G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat. G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world. G1Q The element is very rare, but there are taxonomic questions associated with it. Subspecies Level Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety. The G-rank refers to the whole species range. The T-rank refers only to the global condition of var. hartwegii.

CNPS State Ranking The state rank (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank.

- S1 = Less than 6 EOs OR less than 1,000 individuals OR less than 2,000 acres S1.1 = very threatened S1.2 = threatened S1.3 = no current threats known
- S2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres S2.1 = very threatened S2.2 = threatened S2.3 = no current threats known
- S3 = 21-80 EOs or 3,000-10,000 individuals OR 10,000-50,000 acres S3.1 = very threatened S3.2 = threatened S3.3 = no current threats known
- S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern;
- i.e. there is some threat, or somewhat narrow habitat. NO THREAT RANK. S5 = Demonstrably secure to ineradicable in California. NO THREAT RANK.



A Tradition of Stewardship
A Commitment to Service

Department of Public Works
Engineering Services
1195 Third Street
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Napa, CA 94559
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Main: (707) 253-4351
Fax: (707) 253-4627

Robert J. Peterson, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

Public Works Incompleteness Assessment

Date: October 21, 2008
Permit #: P08-00557
Re: Turnkey Technologies
APN 057-250-032

The County of Napa Public Works Department has completed its initial review of the above mentioned project and has the following comments:

PUBLIC WORKS-LAND DEVELOPMENT (Erich Kroll)

Action

- Please complete the County of Napa "Applicability Checklist" (Appendix A) to determine if the project is subject to Post-Construction Stormwater Management BMP requirements. The checklist must be completed, signed by the applicant, and submitted with the application.
- If the project is a "Standard Project" or a "Priority Project" as defined in the latest Napa County Post Construction Runoff Management Requirements and the proposed new or redeveloped impervious surface, excluding roadways, is greater than 10,000, the applicant must contact the Department of Public Works to schedule a pre-application meeting. The purpose of the pre-application meeting is to discuss the BMP requirements relevant to the project and supporting documents that must be submitted with the use permit application.
- Section A-A on Sheet C2 shows a catch line within the required property line setback as described in the latest California Building Code. Please revise.
- Section B-B on Sheet C2 shows a catch point into the neighboring property (Lot 31). Please provide maintenance and easement documentation approving the fill into the neighboring property.
- Provide a site hydrology map and preliminary drainage study for the proposed on site improvements determining if historic drainage patterns have been altered. If drainage patterns are proposed to be altered, mitigation measures shall be proposed along with an explanation of why the alteration was necessary for development.
- Provide parking stall dimensions for comparison to Napa County standards. If compact stalls are proposed, please designate.

- Please verify how cars are deterred from parking along building frontage. Is the applicant proposing bollards near building entrances?
- Include earthwork calculations and verify if any excess material will be offhauled.
- Please include all easement information with supporting documentation.
- Provide a circulation plan illustrating how delivery trucks will maneuver into the industrial building.
- Explain the intent for the dashed line on the western corner of the proposed building. Is the applicant proposing to install curb and gutter or striping?
- Executed Will Serve letter to be provided prior to Hearing.

Name of contact person:

Erich Kroll

Supervising Engineer

Email: ekroll@co.napa.ca.us

PH: 707-299-1755

LEDOUX
& ASSOCIATES, INC.
ARCHITECTURE & PLANNING

20 November 2008

County of Napa
Conservation, Development and Planning
1195 Third Street, Suite 210
Napa, CA 94559

RECEIVED

NOV 25 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

ATTN: Ronald Gee, Project Planner
RE: Turnkey Technologies
Napa Valley Gateway, Lot 3, Unit 4
APN: 057-250-032
Use Permit # P08-00557-UP

Dear Mr. Gee,

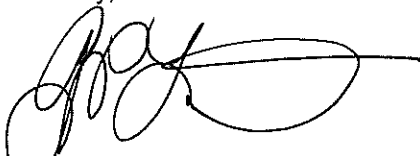
The following responses are in reference to your completeness letter dated October 29, 2008 for the subject project.

1. As discussed in our meeting November 13th 2008 the rare plant survey can be made a condition of approval of the use permit and will need to be done prior to issuance of a Building Permit. If rare plants should be discovered, further mitigation measures will be required. Based on my subsequent conversations with Lucy Macmillan, Environmental Scientist, it is her opinion and mine that there is little likelihood of any rare plants considering the entire site was cut an average of approximately three feet (3'-0") overall and little to no top soil is present at this time. Ms. Macmillan is also currently making arrangements to meet with a U.S. Army Corp of Engineers representative on the site to be able to better address the wetlands determination in her report.
2. No response required.
3. A copy of the completed County of Napa "Applicability Checklist" is attached and signed by the Civil Engineer of Record.
4. This item was covered in our meeting November 13th 2008. No additional response is required.
5. The Finished Floor Elevation of the proposed building has been raised one foot (1'-0") to accommodate a revised condition at the property line to provide the required setback.
6. We are currently working with Charles Slutzkin who is the adjacent property owner to obtain a letter stating he has no objection to the proposed fill on his property and upon use permit approval he will grant an easement to place the fill.
7. A site hydrology map and preliminary drainage study for the proposed site improvements is attached (see sheet C3).
8. Parking stall dimensions are shown on Sheet A2 – Horizontal Control Plan.

9. Concrete filled, steel pipe bollards (see detail 21/A3) are proposed at the building corners and at each side of the roll up doors to prevent damage from truck traffic into and around the building.
10. The earthwork calculations have been added to Sheet C-2.
11. Easement information has been provided as follows:
Attached - Final Map
Preliminary Title Report
Written description – Conservation Easement.
12. The site plan has been revised with a modified loading area and a truck access diagram has been added.
13. As discussed in our November 13th 2008 meeting, the occupant of this building has only twenty (20) employees currently and expects a maximum of twenty-five (25) employees when fully staffed in the future. The parking spaces indicated by dashed lines on the site plan would only be developed if and when the building may be converted to a more intense use and the additional parking spaces would be required. No curb and gutter or striping would be installed at this time.

I hope this provides the information you need to continue to process this application. As we discussed, this project is on a fast track timetable. We do understand we can, at our own risk, make a separate application for Building Permit. We realize any changes or modifications imposed through the Use Permit process could affect the Building Permit process. Thank you for your help in expediting this project. If you require any additional information or need further clarification, please let me know as soon as possible and we will respond immediately.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg LeDoux', with a long horizontal flourish extending to the right.

Greg LeDoux, Architect
License C-11,434

Gee, Ronald

From: Greg Ledoux [glainc@pacbell.net]
Sent: Tuesday, December 23, 2008 2:39 PM
To: Gee, Ronald
Cc: turntek@worldnet.att.net; CHARLES SLUTZKIN; Imacmillan@earthlink.net; McDowell, John
Subject: Turnkey Technologies - Wetlands determination/Plant survey
Attachments: Wetlands letter.PDF

Ron,

Attached is a letter from Lucy Macmillan with the results of her onsite meeting last week with the US Army Corp of Engineers representatives. Charles Slutzkin and myself were also in attendance. The meeting confirmed Lucy's conclusions. It will now take a little time for the Corp to complete the paperwork. We expect the letter from the Corp to appear sometime in January. However, in light of the no wetlands determination, I would hope the project can move forward through the Use Permit process towards a Planning Commission date in early February.

Also, the plant survey will be conducted in the spring by Lucy at the earliest opportunity. Assuming the conclusions of her report are correct and there is no evidence of sensitive plant material we should not have to involve either the US Fish and Wildlife Service or the California Department of Fish and Game. We are expecting, and are in agreement with such a condition on the Use Permit approval. This should also allow the Use Permit process to proceed without delay.

We are still expecting to make a Building Permit submittal in early or mid-January. We understand the Use Permit and Building Permit processes can run concurrently as we discussed in our last meeting. The Owner and I are aware that any changes made by the Planning Commission as a result of the Use Permit approval process would potentially necessitate changes to the Building Permit documents. The Owner is willing to take that risk in order to meet the project timetable. Our schedule is to secure a Building Permit by May 1 and to begin construction immediately and hopefully complete construction and occupy the building by the end of the year. I know the schedule is aggressive but we're hopeful that if we get cooperation on all fronts we can make the deadline. Thank you for your help in this regard.

Please do not hesitate to call or e-mail if you have any other thoughts or would like to discuss these matters further.

Thank you,

Greg LeDoux, Architect
License C-11,434
707-795-8855

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02/11/2009

Lucy Macmillan
Environmental Scientist

28 Bernard Street, Suite #4,
Mill Valley, CA 94941
tel: 415-389-9199
fax: 415-389-9443

December 16, 2008

Ms. Sahyre Cohen
U.S. Army Corps of Engineers, San Francisco District
1455 Market Street, 16th Floor
San Francisco, CA 94103-1398

Re: Jurisdictional Wetlands Determination
Lot 3 Unit 4 Napa Valley Business Park
Napa, CA

Dear Ms. Cohen:

On behalf of Greg LeDoux & Associates and Turnkey Technologies, please find enclosed a map illustrating the limits of a wetlands delineation conducted on approximately 2.4 acres located north of the intersection of Technology Way and Gateway Road West in Napa, Napa County, California. Based on my field work and a jurisdictional determination conducted by you and Mr. Bryan Matsumoto on December 16, 2008, it was determined that there are no wetlands or waters of the United States within the delineation area. Please provide a formal jurisdictional determination (disclaimer) letter and accompanying map for this site. If you have any questions, please feel free to contact me at lmacmillan@earthlink.net or 415-389-9199. Thank you.

Sincerely,



Lucy Macmillan
Environmental Scientist

Cc: Mr. Greg LeDoux, LeDoux & Associates, 48 West Sierra Ave, Cotati, CA 94931
Mr. Sam Chohan, Turnkey Technologies, 131 Chesapeake Dr., Vallejo, CA 94591