

**EXHIBIT B**  
**THE FARM AT ALAMO CREEK DEVELOPMENT PROJECT**

**Tentative Map Conditions of Approval**  
**File No 17-087**

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**I. Standard Conditions of Approval:**

The Applicant (Vacaville S2 Investors, LLC Inc.) shall comply with the applicable Standard Conditions of Approval. In the event of a conflict between the Standard Conditions of Approval and these conditions, these conditions shall apply. In the event of a conflict between these conditions and the Development Agreement, the Development Agreement shall apply.

**II. Project-Specific Conditions**

The Applicant (Vacaville S2 Investors, LLC Inc) shall comply with all General Plan & ECAS policies & EIR mitigation measures identified in the Initial Study (Draft EIR Appendix B) and the Mitigation Monitoring and Reporting Plan (MMRP) as reducing the environmental impacts associated with development and shall comply with the following Project Specific Conditions:

**COMMUNITY DEVELOPMENT**

1. This action approves The Farm at Alamo Creek Tentative Map. The Tentative Map allows for the subdivision of 207.3 acres for the purpose of creating parcels for single family and duet residential development, neighborhood commercial, and associated park, open space, utility, and pedestrian/trail access points in accordance with The Farm at Alamo Creek Specific Plan. The tentative map shall allow the creation of 768 (184 Duet units and 584 single family detached) residential parcels.
2. The tentative map approval shall expire on November 13, 2028, as specified in the adopted Development Agreement for The Farm at Alamo Creek project, unless a Final Map is recorded by that date, or an application for a time extension is filed prior to the expiration date.
3. Plans submitted for building permits or construction improvements shall be in substantial compliance with the Specific Plan and plans approved by this action and dated approved on November 13, 2018, except as modified by these conditions of approval. Any modifications to the approved Tentative Map, development plan, project description, design standards, or landscape plans not in substantial compliance, except as modified by these conditions of approval, shall be subject to review from the Planning Commission and approval from the City Council.
4. The Standard Conditions of Approval and the Project Specific Conditions of Approval set forth herein shall run with the land and shall apply to the Project Applicant and all future owners of the property (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180 185).

5. Plans submitted for Final Map, Public Improvements and Building Permits shall include a cover letter identifying the sheet numbers that correspond to each condition of approval.
6. Should archaeological remains, cultural or tribal artifacts be encountered during any phase of construction, all construction activity in the general vicinity of the find shall be halted and a qualified archaeologist and the Community Development Director shall be notified immediately. Work on the project shall not be resumed until a mitigation plan with adequate measures for site protection is reviewed and approved by the Community Development Director, in accordance with The Farm at Alamo Creek EIR Mitigation Monitoring and Reporting Plan.
7. Proposed street names shall be submitted for review and approval at the time of Large Lot Final Map review. Plans submitted for Final Map review shall include the street names as shown on the approved street name plan.
8. **Improvement Plans & Public Spaces:** Improvement Plans submitted to the Public Works Department shall include design details for all permanent and interim maintenance roads and/or non-vehicular pathways along the boundaries of the project site. Plans shall depict the following improvements:
  - a. Western Boundary – Leisure Town Road r.o.w. improvements as described in the Specific Plan.
  - b. Southern Boundary – Elmira Road r.o.w. improvements as described in the Specific Plan.
  - c. Northern Boundary – Hawkins Road r.o.w. improvements as described in the Specific Plan.
9. **Residential Planned Development Review**
  - a. Residential projects shall be subject to Planned Development approval, subject to the approval process as identified in the Specific Plan.
  - b. Residential house plans submitted for Planned Development and Building Permits shall include a preliminary development plan for review by the decision-maker and a final development plan for review and approval by the Planning Commission prior to submittal of the first plot plan to the Building Division. The development plan shall identify the house plan, elevation type, and minimum building setbacks as required by the Specific Plan.
  - c. Amendments to the Specific Plan residential design standards shall require action by the City Council.
10. **Plot Plans submitted for Building Permits** shall include the following:
  - a. Lot Coverage Percentage.
  - b. Limitations on construction of accessory structures as detailed in the Specific Plan.
  - c. Landscape Limitations, if any, as required by the Specific Plan.
11. The Applicant and Developer shall prepare Private and Public Landscape Plans in accordance with the Farm at Alamo Creek Design Criteria (Chapter 5) and the City's Water Efficient Landscape Requirements. Landscape Plans submitted for Building Permits and Public Improvements shall include a Landscape Documentation Package depicting the information specified under Section 14.27.030.040 (Water Efficiency Landscaping – Elements of the Landscape Documentation Package) of the Land Use

and Development Code.

12. **Travis AFB Notification:** A Portion of the project site is located within an “Airport Influence Area” for Travis AFB. Prior to entering into any sale or lease of such land the property owner or developer shall provide the buyer or lessee with the following disclosure statement as required by Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4 and 1353 of the Civil Code, related to aviation:

“NOTICE OF AIRPORT IN THE VICINITY”

“This property is presently located in the vicinity of an airport, within what is known as an airport influence area (Travis AFB). For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to these annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”

13. **Avigation Easement for Travis AFB:** Prior to recordation of a Final Map, the developer shall record an Avigation Easement (Travis AFB) over the portion of the project site within the Airport Influence Area.
14. **Model Homes:** Model Home Complexes shall provide no less than one (1) off-street parking space for each model home on display. Parking spaces shall be located within 600 ft. of the model complexes. All parking spaces for the model home complexes shall comply with Chapter 14.09.128 (Supplemental Standards, Off-Street Parking and Loading) of the Land Use and Development Code. Sales offices, signs and temporary improvements associated with the model complexes shall be removed prior to occupancy of the last dwelling unit constructed in the subdivision. Sales offices located in an approved garage space shall be converted back into garage area.
15. **Model Home Signs:** Plans submitted for Building Permits shall include a master sign plan for the subdivision during the initial sales phase. Signage shall not be installed until and unless a Final Map has been recorded for the subdivision with the Solano County Recorder. The master sign plan shall identify all proposed signs and shall comply with the following requirements:
- a. Two temporary signs not exceeding 32 sq. ft. in total area for each sign nor more than 6 ft. in height nor 10 ft. in horizontal length shall be allowed.
  - b. The temporary signs shall be removed within 7 days of the sale of the final residential lot within the subdivision.
  - c. No sign shall be located within 100 ft. of an occupied residence or building.
16. Prior to recording the Final Map, the CC&Rs (Conditions, Covenants and Restrictions) for the residential development shall be submitted for review and approval by the Directors of Community Development and Public Works. The CC&Rs shall include the following:
- a. Storage of trash containers shall be out of view except on trash collection days.
  - b. Accessory Structures, as defined by Section 14.02.014.020 (Terms – Definitions) of the Land Use and Development Code, shall not be permitted within the required side yards.

- c. No more than fifty (50) percent of the required front yard shall be paved with concrete, asphalt, pavers or other similar impervious materials.
- d. Trailers, boats or recreational vehicles may be parked on a lot or parcel (rather than within a garage) provided that any such vehicle is parked in an enclosed area behind the side-yard fence, is maintained in a neat and clean manner, and is not visible from the public streets within the property or from other lots or parcels.

17. **Construction Timing/Noise:** Hours of noise producing construction within 500 feet of an occupied residence shall be from 7:00 a.m. to 7:00 p.m. or dusk (one-half hour after sunset), whichever is earlier, Monday through Saturday. Construction activities shall conform to the following standards:

- a. There shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction;
- b. Radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted; and
- c. There shall be no construction on Sundays or legal holidays.
- d. Exceptions to these time restrictions may be granted by the Director of Community Development for one of the following reasons: (1) inclement weather affecting work; (2) emergency work; or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors so as to constitute a nuisance. The Director of Community Development must be notified and must approve the work in advance.

18. Section 14.09.072.150 (D) of the City of Vacaville Land Use and Development Code states: "A permit or entitlement may be revoked for reasons which include, but are not limited to, any of the following: (1) Failure to comply with the original approval or with one or more of the project conditions as originally approved; or the construction or development of the subject property is not in conformance with the project as approved; (2) Upon a determination that the permit or entitlement was obtained or extended upon fraud or misrepresentation; and (3) Upon a determination that the project violates a provision of the Municipal Code or is not operating in conformance with the performance standards".

19. The Applicant and Developer shall comply with these conditions of approval and all applicable provisions of the Vacaville Municipal Code (Zoning, Subdivision, Building Codes, etc.), the Vacaville General Plan and any applicable policy plan or specific plan, as such provisions may be amended from time to time including, but not limited to, Vacaville Municipal Code Section 14.09.072.190, which requires, except as otherwise provided by law (e.g. Government Code 664.74.9) that the Applicant shall defend, indemnify, and hold harmless the City and its officials and employees in any action, claim or proceeding brought by any person or entity to overturn, set aside, or void any permit, entitlement, or approval issued or granted by the City. The City shall promptly notify the Applicant of any such action, claim or proceeding and the City shall cooperate with Applicant in the defense thereof without contributing to the cost of such defense.

20. The Applicant and Developer shall indemnify, defend and hold the City of Vacaville and its officers and employees harmless against all claims, suits or actions made against them arising out of or in connection with the ownership, occupancy, use or development of the project site, or any portion thereof, including the installation or construction of improvements thereon; however, this duty to indemnify and defend shall not extend to

any claim, suit or action arising solely from the City or its officers or employees' negligence or misconduct. In addition, the Applicant shall comply with the requirements of Vacaville Municipal Code Section 14.09.072.190.

21. **Transit Turnouts:** Transit turnouts or transit stop locations shall be shown on the Improvement Plans for the phase requiring such facilities. Transit stop locations shall be subject to the determination of the Director of Public Works.
22. **Phasing Plans:** This action approves the Phasing Plan as outlined in the Specific Plan (Chapter 10). Revisions to the Phasing Plan shall be subject to review and approval of the Directors of Public Works and Community Development.
23. The project contemplates acquisition of property from SID. This acquisition must be completed prior to the applicable small lot final map.
24. No subdivision final map shall be recorded that would create individual residential or urban use lots on the eastern original 60-acre urban reserve portion prior to August 11, 2020. Grading activities and the extension of utilities on or through the 60-acre original urban reserve portion may be permitted prior to August 11, 2020 as required to facilitate the development of adjacent lands already designated for urban uses.
25. Record a disclosure to residents that agricultural operations happen nearby and that they will be exposed to impacts from such operations, such as dust, noise, and odors.
26. Record an agricultural land conservation easement over the portion of tax lot 138-010-050 that is outside the Urban Growth Boundary to use this land as mitigation for the loss of agricultural lands resulting from the development of the project prior to issuance of the first grading permit unless otherwise approved by the Community Development Director.
27. Lots 618, 619, 665, 666, 727, 728, 742, and 743 encroach into the Agricultural Buffer area to the east. No building, porch, patio, pool, play equipment or similar structure shall be placed within the buffer area. No fence shall be placed within the buffer area of these lots. Include this restriction in CC&Rs, deed restriction, or similar recorded instrument for these lots.
28. Install fencing along the eastern border of the project site. The fencing shall be constructed of non-combustible materials. The fence shall be designed to discourage human and animal trespass onto the adjacent agricultural land. Include also a row of shrubs, hedges, and trees to achieve 75 percent opacity within three years.
29. Revise the plan to show the minimum frontage requirements for Lots 423-426.
30. Area 13 cannot develop until alternate access is provided that meets City Code. Development of this area depends on abandonment and relocation of Hawkins Road.

## **Development Engineering**

- 1) **Tentative Map.** Approval of the Final Map and Improvement Plans shall be consistent with the approved Tentative Map, prepared by Phillippi Engineering dated June 12, 2018, the Development Agreement and the Specific Plan. Unless otherwise stated in these conditions, the lots, streets, utilities, and grading shall generally be in conformance with the approved Tentative Map.
- 2) **Standard Conditions of Approval.** The Developer shall comply with all applicable City of Vacaville Standard Conditions of Approval (Attachment A) for Tentative Maps. In the event of a conflict between the Standard Conditions of Approval and these conditions, these conditions shall prevail.
- 3) **City Standard Deviation.** If a deviation to City Standards is proposed, the deviation shall be submitted in writing to the City Engineer along with justification for each deviation prior to the first submittal of improvement plans.
- 4) **Agreeable Deviations.** Minor exceptions shall be processed in accordance with Development Code Section 14.12.176.060. Any major deviation agreeable to Public Works will have to ultimately be approved by City Council. If not approved by City Council, the project may have to be redesigned and go through the approval process again. Public Works is agreeable to recommending the following exceptions/deviations to City Council.
  - a) Residential street 34' wide
  - b) Collector street 38' wide
  - c) Sanitary sewer clean-out may be located within the limits of the driveways for lots with reduced frontage width. See the condition below titled "Residential Lot Frontage".
- 5) **Final Map.** The Developer shall prepare Final Maps to create lots into the configuration; size and number of lots shown on the Tentative Parcel Map, in accordance with the requirements of the Subdivision Map Act and City of Vacaville Land Use and Development Code. Final Maps shall be reviewed and approved by the City Surveyor and City Engineer. Unless otherwise approved by the City Engineer, all dedications shall be completed as part of the Final Maps. The Developer shall provide a copy of current title report and copies of all recorded deeds of parties having any recorded title interest in the property at the time of final map.
- 6) **Project Improvement Plans.** Concurrent with the Final Map, the Developer shall submit Improvement plans for review and approval by the City Engineer. The Development plans for the Tentative Map shall be prepared, designed, and signed by a Civil Engineer licensed in the State of California to the satisfaction of the Directors of Public Works and Community Development. The plans shall be in accordance with the Ordinances, Standard Specifications, Policies, and requirements of the City of Vacaville.
- 7) **Conflicts.** If a condition of approval conflicts with the Specific Plan or the tentative map, the condition of approval shall superseded.

#### **Dedications**

- 8) **Dedications.** All dedications of real property or right-of-way shall be free of hazardous waste and materials, wells, easements or property rights of a separate party.
- 9) **APN 0138-010-080.** The Developer shall acquire parcel APN #0138-010-080 for Elmira Road frontage improvements. All costs associated with the acquisition or condemnation of the Parcel shall be borne by the Developer.
- 10) **APN 0138-010-020.** The Developer shall provide an easement at the time of the final map for future driveway access from Camino Arroyo to APN 0138-010-020. Limits of the easement shall be determined during the improvement plan process and approved by the City Engineer. The review and approval of the potential driveway will be a part of a future entitlement.
- 11) **Internal Public Street Dedication.** The Developer shall dedicate rights-of-way for public residential streets as shown on the Tentative Map. The limits of right-of-way for residential streets shall be from the back of curb to back of curb.
- 12) **Easement Dedications.** Easement dedications for internal residential streets with separated sidewalks shall be as follows: The Developer shall dedicate an 11 foot wide Pedestrian Access Easement (PAE) behind the residential street right-of-way and a minimum 16 foot wide Public Utility Easement (PUE) behind the residential street right-of- way on each new public street.
- 13) **Public Right-of-Way Dedication.** The Developer shall dedicate rights-of-way for public streets as shown on the Tentative Map.
- 14) **Public Dedications.** The Developer shall dedicate the following parcels to the City. Exact limits shall be approved by the City Engineer and shall be determined during the improvement plan and final map review process.
  - a) Area 11 for the City well site – dedicate with the Large Lot final map.
  - b) Area 16 for open space – provide irrevocable offer of dedication to the City at time of the large lot final map.
  - c) Area 19 for Old Alamo Creek and setbacks from the top of bank for open space – provide irrevocable offer of dedication to the City at the time of the large lot final map.
  - d) Area 20 for the detention basin – provide irrevocable offer of dedication to the City at the time of the large lot final map.
  - e) Areas for pedestrian corridors such as shown in Area 25 adjacent to Lots 605, 652 and 698.
  - f) Areas for utility corridors such as adjacent to Lot 508.
  - g) Transfer of the park Area 18 shall be as described in the Development Agreement.
- 15) **Public Utility Easement Dedications.** The Developer shall dedicate a minimum 10 foot wide Public Utility Easement (PUE) over any joint utility trench lines outside of the typical PUE behind the back of curb that are needed to serve the project. For

required utilities to serve the Project, if utility companies request a PUE or if City utilities are located in areas where a PUE does not exist, the Developer shall dedicate the requested PUE.

- 16) **Solano Irrigation District.** The Developer shall acquire all property owned by Solano Irrigation District (SID) within the development boundary to include the property along Leisure Town Road and Hawkins Road. Unless prohibited by SID for reasons relating to operations and maintenance, the irrigation canal along Leisure Town Road and Hawkins Road shall be underground at the time of construction with the adjacent phases of development/Areas. A written agreement between SID and the Developer regarding the irrigation canals shall be accomplished prior to the submittal of any grading/improvement plans or final maps for the adjacent phases of development/Areas. Any funding mechanism required for the agreement shall be approved by the City.
- 17) **Solano Irrigation District Detachment.** Unless otherwise approved by SID, the Developer shall detach specific "Areas" from the Solano Irrigation District prior to the recording of a final map for the specific subdivision/area.

#### **Street and Path Improvements**

- 18) **Public Improvements.** All improvements within City owned property, (parks, open space, landscape corridors, etc.) or right-of-way are subject to review and approval by the City Engineer and Public Works Director. These improvements include, but are not limited to color or textured materials, enhanced cross walks, monument signage, art, way finding signage, bike racks, special lighting, street furniture, etc. The maintenance and replacement cost for these items shall be included in the lighting landscape maintenance district.
- 19) **Internal Streets.** All streets shall have curb to curb width as shown on the Tentative Map. All streets shall have sidewalks on both sides of the street. Residential streets with attached sidewalks shall incorporate the City standard low profile curb and gutter.
- 20) **Separated Sidewalks.** Residential streets with separated sidewalk shall incorporate the City standard vertical curb. Residential streets with separated sidewalk shall have 6ft landscape area with 5ft sidewalk. Separated sidewalks adjacent to driveways (i.e. sidewalks where cars will drive on) shall be 6in thick to match the driveway thickness. Root barrier shall be located at locations where trees are planted adjacent to the street.
- 21) **Residential Lot Frontage.** For residential lots with reduced widths, (specifically Areas 8, 9 and 10) prior to submitting improvement plans for these areas the Developer shall submit a detailed plan showing the typical locations for driveways, wet and dry utilities, drainage and street trees. This plan shall be approved by Public Works and Planning.
- 22) **Future Commercial Site.** The future commercial site (Area 3), southeast corner of Leisure Town Road and Hawkins Road, will be permitted a right in / right out driveway on Leisure Town Road. The location shall be approved by Public Works



during the entitlement process for the commercial site. A right turn pocket into the site will be required for this driveway.

- 23) **Future Traffic Circles.** During the review of the Improvement Plans Submittal, the Developer shall design the Harrow Way and Farmer Lane intersection and the Basin Way and Camino Beltran intersection to incorporate future traffic circles that will be constructed when APN#0138-010-040 develops and extends Harrow Way and Basin Way.
- 24) **Traffic Signals.** The signals at Hawkins Road / Leisure Town Road / Ulatis Drive and Elmira Road / Leisure Town Road shall be installed / modified to accommodate the conditioned intersection improvements. Improvements shall include, but are not limited to new / modified poles, mast arms, signal head, signing, striping, signal timing, cabinet etc.
- 25) **Roundabouts – Elmira Road and Camino Beltran.** The Developer shall install roundabout at Carroll Way / Elmira Road and Carroll Way / Camino Beltran intersections to the satisfaction of the Public Works.
- 26) **Roundabout – Design.** All proposed roundabouts shall be designed by and experienced design professional. Roundabouts shall be reviewed by a City consultant. The consultant's cost for review shall be paid for by the Developer along with City staff time to manage City's consultant (15%).
- 27) **Intersection – Hawkins and Carroll Way.** The Developer shall design the interim (without roundabout) and the ultimate (with roundabout) layouts of the Hawkins Road and Carroll Way intersection at the Improvement plans submittal.
- 28) **Intersection – Leisure Town Road and Camino Beltran.** The intersection of Leisure Town Road / Camino Beltran / Zephyr Court shall be left in / right in / right out only. Pocket lengths and median restriction shall be installed per the Jepson Parkway plan line.
- 29) **Intersection – Leisure Town Road and Elmira Road.** The Developer shall modify the intersection of Leisure Town Road and Elmira Road to provide (1) westbound direction - two left turn lanes, one through lane and one right lane; (2) southbound direction – two left turn lane, two through lanes and one right turn lane, per the Jepson Plan Line.
- 30) **Intersection – Leisure Town Road and Hawkins.** The Developer shall install / modify the intersection of Leisure Town Road / Ulatis Drive / Hawkins Road to provide (1) westbound direction - two left turn lanes, one through lane and a right lane; (2) eastbound – two left turn lane, one through lanes and one right turn lane. (3) southbound direction – two left turn lane, two through lanes and one right turn lane. (4) northbound direction – two left turn lane, two through lanes and one right turn lane, per the Jepson Parkway plan line.
- 31) **Hawkins Road Realignment.** The Developer shall realign Hawkins Road to the intersection of Leisure Town Road at Ulatis Drive, as shown on the tentative map and to the satisfaction of Public Works. A traffic signal shall be installed at this intersection.

- 32) **Off-site and In-tract Transitions.** The Developer shall include transitions for either permanent or temporary roadway improvements for all phases of improvements to the satisfaction of Public Works.
- 33) **Frontage Improvements.** The Developer shall install frontage improvements (to include but not limited to, curb, gutter, sidewalk, drainage, street lights, signing and striping) on Hawkins Road, Leisure Town Road and Elmira Road to the satisfaction of the Public Works and per the requirements of the Development Agreement.
- 34) **Play 4 All Entrance.** The Developer shall design the intersection configuration at the Play 4 All Park entrance and Elmira Road during the Improvement Plans submittal. Off-site improvements may be required.
- 35) **Knuckle at Lot 424.** The knuckle at Lot 424 does not meet City standards. This deviation is not approved by Public Works. The knuckle shall be re-designed to meet City standard during the improvement plan process.
- 36) **Phasing Modifications COA.** In addition to the “Phased Improvements” condition listed below, the phasing improvements as shown in the Specific Plan shall be modified as follows:
  - a) Elmira Road - Leisure Town Road to Carroll Way, shall be installed with Phase 2.
  - b) Leisure Town - Camino Beltran to Hawkins Road, and the realigned Hawkins Road shall be installed Phase 3.
  - c) The remaining Hawkins Road frontage shall be installed with Phase 5.
- 37) **Temporary Streets – Phasing.** All stub streets shall end at the curb return or a temporary cul-de-sac approved by Fire shall be required. For example, in Phase 1 lots 56 and 57 cannot be built on until the street is extended or a turnaround is constructed.
- 38) **End of Sidewalk and Street Barricades.** End of sidewalk and street barricades shall be placed at locations determined by the City Engineer.
- 39) **MBGR – Elmira Road.** Metal Beam Guard Rail shall be installed along Old Alamo Creek adjacent to Elmira Road. The limits of the MBGR installation shall be determined during the improvement plan process. The MBGR shall be installed concurrently with the improvements of Old Alamo Creek.
- 40) **Camino Arroyo Terminus.** The eastern terminus of Camino Arroyo shall be designed to accommodate the City’s largest fire truck. This portion of Camino Arroyo shall be owned and maintained by the homeowner’s association.
- 41) **Maximum Slopes of Driveways.** The Developer shall show the location of all driveways on the improvement plans and show the slope of the driveways. No driveway slope shall exceed a 14% slope unless approved by the City Engineer.
- 42) **Sight Distance/Driveway Locations.** All intersections shall comply with Standard Drawing 3-04A and 3-04B, Intersection Stopping Sight Distance, and all residential driveways shall comply with Standard Drawing 3-05, Sight Distance At Private Driveways, regarding the placement of objects (trees, bushes, signage, regarding the placement of objects (trees, bushes, signage, fences, walls, monument signs

etc.) in the sight distance triangle. The sight distance triangles shall be shown on house plans, to verify that no fixed object will be constructed within it.

### **Signing and Striping**

- 43) **Signing and Striping.** All signing and striping within right-of-way and City owned facilities shall be reviewed and approved by Public Works. In the event there is a discrepancy between the Specific Plan and Public Works approvals, Public Works approval shall control.

The Developer shall install all appropriate traffic control devices, signing and striping per the City' standards and to the satisfaction of the Public Works.

### **Grading**

- 44) **Grading.** The limits of work shown on each set of grading plans shall correspond with the proposed limits of each phased set of improvement plans. The grading plans shall show all existing trees, and indicate which trees are to be removed as a result of the proposed development.
- 45) **Site Drainage - Temporary.** The grading plan shall include the method of draining the newly graded site during rain events until such time that permanent drainage facilities are installed. The plan shall include drain pipes (temporary or permanent), temporary sediment basins, temporary swales and erosion control measures. Temporary sediment basins shall be located in either future residential lots or future park locations, and out of the future roadway sections.
- 46) **Geotechnical Investigation Report.** The Developer shall submit a Geotechnical Investigation Report prepared by a Geotechnical Engineer licensed in the State of California to be used in the preparation of the Grading Plan.
- 47) **Lot Drainage.** The Developer shall construct drainage swales so that the drainage from each lot will flow to the public street and not across property lines.
- 48) **Grading Notes.** The following notes shall be included on the grading plans:
- a) "The Contractor shall not deviate in grading or any other component of construction without first obtaining approval of revised grading plans and/or project plans from the City Engineer".
  - b) "Upon completion of work and prior to the release of any bonds, the project Geotechnical Engineer shall provide a letter to the City Engineer that the grading and required compaction was completed in accordance with the final geotechnical report and the approved grading plans and/or project plans".
  - c) "Upon completion of work and prior to the release of the performance bond for the improvement plans, the project Design Engineer shall provide a letter to the City Engineer that each individual lot drains in accordance with the intent of the grading plans and/or project plans".
  - d) "Upon completion of work and prior to the release of bonds, and prior to the issuance of a building permit on any parcel or lot created by the Subdivision, the

project Civil Engineer or Land Surveyor certify that the pad elevations are built in accordance with the approved Grading Plan and that the parcels on the grading plan are above the 100 year flood plain.

- 49) **Cross Sections for Grading.** No slopes are allowed steeper than 5:1 between the back of walk and the right-of-way line or between the back of curb and face of walk in areas with separated sidewalks.

#### **Utilities and Drainage**

- 50) **Storm Drainage Reports.** A draft copy of a technical memorandum prepared by West Yost and Associates dated December 1, 2017 has been submitted for the project. This memorandum shall be updated and submitted for review by the City and finalized prior to submitting improvement plans for review. A hydraulic report, clearly labeled with the project name and with labels for storm drain pipe and structures, shall be submitted with the first submittal of improvement plans.
- 51) **Storm Drain Improvements.** The Developer shall design and construct all storm drains, structures, and drainage improvements needed to serve this subdivision per City Drainage Design requirements and the West Yost technical memorandum.
- 52) **Creek Restoration and Offsite Storm Drainage.** The Developer shall design and construct the creek restoration and all offsite drainage improvements as detailed in the approved West Yost technical memorandum. This shall include the design for the onsite and downstream reconstruction of the creek, details for removing vegetation/trees in the creek, and replacement of downstream culverts. These items shall be submitted with the first submittal of improvement plans and shall be completed prior to the recording of the first final map excluding the recording of a large lot final map.

Since a portion of the downstream drainage is being channeled to private property, the Developer shall provide written verification that the Owner of the private property has been notified regarding the proposed downstream drainage. The driveway and culvert in the Old Alamo Creek for use by the Owner of the private property shall be privately maintained and this shall be included in the written verification. No increased downstream drainage onto the private property shall be allowed without approval by the Owner in recordable form.

- 53) **Creek.** The following conditions shall also apply:
- a) The Developer shall consult with a licensed geotechnical engineer to determine the stable top of bank and show the limits on the improvement plans. No homes or structures shall be allowed to be constructed within 40ft from the stable top of bank.
  - b) The Developer shall install erosion control measures and conduct bank stabilization required to maintain the creek at locations where residential lots back up to the creek.
  - c) A 4ft chain link fence shall be installed in any location where a pedestrian/bike path is 5ft or closer to the top of slope of the creek.
  - d) The Developer shall dedicate Old Alamo Creek to the City as described above.

- 54) **Pedestrian Bridge – Creek Crossing.** The pedestrian bridge shown on the tentative map shall be installed prior to or concurrently with the Play 4 All park. The Developer shall have the bridge manufacturer design, fabricate, and deliver to the site a fully engineered structural steel bridge, including approach rails, in accordance with the “Standard Specifications for Highway Bridges” by the American Association of State Highway and Transportation Officials (AASHTO). In addition to the bridge, the Developer shall install the abutments, footings and concrete deck.
- 55) **Storm Water Detention Basin.** The Developer shall construct the detention basin as shown on the tentative map, and in accordance with City Standards, and as described in the approved West Yost technical memorandum. The following conditions shall also apply:
- a) The basin shall be completed prior to the recording of the first final map excluding a large lot final map.
  - b) The basin shall be designed for the 100-year, 24 hour event, and shall have a minimum freeboard of 2ft above the emergency spillway.
  - c) The side slopes of the basin shall not be steeper than a 4:1 slope.
  - d) A minimum 12ft wide maintenance road consisting of 6in thick aggregate base shall be constructed around the perimeter of the detention basin. A minimum of 5ft shall be provided from the top of the basin to the maintenance road. An access gate shall be installed where the road terminates at Elmira Road.
  - e) No fence will be allowed between the maintenance road and the basin.
  - f) The invert elevation of the inlet storm drain pipes shall be at an elevation equal to or higher than the ground water elevation.
  - g) A technical memorandum shall be prepared for the proposed fountain/aeration pump and any additional aeration of the basin that may be needed. The fountain/aeration pump(s) shall be designed in a manner that it can be retrieved from the bank of the basin for maintenance purposes. The area to retrieve the pump(s) shall be determined by the City Engineer. A concrete pad 10ft by 10ft shall be constructed at the location for retrieving the fountain/pump(s). A continuation of the concrete pad shall be constructed down the bank of the basin to where the fountain/pump will be extracted for maintenance. Electrical power and meter shall be provided at this location.
- 56) **Storm Drain Treatment Structures.** The Developer shall install storm drain treatment structures for separating debris, sediment, and hydrocarbons from stormwater runoff. The structures shall be located where the onsite storm drainage empties into the detention basin or Old Alamo Creek, and where the creek empties into the basin. The type of structures and location shall be as approved by the City Engineer. The storm drain inlets for the Play 4 All and the future City park shall utilize a bioswale for pretreatment of storm runoff instead of the storm drain treatment structures. Maintenance for the storm drain treatment structures and the bioswales shall be included in a Maintenance District.

- 57) **Overland Release.** The Developer shall design the subdivision so that in the event that the storm drain pipe and inlet become plugged, or flows are above the capacity of the drainage system, that drainage will be able to release overland to the next available drainage inlet or public right way without impacting any building finished floors or existing buildings.
- 58) **Sanitary Sewer Analysis.** The Developer shall submit hydraulic calculations for all additions to the sanitary sewer system. These calculations shall include all items as required by Section DS 6-01E of the City of Vacaville Standard Specifications and Drawings. City approval of the calculations shall be issued prior to submission and subsequent review of the first Improvement Plans submittal.
- 59) **Sanitary Sewer Mains.** The Developer shall construct all on-site and off-site sewer lines needed to serve the project, or phases of the project, and sewer mains shown on the approved Tentative Map. The following conditions shall apply:
- a) The sanitary sewer trunk line in Hawkins Road shall be a 42in line, not a 36in line as shown on the tentative map.
  - b) The 48in trunk sewer in Carroll Way shall be located in the Carroll Way street section as detailed in the City Standards.
  - c) The temporary 18in sewer shall be located on the east side of Carroll Way at a location approved by the City Engineer during the improvement plan review process. The 18in sewer shall be abandoned upon construction of the 42in sewer.
  - d) A 15ft wide maintenance road consisting of 6" thick aggregate base over fabric shall be constructed over the 12in sanitary sewer on the eastern edge of the project. A 15ft wide easement shall be placed over the same limits.
- 60) **Elmira Road Sewer Junction Structure.** The proposed junction structure where the 48in sewer connects to the existing 54in sewer in Elmira Road and the 36in in Tulip Street shall be constructed concurrently with the proposed 48in sewer in Elmira Road. Any reimbursement to the Developer shall be in accordance with Article 6, "Reimbursement" of the Subdivision Map Act.
- 61) **Water Annexation Fee.** Per the Development Agreement, the Developer shall pay the cost of acquiring additional domestic water to serve the residential uses as contemplated by the Project. This cost shall be in addition to the standard water service connection fee assessed by City at the issuance of a building permit.
- 62) **Water Mains.** The Developer shall construct all on-site and off-site water mains needed to serve the project as shown on the approved Tentative Map.
- 63) **Water Sampling Stations.** The Developer shall install a water quality sampling station within the project. The preferred location is in front of lot 516, 517, or lot 518. The sampling station shall be constructed in accordance with City Standard Drawings 5-26, 5-27, and 5-28. The final locations shall be approved during the improvement plan review process.
- 64) **Water Modeling Study.** The Developer shall fund a hydraulic modeling study to be performed by the City's design consultant for the development as required by City

Standards and the current Water Master Plan. Each phase and buildout shall be hydraulically modeled to verify water main sizes and determine fire flow capacities in the area. These calculations shall be reviewed and approved by the Utilities Department prior to the first Improvement Plans submittal. The Utilities Department will not review any Improvement Plans without the necessary approved water modeling studies. The cost for each water model is \$3,000 plus \$10/lot.

- 65) **Non-Potable Water Standards.** All material and workmanship shall conform to the City of Vacaville standard specifications for Potable water except that water mains shall be Class 150 C900 PVC, purple in color and shall be marked “Reclaimed Water – Do Not Drink”. Water meter lids shall be marked in a similar method. Blow-off valves shall be utilized at low points in the NPW line, and no fire hydrants shall be connected to the NPW line.
- 66) **Non-Potable Water Mains.** Non-potable water mains shall be installed at locations as shown on the Tentative Map. Additionally, NPW lines shall be installed for irrigation of the landscaping around the detention basin. NPW in Carroll Way shall be extended to connect to the NPW in Carroll Way in the Brighton Landing subdivision.
- 67) **Street Lights.** All public streets lights shall be City approved standard street lights in accordance with the City Standard Plans and Specifications except that luminaries shall be LED fixtures. Street lights on Carroll Way shall be City Standard “Decorative Tear Drop” lights with the remaining internal street lights the City Standard “Decorative Post Top” lights. Street lights on Leisure Town Road shall match the lights installed on the Jepson Parkway project. Street lights on Elmira Road shall be City Standard “Cobra Head” lights.
- 68) **Undergrounding Overhead Utilities.** In accordance with Chapter 14.12.178 of the Land Use and Development Code, “Undergrounding of Utilities”, Developer shall underground all overhead utilities within the project subdivision boundary.
- 69) **Joint Trench.** The Developer shall ensure that there are no conflicts between the Improvement Plans and the Joint Trench composite plans. In the case of conflict between the two plans, the facilities shown on the Improvement Plans shall govern, and the joint trench facilities shall be revised and or relocated to the approval of the City Engineer.
- 70) **Joint Trench Plans.** The Developer shall submit Joint Trench composite plans with the second submittal of improvement plans. The joint trench plans shall show a composite of the Joint Trench facilities and City & SID facilities in a plan view and shall include, at a minimum the following facilities: electrical boxes, vaults and transformers, communication boxes and vaults, street light pull boxes, street light electrolier, fire hydrants, air release valves, water meter, sewer clean outs, storm drain inlets and manholes, driveways and property lines.

### **Landscaping**

- 71) **Concept Plan.** The Developer shall submit a landscaping concept plan showing all publicly maintained landscaping that is to be publicly maintained at the time of the submittal of the first set of improvement plans.

- 72) **Landscape Plans.** Landscape plans for publicly maintained landscaping shall be prepared by a licensed landscape architect and approved by the Directors of Public Works and Community Development. The landscape plans shall be submitted at the second submittal of the improvement plans. The Engineer and Landscape Architect shall coordinate all utilities during the improvement plan review process to ensure accurate locations for irrigation controllers and water meters. The Developer shall be responsible for coordinating with PG&E for the service meter for the irrigation controller.
- 73) **Public Landscaping on Private Property.** No landscaping maintained by a Landscape Maintenance District shall be placed on private property.
- 74) **DG and Sidewalk Spacing.** A minimum of 3' of landscaping is required between DG trails and a sidewalk or multi-use trail.
- 75) **Root Barrier.** Root barrier shall be located at locations where trees are planted adjacent to the street, sidewalks, paths or other paved surfaces.
- 76) **Fruit Bearing Trees.** Fruit bearing trees are not permitted in areas maintained by the Landscape Maintenance District i.e. public property or right-of-way. Additionally all fruit bearing trees shall not drop fruit within the right-of-way or City maintained property.
- 77) **Concrete Mow Strips.** Where a public and private landscaping is not separated by a masonry wall, the Developer shall install a concrete mow strip to demarcate the difference between public and private landscaping.

#### **Community Facility and Lighting, Landscaping and Maintenance Districts**

- 78) **Lighting Landscape and Maintenance Districts.** The Developer shall annex into the following Landscape Lighting and Maintenance Districts (LLMDs): Brighton Landing Setback Landscaping, Brighton Landing Lighting and Brighton Landing Neighborhood Park. The Developer shall create a maintenance district for the open space (including open space amenities) and a district for the detention basin (including the basin's pump/aeration system, drainage improvements, path and landscaping around the perimeter of the basin). Additional requirements regarding the LLMDs may be found in the Development Agreement. Annexation into the existing LLMDs and creation of the new LLMDs shall be completed prior to the recordation of the final map.
- 79) **Community Facility District.** The Developer shall annex into a Community Facilities District as described in the Development Agreement prior to the recordation of the final map.

#### **Miscellaneous**

- 80) **Phased Improvements.** All access, utility and drainage improvements to each phase shall be included with the improvement plans for the phased development area. Any phasing shall provide for adequate vehicular access, emergency access and circulation, and required utilities and storm drainage to all parcels in each phase, and shall substantially conform to the intent and purpose of the approved tentative map. Phasing shall also establish a minimum of two vehicular access points to occupied phases and a complete pedestrian path to existing pedestrian network. With approval of the City Engineer and Fire, the secondary access point



may be an emergency access point constructed of aggregate base. Any changes to the phasing, as identified in the condition of approval, shall require the review and approval of Public Works.

- 81) **Subdivision Improvement Agreement.** The Developer shall enter in to a Subdivision Improvement Agreement with the City of Vacaville for the construction of all the public improvements as shown on the approved Improvement Plans prior to or in conjunction with the Final Map. The Developer shall secure and provide to the City Performance and Payment bonds along with the agreement.
- 82) **Walls and Fencing.** The Developer shall construct masonry walls along property lines between City parcels and residential/private parcels. Masonry walls shall be constructed on the City side of the property line. Private fences shall be constructed on the private side of the property line. The improvement plans shall include a wall plan showing the locations of walls, and construction details for the masonry wall. Final limits of the walls shall be approved by the City Engineer and will be determined during the improvement plan review process. Architectural elements of the masonry wall shall be shown on the landscape plans. Walls may step down to 3ft high walls in residential front yards.
- 83) **Construction Traffic.** Access for construction of the various phases of the project shall utilize routes that avoid traffic through existing subdivisions within the project. Construction traffic will be analyzed with each phase of the project and approved by the City Engineer.
- 84) **CAD Files.** To coordinate the design and construction of Leisure Town Road, the Developer shall submit to the City of Vacaville's Public Works Design staff CAD drawings at each submittal of improvement plans for any work that affects Leisure Town Road.

Upon plan approval, Developer shall provide electronic AutoCAD (.dwg) files compatible with Autodesk Civil 3D 2017 (or older). Files shall include all AutoCAD linework utilized in the development of the approved plans and shall not contain linework for future, unapproved phases of development. All linework shall be placed on appropriate AutoCAD layers so that City staff can easily decipher the purpose of each line/block/hatch in the drawing. Developer shall also provide a separate shape (.shp) file for each of the following data sets (shape files do not need to be included for a given data set if that data set is not present in the approved project):

- i) Parcels (polygons/closed polylines)
- ii) Easements (polygons/closed polylines)
- iii) Subdivision Boundary (polygons/closed polylines)
- iv) Street Centerlines (lines/arcs/polylines)
- v) Street lights (points)
- vi) Sewer Manholes (points)
- vii) Sewer Cleanouts (located on both mains and services) (points)
- viii) Sewer Mains (lines/arcs/polylines)
- ix) Sewer Force Mains (lines/arcs/polylines)

- x) Sewer Laterals (lines/arcs/polylines)
- xi) Potable Water Mains (lines/arcs/polylines)
- xii) Non-Potable Water Mains (lines/arcs/polylines)
- xiii) Water Valves (points)
- xiv) Water Control Valves (i.e. ARVs, BOs) (points)
- xv) Hydrants (points)
- xvi) Water laterals (lines/arcs/polylines)
- xvii) Storm Manholes (points)
- xviii) Storm Inlets (points)
- xix) Storm Mains (lines/arcs/polylines)
- xx) Storm Culverts (lines/arcs/polylines)
- xxi) Public Landscape Areas (polygons excluding any walkways/sidewalks)
- xxii) Public Irrigation Controllers (points)
- xxiii) Bike Facilities (lines/arcs/polylines of centerlines of bike paths, bike lanes, and bike routes; broken at change in width of pavement type)

- 85) **Internal Street Names.** The Developer shall include on the first submittal of the improvement plans the proposed street names matching those submitted on the tentative map. These approved street names shall be placed on the Subdivision Final Map and recorded prior to issuance of any building permits.
- 86) **State Regional Water Quality Control Board.** The Developer shall install and demonstrate to the City Engineer that this subdivision meets the permitting requirements of the State Regional Water Quality Control Board. The Developer shall submit to the City Engineer the Waste Discharger Identification (WDID) number for this project prior to start of grading activities.
- 87) **Relocation of Existing Improvements.** Any relocation of any existing public improvements or public utilities shall be accomplished under the direction of the governing agency, at no expense to the City.
- 88) **Wells.** Any water wells or exploratory borings that are known to exist or encountered during construction are to be abandoned in accordance with Solano County Department of Environmental Management Standards.
- 89) **Septic Tanks.** Developer shall remove any existing septic tanks and leach fields in accordance with the requirements of the Solano County Department of Environmental Management.

<p style="text-align: center;"><b>STANDARD CONDITIONS OF APPROVAL FOR ALL DESIGN PERMITS, USE PERMITS, PLANNED DEVELOPMENTS, AND SUBDIVISION MAPS</b></p>
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**CODE & POLICY REQUIREMENTS**

**MAY ONLY BE SUPERCEDED BY SPECIAL CONDITIONS OF APPROVAL**

**General Conditions**

1. Development shall be in substantial conformance with the approved Specific Plan and Tentative Map prepared **by Phillippi Engineering, Inc. and dated 6-12-18 (Tentative Map) and 6-30-18 (Specific Plan)**, and any modifications or changes as may be required to meet these Standard Conditions of Approval and any Special Conditions of Approval. In the event the applicant proposes any deviations from the approved plan of subdivision or the Standard or Special Conditions of Approval, the Director of Community Development or his designee may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The applicant will be responsible for paying a new application fee for any such reconsideration.
2. In the event of a conflict between these Standard Conditions of Approval and any Special Conditions, the Special Conditions of Approval shall prevail. If applicable, any conflict between the Standard and or Special Conditions of approval and the Development Agreement, the Development Agreement shall prevail.
3. Prior to the issuance of any grading and/or building permit, the development shall comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Codes, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these Conditions of Approval.
4. Failure of the project applicant to comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Code, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these conditions of approval may result in revocation of the project approval.
5. No development shall commence until the developer receives a grading permit and/or a building permit and pays all applicable fees, charges, and assessments, including development impact fees and building permit and inspection fees, in accordance with Chapter 11 of the Vacaville Municipal Code and any applicable School Impact Fees and County Facilities Fees.

**Hold Harmless; Indemnification of City**

6. In accordance with Vacaville Municipal Code Section 14.09.072.190, the Developer, and any parties or individuals acting through Developer or granted rights-of-entry by Developer, shall defend, indemnify, and hold harmless the City of Vacaville ("City") and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees seeking to set

- aside, void, annul, or modify an approval or action of the City or its City Council, Planning Commission, Director of Community Development, Zoning Administrator, or any other department, committee, commission, agency, board, official, or employee of the City relating to a subdivision or other land use application, discretionary or ministerial permit or approval, or other development; provided, however, that this duty to defend, indemnify, and hold harmless is conditioned upon City's prompt notification of such claim, action, or proceeding and its reasonable cooperation in the defense thereof. As used in the preceding sentence, "cooperation" shall not exclude the expenditure or payment of any funds by City
7. Applicant and any successor in interest to this entitlement shall defend, indemnify and hold harmless City and its agents, officers and employees from and against any and all claims, losses, costs, damages, injuries or expenses (including, but not limited to, attorney fees, expert witness and consultant fees, and other costs of litigation) arising out of or in any way related to injury or death of persons or damage to property that arise out of or relate to the use and or development of the property pursuant to this (*Design Permit, Use Permit, or Planned Development*), or by any action or activity by City, whether caused by joint negligence of the City, its officers or employees.

#### **Cooperation In The Event Of Legal Challenge**

8. In the event of any administrative, legal or equitable action or other proceeding is instituted challenging the validity of this approval, the sufficiency of any environmental review under CEQA ("Third Party Challenge"), or the issuance of any grading or building permits pursuant to this approval, Developer and City shall mutually cooperate with each other in the defense of such challenge. City may tender the defense of any such Challenge to Developer ("Tender"), in which case Developer shall pay for and control all aspects of the defense and shall indemnify, defend, and hold harmless City, its agents, officers, and employees from and against any liabilities, costs, and fees arising out of such Challenge (including, but not limited to, Attorneys fees, expert and consultant fees, and other costs and fees of litigation). If after the Tender City wishes to assist Developer in the defense of the matter, City may do so if Developer consents to such assistance and if City pays its own attorney fees and costs (including related court costs). Should Developer refuse to accept such a Tender, City may defend the Challenge, and if City so defends, Developer shall promptly reimburse City for all attorney fees, consultant and expert fees, and other costs reasonably incurred by City in the defense thereof.

#### **Mitigation Monitoring**

9. All Mitigation Measures incorporated into the Environmental Impact Report or Mitigated Negative Declaration shall be incorporated into the final project plans unless a separate Mitigation Monitoring Plan has been approved in conjunction with this application.

#### **Consultations and Permits Required by State and Federal Agencies**

10. The developer shall be responsible for scheduling all required consultations and obtaining all necessary permits from all applicable State and Federal resource

agencies prior to commencement of grading activities, unless otherwise approved by the City Engineer and/or Director of Community Development.

11. In the event any regulatory agency requires amendments to the project that result in substantial deviations from the approved project or these Conditions of Approval as determined by the Community Development Director, these Conditions of Approval shall prevail. Should any conditions or requirements of any regulatory agency require amendments to the Project or these Conditions of Approval that may not be approved as a Modification in accordance with applicable provisions of the Land Use and Development Code, the Director of Community Development may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The applicant will be responsible for paying a new application fee for any such reconsideration.

#### **Archaeological Remains or Cultural Artifacts**

12. Should archaeological remains or cultural artifacts be encountered during any phase of construction, all construction activity in the general vicinity of the find shall be halted and a qualified archaeologist and the Community Development Director shall be notified immediately. Work on the project shall not be resumed until a mitigation plan with adequate measures for site protection is reviewed and approved by the Community Development Director.

#### **Conformance with the Planned Growth Ordinance**

13. No building permit shall be issued for residential construction except in accordance with the provisions of the Planned Growth Ordinance and its administrative procedures and guidelines in effect on the date of project approval.

#### **Public Safety District ("PSD") Formation:**

14. As a condition to the approval of the Final Map for any Parcel Map, Tentative Map, or Vesting Tentative Map for any residential development with five or more residential units, or for any form of common-ownership or condominium development with five or more residential units, Developer shall apply for and procure approval by the City Council of the City of Vacaville to either form a new or amend an existing Public Safety District to include the subject development. The purpose of the Public Safety District is to provide a funding mechanism to pay for the full cost of providing additional fire protection and police protection services for the subject development, including, but not limited to, the cost of public improvements, equipment, and salaries and benefits for the additional police and fire personnel required to serve said development. Developer understands and agrees that assessments for the Public Safety District will increase annually at a rate corresponding to the Consumer Price Index (CPI) for the San Francisco Bay Area. All required documents shall be recorded either prior to or concurrently with any Final Map for the project.

#### **Construction Activities**

15. No construction or grading equipment shall be operated nor any outdoor construction or repair work shall be permitted within 500 feet from any occupied residence between dusk (one half-hour after sunset) and 7:00 AM Monday through Saturday, and no such grading or construction activities shall be allowed on Sundays or holidays except as provided for below:

- a. *Interior work which would not create noise or disturbance to a reasonable person of normal sensitivity in the surrounding neighborhood shall not be subject to these restrictions;*
  - b. *A request for an exception to the permitted construction hours and days may be granted by the Director for emergency work, to offset project delays due to inclement weather, for 24-hour construction projects, or other similar occurrences.*
16. Construction traffic shall not use existing residential streets for access to the site unless approved by the City Engineer.
  17. If applicable, prior to the commencement of construction, the Developer shall obtain air quality permits from the Yolo-Solano Air Quality Management District for the operation of large stationary equipment such as generators

#### **Conformance with the City Creekways Policy**

18. The development shall comply with the City's Creekways Policy as adopted by Resolution 1989-J-5 or any subsequent update. This includes provisions for the dedication of 40 feet from the top of stable bank along the major creeks for the purposes of maintenance and public access.

#### **Title Report and Topography Boundary Survey Map**

19. Prior to the issuance of building permits, the Developer shall supply the City with a current title report and a Topography/Boundary Survey of the property prepared by a land surveyor or civil engineer licensed in the State of California. The Topography/Boundary survey shall show the project boundary lines and all recorded easements, existing contours, drainage lines, and structures. The developer shall also show the location of all curbs, street dimensions and improvements including existing street driveways on both sides of the public and all striping in the city street adjacent to the property.

#### **For all Projects that Require Annexation**

20. Recordation of a Final Subdivision Map and/or the issuance of grading and/or building permits by the City of Vacaville shall not occur until after a Certificate of Completion is completed by the Solano County Local Agency Formation Commission, certifying that the property has been annexed into the City of Vacaville.

#### **For all Projects that Require Cancellation of a Williamson Act Contract**

21. Recordation of a Final Subdivision Map and/or the issuance of grading or building permits by the City of Vacaville shall not occur until after a Cancellation of Williamson Act Contract has been recorded with the Solano County Recorder.

#### **Avigation Easements and Associated Requirements**

22. An avigation easement, in a form acceptable to the Community Development Director, shall be dedicated prior to the issuance of any building permits. The easement shall provide for the right of aircraft overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke that could interfere with aircraft operations. The easement shall be in accordance with the Nut Tree Airport Compatibility District.

23. Developer shall comply with Federal Aviation Administration Part 77 regulations per FAA Advisory Circular AC 70/7560-2K. These regulations pertain to structures and objects within 20,000 feet of the Nut Tree Airport or Travis Air Force Base runway that penetrate the navigable airspace (exceed a slope of 100:1 feet horizontally from the runway). Prior to the issuance of a building permit, Developer shall provide a copy of the written determination regarding the proposed project, and if necessary, incorporate the FAA regulations within the final plans.
24. If the project site is located within an "Airport Influence Area", prior to entering into any sale or lease of such land the property owner or developer shall provide the buyer or lessee with the following disclosure statement as required by Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4 and 1353 of the Civil Code, related to aviation:

**"NOTICE OF AIRPORT IN THE VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to these annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

**For all Projects Located in the Height Review Overlay Zone for Travis Air Force Base**

25. Prior to the issuance of any grading or building permit for any new construction or the recording of any subdivision map or the waiver thereof, an overflight easement shall be provided to Solano County for any project within the Height Review Overlay Zone as depicted in Figure 14.09.1134-3 of the Land Use and Development Code. The overflight easement shall include the following provisions and be provided in a form approved by the City Attorney and the Solano County Counsel, and it shall be recorded on the title for the subject property:
  - a. *Provide the right of flight in the airspace above the property;*
  - b. *Allow the generation of noise and other impacts associated with aircraft overflight;*
  - c. *Restrict the height of structures, trees, and other objects;*
  - d. *Permit access to the property for the removal or aeronautical marking of objects exceeding the established height limit; and*
  - e. *Prohibit electrical interference, glare, and other potential hazards to flight from being created on the property.*

**Hours of Operation**

26. The business or use shall be open no earlier than \_\_\_\_ AM and close no later than \_\_\_\_ PM, daily, etc. Any deviation from this schedule other than to reduce the hours or the number of days the business is open shall be subject to Planning Commission consideration at a duly noticed public hearing. The applicant shall pay an amount equal to the original application fees for this reconsideration.

### **Tree Trimming**

27. Developer shall trim any existing tree limbs which overhang into the public right of way to the satisfaction of the Director of Public Works. Tree limbs overhanging into the street pavement shall be trimmed a minimum 14' above the pavement and away from any existing traffic signals, traffic control signs, or street signs. The tree limbs overhanging any public sidewalk shall be trimmed a minimum 7' above the walk. This work shall be performed by a qualified tree trimmer, and the procedure shall be approved by the City prior to commencement of work.

### **Public Improvements**

28. Unless specifically approved as a part of the overall development plan, all proposed public improvements shall conform to the latest City Standard Specifications as adopted September 11, 1990, and as updated in May, 2006. These improvements (including sewer and water services) shall be shown on the building permit plans and must be approved by the City Engineer prior to the issuance of a building permit.
29. In the event Developer proposes any Design Exceptions to the City Standards and Specifications, a letter signed and wet stamped by the Civil Engineer for the development shall be submitted with the Civil Improvement Plans, Grading Plans, or Building Permit Plans describing each requested Design Exception, the sheet or page number or numbers on the plans where each improvement subject to the Design Exception is described, and an explanation describing why such Design Exception is being requested and how the Design Exception meets or exceeds the City's Standards.
30. All public improvements must be in and accepted by the Public Works Director prior to the issuance of any Certificates of Occupancy for any development allowed by this approval unless specifically addressed by these Conditions of Approval or approved by the Director of Public Works and City and Developer enter into a Deferred Improvement Agreement.
31. The developer will provide a deposit for the improvements and pay Plan Check and Inspection Fees in accordance with Ordinance 1053.
32. Submission of a soils and geotechnical report prepared by a Civil Engineer licensed by the State of California shall be required as a condition of approval the Civil Improvement Plan. The Civil Improvement Plan shall be signed and wet-stamped by the applicant's civil engineer prior to approval by the City.
33. The developer shall post a construction clean-up deposit in accordance with Resolution 1986-F-5.

### **Deferral of On-Site and/or Off-Site Improvements**

34. In case of exceptional circumstances, the Community Development Director shall be authorized to defer completion of on-site and/or off-site improvements past the date of occupancy of the proposed building or dwellings provided that the developer enters into a Deferred Improvement Agreement with the City of Vacaville and provided that the developer post with the City of Vacaville adequate financial securities to ensure completion of such deferred improvements.



### **Encroachment Permit**

35. Developer shall obtain an encroachment permit for any and all work in the public right of way. The Developer shall pay all City Fees and bonding requirements for obtaining such a permit. The developer will provide a deposit for the improvements and pay Plan Check and Inspection Fees in accordance with Ordinance 1053.

### **Title 24 Requirements - Accessibility Ramps**

36. The Applicant shall install new handicap ramps at all public sidewalks surrounding the site in accordance with all current State Title 24 requirements and City of Vacaville Standards to the satisfaction of the Building Official and Director of Public Works prior to occupancy.

### **Transitioning Existing Improvements**

37. The Developer shall be responsible for adequately transitioning all proposed improvements to match existing improvements in line and grade to current City requirements to the satisfaction of the City Engineer and Director of Public Works.

### **Damage/Repairs**

38. Developer shall repair all damaged existing pavement, existing sidewalk, curb and gutter, landscaping or other public improvements along the frontage of the project to the satisfaction of the Director of Public Works prior to occupancy.
39. Developer shall slurry seal existing roads not being reconstructed along the project frontage prior to occupancy.

### **Construction Coordination**

40. Developer shall construct all infrastructure improvements in a timely manner in accordance with the overall project infrastructure improvement schedule approved by the City in conjunction with the Civil Improvement Plans.
  - a. *In the event certain infrastructure improvements need to be constructed for the convenience and protection of the adjacent or nearby land owners, residents, or the general public, Developer shall install all such improvements as defined by the City Engineer.*
  - b. *Unless otherwise approved by the City Engineer, construction of any required off-site improvements shall commence when grading and undergrounding permits are issued for on-site improvements.*
  - c. *Developer shall work cooperatively with all parties involved and shall have certain house-keeping measures in place in a timely manner for the benefit of all affected. Such measures include but are not limited to on-going street and sidewalk cleaning and regular debris clean-up and removal. At the start of the project, Developer shall inform the City inspectors when each of the infrastructure improvements will be installed and what housekeeping measures will be in place during construction and coordinated with surrounding developments.*
  - d. *Developer shall construct any temporary improvements during construction as required by the City Engineer for the convenience and coordination of adjacent and nearby businesses, residents, and the general public.*
  - e. *In the event that temporary improvements or house keeping measures are not constructed or not properly maintained, the City reserves the right to*

*withhold building permits, inspections, or occupancy approvals and, if necessary, to stop construction until such needed improvements are constructed or housekeeping measures are implemented to the satisfaction of the City Engineer, Chief Building Official, or Director of Public Works.*

### **Phased Occupancy Plan**

41. If occupancy of each development area is proposed to occur in phases, all access, circulation, utility, and drainage improvements to each subsequent phase may be required to be fully completed prior to occupancy of any buildings within the initial phase except for items specifically excluded in an approved Phased Occupancy Plan approved in conjunction with the Civil Improvement Plans.
  - a. *Any Phasing Plan shall provide for adequate vehicular access and circulation to all parcels in each phase, and shall substantially conform to the intent and purpose of the approved project circulation plan. No individual building shall be approved for occupancy until the public access is finished, safe, accessible, and all reasonably expected services and amenities are completed, and general public areas area fenced and separated or otherwise protected from remaining construction activity.*
  - b. *Developer shall prepare an overall internal pedestrian circulation plan of the entire project that will show the proposed sidewalks and access-ways to other phases of the development as shown on the development project site plan to the satisfaction of the City Engineer and Director of Public Works.*
  - c. *Unless specifically approved by the City Engineer in conjunction with a Phased Occupancy Plan, all underground utilities shall be installed for the entire development during the Initial Phase of grading and construction.*

### **Design Permits, Use Permits, Planned Developments; Variances**

42. Development shall be in substantial conformance with the approved site plan, floor plan, and elevations dated \_\_\_\_\_, 2006, and any modifications or changes as may be required to meet these Conditions of Approval. In the event the applicant proposes any deviations from the approved site plan, floor plan, elevations or these Conditions of Approval that may not be approved in accordance with applicable provisions of the Land Use and Development Code, the Director of Community Development may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The applicant will be responsible for paying a new application fee for any such reconsideration.
43. The project approval is granted for a period of one year from the effective date of approval unless a Special Condition is approved granting a different length of time. Unless a building permit is issued and the improvement of the site is diligently pursued or completed prior to the expiration of one year, the approval shall lapse and become void. A one-year extension may be considered by the original decision-maker, provided that prior to the expiration date an application for renewal of the project is filed with the Community Development Director. Approval shall be for two years if processed concurrently with a Tentative Map.
44. Final (construction) architectural drawings, site plan, landscape plan, and sign drawings shall be submitted for review and approval by the Community Development Director prior to the issuance of any building permits.

### **Master Plotting Plan for Residential Developments**

45. A master plotting plan shall be submitted with the design review application submittal for the house plans to ensure compliance with these regulations. The plan shall include: the model name/number; reverse plans; delineation of first and second story building footprints; garage locations; driveways; building setbacks; fencing description; and required retaining walls.

### **Architecture and Design**

46. Unless approved as a part of this application, the Director of Community Development shall review and approve the proposed colors and exterior construction materials prior to the issuance of Building Permits.
47. Roof materials shall be tile, treated wood shake, 40-year architectural grade composition, or an equivalent approved by the Community Development Director. The decision-maker may specify the type of roof material(s) for the development in compliance with this standard.
48. Acceptable siding materials include, but are not limited to, amazonite siding, lap siding, horizontal siding, vertical siding, diagonal siding, shingles, stucco, and masonry. T-1-11 siding, with a minimum thickness of five-eighths (5/8) inch, may be permitted only on side or rear elevations not facing a street.
49. All residential units shall have garages with sectional, roll-up garage doors.
50. All single family detached and/or attached residential units within the development shall have internally-illuminated house numbers.
51. Roof mounted equipment such as electrical equipment, air conditioning or heating equipment or compressors, generators, or other similar mechanical equipment, shall be screened from public view from adjoining private or public property and public rights-of-way by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. All screening is subject to review and approval by the Community Development Director. The Community Development Director may approve exceptions for solar equipment.
52. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The Community Development Director may approve exceptions for solar equipment.
53. Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction.
54. All building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.
55. Ground mounted equipment such as but not limited to double detector check valves, reduced pressure devices 3 inches and larger, backflow prevention devices, gas meters, irrigation valves, and storage tanks, shall be screened by walls or landscaping to the satisfaction of the Community Development Director.

56. The Community Development Director shall approve the placement of centralized mailbox delivery and/or parcel locker units if required by the United States Postal Service. The Director may require decorative framework or other enhanced architectural treatment. The developer shall submit a separate drawing with the improvement plans indicating the location(s) of the unit(s) and any design enhancements for review and approval.

### **Parking Lots**

57. All parking spaces shall comply with standards for adequate number, depth, width, turning radius, and aisle width set forth in Chapter 14.09 of the Land Use and Development Code.
58. All parking and parking lot/building access shall comply with the California State Accessibility Standards (Title 24, CCR: California Building Code).
59. The paving and drainage details of all driveway and parking areas shall be included in the final construction plans for Building Permits and designed in accordance with the soils engineering report, subject to review and approval by the Building Official and City Engineer.

### **Trash Enclosures**

60. The developer shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees and to tenants or residents. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The Community Development Director and Vacaville Sanitary Service shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.
61. The developer shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials. Collection and loading areas shall be located within or adjacent to trash enclosures when practical and shall contain adequate area to accommodate the recyclable waste generated by the development. All recyclable materials areas shall be accessible by collection vehicles. The Community Development Director shall approve the design and location of each collection and loading area.
62. For projects such as restaurants, delis, grocery stores selling produce and/or meat products, or as may be required by the City Engineer:
  - a. *A roof or similar cover shall be provided over the trash enclosure unless otherwise approved by the Fire Chief;*
  - b. *A floor drain shall be connected to an approved sewer collection system, not to the storm drain system.*
  - c. *Hose bibs with hot and cold running water shall be provided in the trash enclosure.*
63. All trash enclosures shall be sloped to prevent storm water from the parking lot entering the enclosure.

### **Signs**

64. All signs are subject to design review approval and require a separate sign permit. The required sign plan(s) shall indicate sign location, size, height, materials,

colors, lighting, and other pertinent information required to insure conformance with the provisions of Section 14.09.132 of the Land Use and Development Code or any applicable Planned Sign Program.

65. All signs shall conform with Section 3-09 Stopping Sight Distance, and Standard Drawing 3-03 A and B and 3-04 of the Vacaville Standard Specifications. Special attention shall be given to note 1 and 2 on Standard Drawing 3-03 A and B. This may affect the location of any monument signs and associated landscaping.

### **Decorative Walls and Fences**

66. The developer shall submit to the Community Development Director detailed plans for corner lot, block end, perimeter, unit perimeter, and easement fencing which shall be provided by the developer. Corner lot fencing shall be placed not closer than fifteen (15) feet from the face of curb on the street side of a corner lot. All fences shall be returned to the adjacent dwelling per the requirements of the Community Development Director.
67. All required fencing shall be shown on plot plans submitted at the time of building permit application for individual lots and shall be located and constructed in a manner consistent with the details and specifications approved by the Community Development Director. Such fencing shall be installed prior to occupancy of individual homes. For model homes, the Community Development Director may allow the required fencing to be deferred provided appropriate financial security such as a bond or cash deposit is submitted to ensure that the required fencing is installed prior to the sale of the home to an individual buyer.
68. Decorative masonry walls shall be required in residential back-up areas along all arterial streets. All back-up areas between the curb and fencing shall be fully improved with low-maintenance, irrigated landscape treatments that may include trees, shrubs, natural ground cover, rock, or other decorative paving materials. Plans shall be approved by the Community Development Director, City Engineer, and City Landscape Architect prior to recordation of the Final Map. The wall shall also angle at the corners of street intersections to provide a larger entry landscape treatment. The back-up wall shall meander or be offset to be approximately 15 to 20 feet behind face of curb. The wall height shall be sufficient to mitigate noise within the subdivision to a maximum exterior noise level of 60dbA DNL. However, the wall shall not be less than six feet or more than eight feet in height. An acoustical analysis prepared by an acoustical engineer shall be submitted to the Community Development Director. The acoustical analysis shall address the necessary wall height based on buildout traffic levels as contained in the most recent traffic studies.
69. There shall be a solid masonry wall not less than six feet or greater than eight feet in height along the property lines adjoining any residential district.
70. Side yard fences, not abutting areas specifically mentioned in these Conditions with other requirements may be constructed with six (6) foot high redwood (or equivalent) fence boards. All interior lot fences shall be double sided. "Good Neighbor" fences are not permitted.
71. Wall and fence height shall be measured from the finished grade level established through the approved grading plan, on the side of the fence on which the grade elevation is the greatest. When a retaining wall is used in combination with a wall

or fence, the total height of the wall or fence shall be measured from the originally approved grade level, established through a subdivision improvement plan or an approved grading plan, on the side of the fence on which the grade elevation is the greatest.

72. In areas where neighboring custom or semi-custom residential lots are separated by a slope, the fence shall be placed on top of the slope.

### **Energy Conservation**

73. The Conditions, Covenants and Restrictions will not restrict or prohibit the use of active solar panels for water heating or electric power.

### **Building Standards and the Issuance of Building Permits**

74. No building permit shall be issued until:
- a. *The Chief Building Official reviews the plans and specifications and determines compliance with current State adopted Building Standards and all related Appendix Chapters as amended and restated in Title 14 of the Vacaville Municipal Code.*
  - b. *The Community Development Director determines that the plans and specifications conform to the General Plan; all applicable Specific and Policy Plans; the Vacaville Land Use and Development Code, and these Conditions of Approval.*
  - c. *No grading and or/construction may commence unless and until a grading and/or a building permit has been issued and all applicable fees and charges have been paid, except as noted in the California Building Standards.*
75. All design calculations shall meet all criteria for Seismic Design Category D and a Basic Wind Speed of 85 MPH Surface Roughness C unless otherwise directed by the Building Official.
76. The applicant is responsible for submitting all of the plans, specifications and reports as required by the Building Official of the Community Development Department.
77. All design shall conform to the current State adopted Building Standards.
78. A soils report providing design and construction criteria shall be provided for all proposed building foundations for new buildings
79. The State of California requires that prescriptive energy standards be met or energy calculations be submitted to the Building Official for all new construction and when conditioned space volume is increased in an existing facility. The energy design shall meet the current State adopted residential and nonresidential standards of the California Energy Commission.

### **Tentative Parcel Maps and Tentative Subdivision Maps**

80. Development shall be in substantial conformance with the approved Tentative Map or Tentative Parcel Map prepared by \_\_\_\_\_ and dated \_\_\_\_\_, and any modifications or changes as may be required to meet these Standard Conditions of Approval and any Special Conditions of Approval. In the event the applicant proposes any deviations from the approved plan of subdivision or the Standard or Special Conditions of Approval, the Director of Community Development may require the project to be re-submitted to the Planning

- Commission for consideration at a duly noticed public hearing. The applicant will be responsible for paying a new application fee for any such reconsideration.
81. In the event of a conflict between the representations on the Tentative Map and these Conditions of Approval and/or City Standards and Specifications, the Conditions of Approval and/or City Standards and Specifications shall prevail. In the event of a conflict between the Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.
  82. This Tentative Subdivision Map approval shall apply to the subdivision of the property into lots and or parcels and to the proposed design of physical improvements such as street alignments and widths, public utility easements, and public and private property within the boundaries of the Tentative Subdivision Map. Further development entitlements shall be dependent upon the approval of other discretionary permits such as, but not limited to, Planned Unit Development Permits, Conditional Use Permits, or Design Review approvals.
  83. The project approval is granted for a period of two years from the effective date of approval. Unless a Final Map is recorded prior to the expiration of two years, the approval shall lapse and become null and void. A one-year time extension may be considered and approved by the Planning Commission, provided that prior to the expiration date an application for an extension of time is filed with the Community Development Director. Per State Law, the City may grant one or more time extensions not exceeding a total of three years.
  84. The boundary of the Tentative Map shall include the entire site and the full width of all adjoining public streets (to the centerline of the streets), drainage facilities, or other utility facilities, for the purposes of the Subdivision Map Act (California Government Code Section 66452.6).

#### **Vesting Tentative and Vesting Parcel Maps**

85. In accordance with Section 66498.1 of the State Subdivision Map Act, the approval of this Vesting Tentative Map confers the right to proceed with development in substantial compliance with the City's ordinances, policies and standards in effect as of \_\_\_\_\_, which is the date the application was deemed complete. The applicable ordinances, policies and standards referred to in these Standard Conditions include, but are not necessarily limited to, the City of Vacaville Land Use and Development Code, Subdivision Ordinance, Planned Growth Ordinance, Standard Specifications, and policies of the General Plan. This vesting shall not limit the City's authority to impose reasonable conditions on subsequent required approvals or permits necessary for the development and authorized by the ordinances, policies and standards.

#### **Abandonment of Easements and Rights-of-Way**

86. Developer shall obtain abandonment approval from all applicable public agencies or utility companies any existing easements and rights-of-way not to be continued in use prior to recording the Final Map.
87. Existing easements shown to be abandoned on the Tentative Map may be abandoned by omitting them from the Final Map in accordance with Section 66499.20 of the Subdivision Map Act except for those deemed to remain or require compensation to the City for abandonment as determined by the City Engineer.

### **Dedication of Public Easements**

88. Easements as shown on the Tentative Subdivision Map or Parcel Map and as may be required by any Standard or Special Conditions of Approval shall be granted to the City of Vacaville on the Final Map for streets, drainage, sewer, water, parks, open space, or any other purpose as required by the City Engineer.

### **Location of Improvements/Configuration of Right of Way**

89. All public and private sidewalks, handicap ramps, or other street improvements in the curb return areas shall be located within the public right of way or public access drives and constructed to the latest State and Federal standards per City requirements. The location of all public improvements and configuration of rights-of-way shall be approved by the City Engineer prior to recording the Final Map.

### **Reciprocal Easements**

90. The developer shall grant any reciprocal drainage, utility, access, ingress and egress, parking, and slope easements over all the parcels within the Tentative Map as may be required by the City Engineer.
91. Slope, wall and/or drainage easements to adjoining or neighboring lots shall be created by separate instrument or as otherwise may be required by the City Engineer, and shall be recorded with the Final Map.

### **Final Maps**

92. A current title report (within past six months) shall be submitted at the time of initial final map submittal. The Developer shall provide a copy of a title report prepared by a Title Company within six months of submittal of the Final Map and copies of all recorded deeds of all parties having any recorded title interest in the property and copies of any existing Conditions, Covenants, and Restrictions.
93. Final Maps and relevant easement documents for adjoining properties, if applicable, shall be submitted to the City for review as deemed necessary by City Engineer.
94. Any Final Map shall be in substantial conformance with the approved Tentative Map and any revisions as may be required to meet the Standard or Special Conditions of Approval. In the event the applicant proposes any deviations from the approved parcel configuration or these Conditions of Approval, the request may be required to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The developer will be responsible for paying a new application fee for any reconsideration.
95. If more than one Final Map is to be recorded on the area of the Tentative Map, master plans for water, sewer, and storm drains for the entire site must be approved by the City Engineer prior to submittal of the improvement plans. The developer may be required to design, install, and bond for improvements not within the boundaries of individual Final Maps.
96. All final maps shall be prepared in accordance with the State Map Act and local ordinances. The Final Map shall be reviewed and approved by the City Engineer and Director of Public Works.
97. Closure calculations shall be provided at the time of initial Final Map submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by



- information shown on the closure calculation printout. The point(s) of beginning shall be clearly defined. All lot acreages shall be shown on the map and shall be verifiable from information shown on the closure calculation printout.
98. Existing easements shown to be abandoned on the Tentative Parcel or Subdivision Map may be abandoned by omitting them from the Final Map in accordance with Section 66499.20 of the Subdivision Map Act except for those deemed to remain or require compensation to the City for abandonment as determined by the City Engineer.
  99. The Conditions, Covenants, and Restrictions shall be included with the first submittal of the Final Map to ensure that any Standard or Special Conditions of Approval have been met.
  100. Prior to recording the final map, the developer shall submit a letter and sketch specifying how existing water rights, if any, are to be redistributed.
  101. The developer shall pay all drainage, and plan check and inspection fees in effect at the time of filing the Final Map and prior to approval by the City Council.

### **Civil Improvement Plans**

102. Developer shall submit for the review and approval by the City Engineer the Civil Improvement Plans concurrently with the Grading Plans and Final Map. The Improvement Plans, Grading Plans, and Final Map shall be prepared, designed, and signed by a Civil Engineer, licensed in the State of California in accordance with the ordinances, standards, specifications, policies, and requirements of the City of Vacaville in addition to these Standard Conditions and any Special Conditions of Approval.
103. If the subdivision improvements are not completed and accepted by the City prior to the filing of the final map, the developer shall enter into a subdivision improvement agreement with the City and pay all applicable fees prior to or concurrent with the City' approval of the agreement unless otherwise approved by the City Engineer and/or City Council.

### **Grading Plans**

104. Developer shall prepare and submit to the City Engineer a Geotechnical Investigation Report prepared by a Civil Engineer or Geotechnical Engineer, licensed in the State of California, to be used in the preparation of the grading plan. The Geotechnical Investigation Report shall provide recommendations for all grading and remediation work. The Developer shall comply with the recommendations of the Geotechnical Investigation Report and any additional requirements deemed necessary by the City Engineer and Chief Building Official
105. A grading, geotechnical, and erosion control plan shall be submitted concurrently with the Final Map and Improvement Plans. Plans shall show any effect on adjacent properties.
106. For projects with greater than 5,000 cubic yards of grading, grading plans shall be prepared by a Civil Engineer licensed by the State of California in accordance with Appendix Chapter 33 of the California Building Standards Code and Section 11 of the Standard Specifications. The plans shall be accompanied by a Soils Report prepared, signed, and wet-stamped by a geotechnical engineer licensed by the State of California, and shall be submitted to the City Engineer for concurrent review with the Improvement Plans and Final Map.

107. For projects with 5,000 cubic yards or less of grading, grading plans in accordance with Appendix Chapter 33 of the California Building Standards Code and Section 11 of the Standard Specifications shall be prepared by a Civil Engineer licensed by the State of California unless otherwise approved by the Chief Building Official. If required by the Chief Building Official, the plans shall be accompanied by a Soils Report prepared, signed, and wet-stamped by a Geotechnical Engineer licensed by the State of California, and shall be submitted to the City Building Official for review and approval prior to the issuance of a building or grading permit.
108. The grades and elevations shown on the Tentative Map are considered preliminary and subject to further review. The final design elevations for streets and building pads shall not vary more than 0.5 ft. from those shown on the subdivision Tentative Map, unless otherwise approved by the City Engineer. In no case shall the grading deviate from the criteria set forth in Section 11 of the City of Vacaville Design Standards without approval from the City Engineer and the Director of Public Works. The Developer shall submit an "as built" grading plan with building pad elevations certified by a land surveyor, licensed in the State of California, for review and approval by the City Engineer and Community Development Director prior to building permit.
109. The grading plan shall show all finish floor elevations of all buildings, building pads and parking lot grades of all pavement areas. The cross slopes of the parking lot shall be not less than 1% minimum.
110. Reasonable measures shall be provided for and practiced to minimize any nuisance from dust during grading and construction operations, including but not limited to having a water truck on the site and watering as necessary to keep fugitive dust from nearby developed properties.
111. All grading work shall be performed in one continuous operation. In addition to grading information, the grading plan shall indicate all existing trees to be preserved and trees to be removed as a result of the proposed development.
112. Developer shall install and maintain proper erosion control measures at every stage of construction of the project in all areas of the parcel as required by City Engineer.
113. All landscaped and graded slopes shall be hydro-seeded and treated with erosion control measures immediately upon completion of grading to prevent soil erosion. The hydro-seed mix shall be subject to approval by the Director of Public Works. For slopes greater than 3:1, the Developer shall install proper erosion control measures for added slope protection against erosion per Regional Water Quality Control Board requirements for 2:1 slopes.
114. Prior to any grading activity, a grading permit shall be issued and all applicable fees paid.
115. Prior to the issuance of any building permit, the Developer shall plot the house footprints on the final grading plan and show all drainage, retaining walls and final grading of each lot.
116. Prior to the issuance of a building permit for construction on any lot approved by this Subdivision, a Land Surveyor licensed by the State of California shall certify to the Building Official that the building pad elevation and all on-site drainage

conforms to the elevations shown on the Grading Plans, Final Map, and/or Improvement Plans.

### **Retaining Walls**

117. Where finished grade of a property is in excess of 12 inches higher or lower than the abutting property or adjacent grade, and an appropriate slope is not feasible, a concrete or masonry block retaining wall or other suitable solution acceptable to the Director of Community Development shall be required to be constructed. All retaining walls over 12" high shall be shown on the project grading plans for review and approval by the City Engineer prior to starting grading operations. No retaining walls on the site shall be in excess of 5 ft. high or what shown on the tentative Map. All retaining walls shall be designed and constructed in accordance with City requirements and building codes and constructed prior to building permit.
118. Developer shall indicate the location and bottom and top elevation of all retaining walls on the plot plans submitted with Building Permit applications to the satisfaction of the City Engineer.

### **Removal of Obstructions**

119. Developer shall prepare a demolition plan as a part of the grading plan or site improvement plan showing any existing improvements and trees that are proposed to be removed and those which are proposed to remain. The developer shall remove all obstructions that are necessary for the new improvements approved by the City and/or as may be required for public safety as directed by the City Engineer.

### **State Regional Water Quality Control Board**

120. Prior to issuance of a grading permit, Developer shall demonstrate to the City Engineer and Director of Public Works that the proposed development meets the requirements of the City of Vacaville MS4/Phase 2 storm water general permit and corresponding design standards as issued by the State Regional Water quality Control Board.
121. Developer shall install and demonstrate to the City Engineer and Director of Public Works that the project development meets the requirements of the State Regional Water Quality Control Board's "Best Management Practices" and the Solano County Urban Runoff Clean Water Program and any City of Vacaville ordinances in effect at the time of improvement plan approval to mitigate storm water pollution and erosion at any time during construction,
122. Developer shall submit prepare a Storm Water Pollution Prevention Plan (SWPPP) for review by the City Engineer in conjunction with the submittal of the Improvement Plans, Grading Plans, and Final Map.
123. Developer shall demonstrate to the City Engineer that the project meets the requirements of the State Regional Water Quality Control Board's "Best Management Practices" and Storm Water Permit requirements and the City's NPDES permit to mitigate storm water pollution and erosion.
124. For developments of one acre or greater, the applicant shall file a "Notice of Intent" with the Regional Water Quality Control Board and shall prepare a Storm Water Prevention Plan and Monitoring Plan. Questions regarding these requirements should be directed to the Utilities Division at (707) 449-6263.

125. Developer shall install “Drains to Bay” decals on all catch basins and install a water quality “storm-cepter” inlet or equivalent method to remove potential surface runoff impurities of the drainage from the subdivision to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of any building or residential unit.

### **Storm Water Studies**

126. In those cases where a Storm Water study was required as a part of the development proposal, all recommendations from such study shall be incorporated into the final project designs, grading plans, or improvement plans unless otherwise approved by the Director of Public Works and City Engineer.

### **Storm Drain Improvements**

127. In conjunction with the submittal of the subdivision improvement plans, grading plans, and Final Map, a comprehensive storm water management plan prepared by a Civil Engineer licensed by the State of California Developer shall be submitted to the City Engineer. In addition to any other requirements of the City Engineer and Director of Public Works, the storm water management plan shall include storm drain system calculations and if applicable, a comprehensive hazardous materials spill prevention and response plan to reduce the potential for impacts upon aquatic habitats.
128. In conjunction with the submittal of the subdivision improvement plans, grading plans, comprehensive storm water management plan, and Final Map, Developer shall submit a hydrology and hydraulic analysis signed and stamped by an Engineer licensed by the State of California to verify the adequacy, size and location of proposed storm drainage improvements. Final sizing of pipes and the type and location of drainage structures shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.
129. Where required by the City Engineer and/or Director of Public Works, the hydraulic analyses shall include provisions for future storm water pumping stations.
130. The design and construction of all public storm drainage improvements shall conform to the City of Vacaville Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer and any Special Conditions of Approval.
131. The on-site and off-site drainage improvements shall be designed and constructed to handle the drainage of the entire parcel per the latest City of Vacaville drainage design criteria and specifications to the satisfaction of the City Engineer. Rainfall intensities used shall be those found in the 1999 Solano County Water Agency Hydrology Manual. Along with construction documents for the storm system, the Developer shall submit the hydrology and hydraulic calculations for a 10-year event prepared by a Civil Engineer, licensed in the State of California, showing that the hydraulic grade line of a 10-year storm event (starting at the 100 year water surface of the creek or system that the project will discharge to) will be a minimum of 18” below the top of the curb, and that the 100 year event can adequately drain into nearby City streets or open spaces without inundating the building pad and surrounding properties.

132. Developer shall create a map of the drainage system showing hydraulic flows and hydraulic grade lines (HGL), and 100-year flood water surface elevation of designated receiving public or private storm water conveyance facilities and verifying that all pipes and pavement elevations comply with City criteria.
133. All proposed public storm drain improvements including connections to the existing or proposed storm drain system shall be shown on the improvement plans and constructed as part of the subdivision improvements.
134. All on-site and off-site storm drain lines and structures needed to serve the subdivision shall be constructed to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the first residential building.
135. Local drainage must not drain over the surface directly into the public right-of-way without being piped and connected directly into the City Storm Drain line, unless approved by the City Engineer and the Director of Public Works.
136. The Developer shall install a water quality system in each drainage line discharging to the creek or to a City storm drain system that will remove sediment, trash and oils from the developed site to the satisfaction of the City Engineer and the Director of Public Works.
137. All pipes in City streets shall be publicly maintained and all pipes in private streets shall be maintained by a Home Owners Association or similar entity.
138. Underground on-site private storm drain pipes shall be designed for a minimum 10-year storm with a minimum 15 minute time of concentration for a tributary area defined by the property boundary using the Solano County Drainage Design Manual and the associated hydrology calculations shall be submitted to the City Engineer.
139. No blockage of existing drainage shall be allowed.
140. The developer shall dedicate any necessary land for open channels, detention/retention basins, and pump stations as may be necessary to serve the project unless otherwise approved by the City Engineer and/or these Conditions of Approval.
141. Access to drainage easements shall be a minimum of 15' wide. The City requires points of access in order to get into the easements to perform maintenance activities. Easements may be required thru a number of lots to obtain said access. Developer shall dedicate easements on the Final Map as determined to be necessary by the City Engineer.
142. The site shall be graded such that storm water from the project is discharged from the site into an approved public drainage facility. No increase in runoff will be allowed from this project onto an adjacent property unless adequate private easements have been established. Design of on-site drainage is subject to review and approval by the City Engineer and/or Building Official.
143. The Conditions, Covenants, and Restrictions shall include provisions requiring the homeowners to maintain any and all of the drainage facilities on their property free and clear of debris and obstructions at all times.
144. The Developer shall construct the "grassy swales" or similar improvements in locations as required by the City Engineer to meet RWQCB requirements

### **Overland Release**

145. The Developer shall design the subdivision to City Standards such that, in the event that the storm drain pipe and inlets become clogged or flows exceed the capacity of the drainage system, the site will release drainage overland to the next available drainage inlet, public right-of-way or drainage system.

### **Lot Drainage**

146. Developer shall provide adequate drainage for each lot and construct storm drainage swales, pipes, thru curb drains and inlet connection points to the street drainage system so each lot drainage and storm drain system can tie into the public storm drain system without surface flow over the public sidewalk or proposed private lots. Only natural existing drainage will be allowed to cross property lines, and all new lot improvements shall be tied to a drainage system to properly dispose of the lot drainage within the lot boundary unless drainage easements are obtained. Existing drainage across property lines will be allowed provided that all man made improvements on the uphill lot that causes additional or concentrated drainage to flow to an acceptable drainage system before it reaches the down hill lot. If this occurs, the uphill property must collect the drainage and dispose into a storm drain system or other method as approved by the City Engineer.
147. Developer's Engineer shall submit a stamped and signed calculation showing to the satisfaction of the City Engineer that all building pads will be protected from a 100-year flood. Prior to the issuance of a building permit on any parcel or lot created by this Subdivision, a Surveyor or Civil Engineer licensed by the State of California shall certify that the pad elevation for any such parcel or lot and the approved drainage system is as shown on the grading plan.

### **Non-Stormwater Discharges**

148. Discharges other than stormwater (non-stormwater discharges) to the storm drain system are prohibited unless approved by the Public Works Director. Non-stormwater discharges include, but are not necessarily limited to, discharges from the washing of motorized vehicles, airplanes, trailers, and recreational vehicles.

### **Utility Studies**

149. In those cases where Domestic Water and Wastewater studies were required as a part of the development proposal, all recommendations from those studies shall be incorporated into the final project designs or improvement plans unless otherwise approved by the Director of Public Works and City Engineer.

### **Utility Plans**

150. Developer shall prepare a Utility Plan of the site showing the location and preliminary layout of all utilities that will serve the site (water, fire, sewer, storm drain, electrical, gas, telephone, Internet etc.) Developer shall show all connections points to the City utilities and show new utilities services to be constructed in accordance with City requirements.
151. Public Utility companies are prohibited from locating any above-ground facilities within any linear park, landscaped setback areas, or any designated park or open space to be dedicated to the public unless specifically approved by the City Engineer prior to the approval of the Improvement Plans or grading plans.

152. If the installation of the utilities is to be phased over time, the final improvement plans shall clearly delineate the timing and location of the installation of all utilities from initial to final installation.
153. All utilities shall be located and provided within public utility easements and constructed in accordance to utility company and City standards. All above ground joint trench utility boxes shall be placed in non-noticeable places or otherwise screened from public view, and all proposed locations shall be reviewed and approved by the City Engineer prior to construction.
154. All water, gas, sewer, underground electric power, cable television or telephone lines, irrigation sleeves and storm drain lines shall be properly constructed and/or sleeved appropriately before construction of any paving, curb, gutter, or sidewalk unless otherwise approved by the Director of Public Works. Prior to construction of residential units, Developer shall install all utility laterals and services from the main to a temporary stub to each lot property line and staked for future connection into residential lots unless waived by the Director of Public Works in writing.

### **Underground Utilities**

155. The City Engineer shall find that the development complies with the City of Vacaville Ordinance #619. All new utility services shall be undergrounded. In addition, all existing overhead facilities within and fronting the subdivision shall be undergrounded at the developer's expense. The City Engineer may require the undergrounding of utility poles on property adjacent to the proposed development site, as noted below. Undergrounding shall be completed prior to City acceptance of the subdivision improvements.
156. In conjunction with the review and approval of the Improvement Plans, the City Engineer shall also review and approve the on-site and off-site Joint Trench Plans for the subdivision. Any deviation from the approved Joint Trench Plan shall be re-submitted for approval by the City Engineer prior to the commencement of trenching and installation.

### **Utility Relocation**

157. Any relocation of existing improvements or public utilities shall be accomplished under the direction of that utility at no expense to the City or Utility Company prior to occupancy.

### **Joint Utility Trenches**

158. Developer shall prepare a joint trench concept plan indicating the location of the joint trench and shall show the locations of large boxes (larger than 2 x 3), switches, transformers and other joint trench (electric, telephone, cable TV, gas, etc.) utility improvements. The City Engineer and Director of Community Development shall approve the joint trench plan prior to submittal to utility companies for approval.
159. Developer shall construct all joint utility trenches (such as electric, telephone, cable TV) electrical vaults and underground transformers behind the sidewalk as required by the City Engineer prior to construction. Location of these items shall be shown on the final Landscaping and Irrigation Plans and shall be screened to the satisfaction of the City Engineer.

160. Developer shall grant public service easements at all approved proposed locations that are not in the PUE or public right of way. If needed to hold back more than 1ft. of earth, the Developer shall construct all retaining walls out of masonry or concrete prior to acceptance of tract improvements.

### **Domestic Water Service and Distribution**

161. The design and construction of all public water system improvements shall conform to the City of Vacaville Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer and these Conditions of Approval. Please note that the standards state that the water system design must meet the design criteria outlined in Section 4.84 and tables 4-1 (modified) and 7-1 of the 1990 Water System Master Plan.
162. Developer shall submit hydraulic calculations signed and stamped by an Engineer Licensed by the State of California to the City Engineer to prove the adequacy, size and location of all proposed water mains, including phased construction. Final sizing of all water mains shall be reviewed by the City Engineer and/or Public Works Director during the plan check process and the plans shall be revised at the direction of the City Engineer and/or Public Works Director.
163. Each individual lot shall have a separate domestic water connection.
164. All proposed public water improvements, including the connection to the existing public system shall be shown on the improvement plans and constructed as part of the subdivision improvements
165. Developer shall dedicate any necessary land for major water distribution, transmission, storage and pumping facilities as may be necessary to serve the project. All lands and easements dedicated for this purpose shall be shown on the Tentative and Final Map.
166. Access to easements where domestic water lines are located shall be a minimum of \_\_\_ feet wide. The City requires points of access in order to get into the easements to perform maintenance activities. Easements may be required thru a number of lots to obtain said access. Developer shall dedicate easements on the Final Map as determined to be necessary by the City Engineer.
167. Developer shall install a backflow prevention assembly for irrigation service in accordance with Ordinance 1406 unless specified otherwise by the City Engineer. One assembly is required for the domestic water service, an additional assembly may be required if an on-site fire system is required by the Fire Department.
168. Backflow devices shall be screened on three sides with the side facing the street or driveway left open for visibility and access. Screening shall include dense landscaping and/or a low wood or masonry wall matching adjacent buildings. Landscaping materials shall be approved by the City Landscape Inspector prior to the issuance of building permits.
169. Backflow devices and any visible materials such as insulation shall be painted an industry standard gloss green #A-430814056 or an approved equivalent.
170. Backflow devices shall not be located in the sight triangle adjacent to the driveway.
171. Backflow devices shall be shown on the landscape/irrigation plans submitted for City review.



172. Backflow devices shall comply with the City Standard Specifications and Park Planning Drawings 1-4.
173. Developer shall install a water quality sampling station at a location designated by the Public Works Department per City Standard Details. Public Works will provide the sample station equipment to be installed by the Developer. The developer shall also provide a water disinfection plan of the proposed water system showing how the system will be cleaned and disinfected approved with the improvement plans and implemented prior to water line acceptance.

### **Wells**

174. Any water wells, catholic protection wells or exploratory borings that are known to exist, are proposed or are located during field operations without a documented intent of future use filed with County, are to be destroyed prior to any demolition or construction activity in accordance with a well destruction permit obtained from Solano County Department of Environmental Management or are to be maintained in accordance with applicable groundwater protection ordinances. Other wells encountered prior to or during construction are to be treated similarly.

### **Sanitary Sewer System**

175. Developer shall submit sanitary sewer calculations signed and stamped by an Engineer licensed by the State of California to the City Engineer to prove the adequacy, size and location of all proposed sewer lines, including any phasing. Final sizing of sanitary sewer lines shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.
176. The design and construction of all public sanitary sewer improvements shall conform to the City of Vacaville Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.
177. All proposed public sewer improvements including connections to the existing or proposed sewer system shall be shown on the improvement plans and constructed as part of the subdivision improvements.
178. Each individual lot shall have a separate sanitary sewer connection designed and constructed in accordance with the City Standard Specifications and local ordinances.
179. Developer shall dedicate any necessary land for major sewer collection, transmission, storage, and pumping facilities as may be necessary to serve the project. All lands and easements dedicated for this purpose shall be shown on the Tentative and Final Map.
180. Access to sanitary sewer easements shall be a minimum of \_\_\_\_ feet wide. The City requires points of access in order to get into the easements to perform maintenance activities. Easements may be required thru a number of lots to obtain said access. Developer shall dedicate easements on the Final Map as determined to be necessary by the City Engineer.

### **Floor Drains**

181. Unless otherwise approved by the Director of Public Works and Building Official, sanitary sewer floor drains are allowed in the restrooms and Janitor Room mop sinks only. All floor drains that terminate to sanitary shall be located and installed

so as to not accept surface water drainage. The building elevator floor drains shall not discharge oils or other fluids into the sanitary sewer or storm drain lines. Blind sumps are acceptable provided they meet City requirements.

### **Pretreatment**

182. If a manufacturing use has the potential to introduce any pollutants which may pose a threat to the wastewater treatment plant and/or collection system, it shall be connected to the sanitary sewer system as approved by the Public works Director in accordance with Section 13.08 of the Vacaville Municipal Code.

### **On-going Sewer Flow Monitoring and Reporting**

183. At the preliminary review phase, the anticipated sewer impact appears to be within the planned sewer capacity for this parcel. For tracking purposes, Developer shall provide the City with sewer flow calculations demonstrating that the proposed site is within these limits of capacity prior to building permit unless waived by the City Engineer. Any future development or tenant improvements shall remain within this sewer capacity based upon the approved preliminary plan. Any future development of the parcel would be limited by the wastewater collection system capacity planned for the parcel area. The Developer shall pay all current sewer impact fees at the issuance of building permit. The applicant is encouraged to call 707.469.6400 for a sewer impact fee estimate.

### **Septic Tanks**

184. Developer shall remove any existing septic tanks and leach fields in accordance with the requirements of the Solano County Department of Environmental Management.

### **Traffic Study**

185. Where a Traffic Study was required for this development by Section 14.13.180 of the Land Use and Development Code, all mitigations and recommendations of the final study shall be incorporated into the Improvement Plans or otherwise shown on the Final Map unless otherwise approved by the Public Works Director and City Engineer.
186. Where a Traffic Study is not required by Section 14.13.180 of the Land Use and Development Code, any traffic controls or other changes to the nearby streets required by the City Traffic Engineer shall be shown on the final development plans prior to the issuance of grading or building permits.

### **Streets and Sidewalks**

187. Developer shall dedicate the street rights-of-way as shown on the Vesting Tentative Map, Tentative Map, or Parcel Map unless otherwise approved by the City Engineer or as may be required by any applicable Standard or Special Conditions of Approval.
188. The design and construction of all public street improvements shall conform to the City of Vacaville Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer or as may be required by any applicable Standard or Special Conditions of Approval.

189. Vertical curb, gutter and a five-foot wide sidewalk (minimum) shall be constructed along the frontage of all public streets.
190. City standard low profile curb, gutter and a five-foot wide sidewalk (minimum) shall be constructed along the frontage of all interior public streets unless otherwise specified in these Conditions or any Special Conditions.
191. Developer shall dedicate a public utility easement (5' minimum) along the frontage of all public streets.
192. Sight distance at the driveways intersecting public streets shall conform to Section 3-09 Stopping Sight Distance, and Standard Drawing 3-03 A and B and 3-04 of the Vacaville Standard Specifications. Special attention shall be given to note 1 and 2 on Standard Drawing 3-03 A and B. This may affect the location of any monument signs and landscaping, walls etc.
193. All proposed street names shall be submitted to and approved by the Community Development Director prior to recordation of the Final Map.
194. Unless otherwise specified or otherwise approved by the City Engineer and City Traffic Engineer, Developer shall install a new standard (36 feet wide maximum) commercial driveway as shown on the City approved Site Plan in accordance with the City Standard Plans and Specifications.
195. Unless otherwise specified or otherwise approved by the City Engineer and City Traffic Engineer, a minimum throat distance (from back of walk to first parking stall a minimum distance of 40 feet is required from the right-of-way line.
196. Developer shall also install 30" R1 "Stop" signs at all driveways to the public streets.
197. Developer shall submit an Indemnification Agreement, Environmental Questionnaire Disclosure Statement and Assessment of Environmental Conditions for a Real Estate Transaction (Level I) in a format acceptable to the City Engineer for any dedicated right-of-way or other property acquired by the City as a result of this project. The City will not accept dedication of any right-of-way until evidence to the satisfaction of the City Engineer is provided that the site meets applicable standards and is not contaminated.
198. Unless otherwise approved by the City Engineer, Developer shall install a concrete sidewalk from the back of curb per City Standards prior to the issuance of a Certificate of Occupancy. Where new sidewalks are added to existing curbs, the new sidewalk shall be dowelled into the existing curb per City Standard Drawing No. 3-10. This improvement shall be illustrated to the satisfaction of the City Engineer on the building plans prior to the issuance of any building permits.

### **Street Intersections**

199. Intersections and expanded corners shall have a maximum 5-degree variance between 90-degree tangents and demonstrate that the corner is designed in accordance with City criteria. Developer's engineer shall adequately show that two AASHTO type SU-30 vehicle can turn the corner simultaneously, and that two cars can pass each other while making the turn with parked vehicles on each of the expanded corners to the satisfaction of the City Engineer and Director of Public Works. Developer shall also stripe the corners and intersections in accordance with City criteria.

### **Signage and Striping Plans**

200. Developer shall prepare and submit a signing and striping plan for all interior streets in the project and, if applicable, the widening or improvement to any new or existing off-site streets for review and approval by the Director of Public Works and City Engineer prior to construction of any streets.
201. The final project plans, Civil Improvement Plans, and or Final Map shall clearly and accurately delineate and dimension all street improvements, travel lanes, signage, driveways, and transitions on both sides of the street along the project frontage to the satisfaction of the City Engineer.

### **Pavement Design**

202. Developer shall submit a Geotechnical Report prepared by a Soils Engineer registered in the State of California defining the pavement design of the proposed City street pavement section for review and approval by the City Engineer prior to the issuance of a building permit. The pavement design section shall be reflected in the improvement plans of the parking lot.
203. All new pavement areas shall be graded to match existing pavement creating a smooth drivable surface in accordance with City parking lot development standards and criteria.
204. Concrete curbs shall be installed at the edges of all landscape planter areas.
205. Developer shall install pavement in all parking areas, loading areas, driveways, and all other areas shown on the approved site plan to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

### **Street Lights**

206. Unless specifically approved as a part of a Planned Development, all public streets and private streets shall have City standard lighting with City "Cobra Head" in accordance with City lighting standard, and with minimum spacing in accordance with City specifications. All public lights shall be paid for and maintained by the City Landscape and Lighting District (LLD), or Home Owners Association (HOA).
207. Streetlights shall be installed along the frontage of all public streets within and along the periphery of the proposed development. Streetlight placement shall conform to City standards or as otherwise approved by the City Engineer.
208. Plans submitted for Building, Grading, or Underground Permits shall indicate the exact location and design of all exterior lighting fixtures and shall include a photometric plan. All lighting shall be shielded or placed such that it does not shine directly on any adjoining properties or impact traffic on adjacent streets. Lighting shall be subject to the approval of the Director of Community Development.
209. A photometric plan shall be required for the proposed lighting. Minimum lighting of one (1) foot candle and a maximum six (6) foot candles shall be provided on the site.

### **Where Private Streets are Approved**

210. All private streets shall meet the minimum standards set forth in the City's Private Street Standards.
211. The details of all private commonly owned streets shall be indicated on the final public improvement plans.

212. Developer shall dedicate a minimum 10-foot wide Public Utility Easement (PUE) behind each side of the interior private streets right of way and over any existing and proposed joint utility trench lines, transformers, or junction boxes in the event such improvements cannot be placed within City or private access rights-of-way. Developer shall also dedicate PUE's over the full width of all private interior streets per the requirements of the Director of Public Works and/or public utility companies as necessary to serve the project with utility services and to allow for vehicular and utility service access prior to or with the Final Map.
213. Developer shall show all private streets as separate parcels from residential lots on the Final Map and dedicate these as private street parcels to the Home Owner's Association (HOA) as shown on the approved Tentative Map
214. Where any or all of the interior streets are private, Developer shall establish a Home Owner' Association (HOA) that will monitor, collect fees and maintain all interior private streets, open space areas and common landscaping areas as shown on the approved Tentative Map. The HOA shall be the primary manager and shall be the administrator for the collection and assessment of maintenance fees for these private facilities from the individual residents and property owners. Developer shall submit the project Conditions, Covenants and Restrictions (CC&R's) for review and approval by the City Engineer and City Planner. The HOA shall be established and the CC&R's filed with the County Recorder prior to the sale of the first lot. Developer shall also form and establish a subdivision lighting and landscape and road maintenance district over existing parcels with a zero assessment. In the event the HOA fails and is disbanded, the City can ensure on-going maintenance of the areas through the Lighting and Landscape Maintenance District. The CC&R's shall include provisions stating the purchasers of property within the development waive the right to protest any reasonable assessments of the Lighting and Landscape Maintenance District to fund the on-going maintenance of all interior private streets, open space areas and common landscaping areas as shown on the approved Tentative Map.

#### **Maximum Slopes of Driveways**

215. Developer shall show the location of all driveways on the grading plan and show the slope of the driveway and drainage of each residential lot. All driveway slopes shall not to exceed a 14% unless otherwise approved by the City Engineer or Building Official, regardless of what may have been initially proposed by Developer.

#### **Construction Traffic and Phasing**

216. Developer shall prepare a traffic-handling plan for construction of street improvements within the City and any private rights-of- way to show that existing public streets can remain open to traffic at all times during construction. The City Engineer shall approve the traffic-handling plan prior to receiving any encroachment permits. In the event that Developer proposes to close an existing public street, Developer shall prepare a separate application to the Public Works Department for review and approval in addition to the standard the encroachment permit process through the City Engineer's office.
217. Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction

traffic are kept separate, and have separate entrances and exits prior to the issuance of the first building permit. Developer shall post construction signs and fencing in all areas under current construction satisfactory to the City Engineer notifying local residents that they are not to enter construction areas, and that construction traffic shall not travel unnecessarily on streets occupied by newly occupied residents.

### **Bus Stops**

218. Developer shall coordinate with the local school district and City Transit for possible relocation or modification to bus stops in the vicinity of the project. The Developer shall install, relocate or modify bus stops as required by the Department of Public Works.

### **Public and Private Landscaping**

219. A Landscape and Lighting District (LLD) will be required for this project pursuant to the Landscape and Lighting Act of 1972 (Streets and Highways Code Sections 22500 et seq) for the purposes of improvements set forth therein. The developer shall be responsible for preparing the Engineer's Report necessary to establish the district. No building or grading permits shall be issued until the district is formed.

220. A landscape plan prepared by a licensed landscape architect or a licensed landscape contractor (design-build only) shall be submitted for each building site, dwelling unit or lot. Small projects may be exempted from this condition subject to approval by the Community Development Director. Final landscape plans shall be subject to the review and approval of the Community Development Director and must include the following details:

- a. *A plant legend including plant name, common and botanical, quantity, size, spacing, method of planting, and similar landscape design information.*
- b. *The minimum size of shrubs shall be five (5) gallon.*
- c. *The minimum tree size (exclusive of specimen trees) shall be fifteen (15) gallon (3/4" to 1" trunk caliper).*
- d. *Approximately one third of all trees planted on the site shall be specimen size (minimum 2" trunk caliper) located at all major focal points.*
- e. *All planter trees shall be surrounded by a minimum six (6) inch concrete curb.*
- f. *Alternative sizes of plant material may be approved as a tradeoff based on the amount and type of planting to be provided.*
- g. *Where applicable, a tree planting plan shall be submitted that includes tree location, species, size, and root crown elevation.*
- h. *An irrigation material legend shall be included showing all components, quantity, and size. A drip or other low volume irrigation system shall be used where feasible.*
- i. *All hardscape details shall be shown as applicable.*

221. The landscaping plans shall include the total square footage of all landscaped area.

222. All landscaping shall comply with the City's Water Efficient Landscaping Regulations.

223. Prior to the conveyance of any dwelling unit or lot, the developer shall install at least one street tree and one accent tree (minimum 15 gallon 1 1/2 inch trunk

- caliper measured from four feet above finished grade), pursuant to the requirements of Data Sheet ST01, as revised, in front of each lot or dwelling unit.
224. Corner lots shall also be landscaped between the fence and back of sidewalk with a minimum of three trees (minimum 15 gallon 1 1/2 inch trunk caliper measured from four feet above finished grade), shrubs, and groundcover.
  225. Landscaping and irrigation shall be installed in the front yards of each lot in accordance with criteria established by either the Planned Development, Use Permit, Policy Plan, Specific Plan, and or any other Conditions of Approval prior to receiving a Certificate of Occupancy, unless a suitable financial security is deposited with the Building Official to ensure timely compliance with this condition.
  226. After the installation of the landscaping / irrigation, the landscape architect and the landscape contractor shall provide written confirmation to the City Planner that the completed landscaping is installed per the approved landscape plan.
  227. The landscape and irrigation system installation will be subject to inspection by the City Building and/or Landscape Inspector.
  228. All landscaping and irrigation shall be permanently maintained and replaced as necessary per Section 17.63.100 of the Municipal Code.
  229. Deep root barriers shall be provided for all trees within eight (8) feet of pavement. Trees shall not be planted within 10 feet of sewer or water lines.
  230. Any required ground mounted equipment, including all backflow prevention devices, timers, manifolds, shall be either placed below grade in appropriate boxes or vaults or screened by landscape or building materials per City design standards.
  231. Tree and shrub placement shall take into account the location of approved signage, to promote enhanced views of signage without impacting parking lot and perimeter landscaping coverage.
  232. A commercial parking lot shade plan shall be submitted show that fifty (50) percent shading of the entire parking lot area will be attained in ten (10) years.
  233. For public landscape installations, the City Public Works Inspector shall be notified and accomplish the following inspections in concert with the City Landscape Architect/Landscape Inspector; Park Maintenance Representative and Landscape Contractor. Call 48 hours in advance of the required inspection (449-5347 City Inspection recording).
  234. Soil amendments shall be added as recommended by the soils reports and rototill to six (6) inches in depth. Submit copy of soils report and recommended amendment receipts to City Landscape Inspector.
  235. Developer shall submit to the Community Development Director specified tree preservation measures for the existing trees to be retained. No tree removals for the purpose of developing the project subject to these Conditions of Approval shall be performed without authorization by the Community Development Director.
  236. Soil preparation, irrigation, and all landscaping shall be inspected by the City prior to the issuance of a Certificate of Occupancy.
  237. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.

## **Police Department Requirements and Conditions**

238. The development shall comply with City Building Security Ordinance 15.28.
239. Adequate lighting at entrances and parking lot areas shall be provided as follows to the satisfaction of the Chief of Police:
- a. *Walkways and door entries shall be lighted during nighttime hours (dusk to dawn).*
  - b. *Parking lot lighting shall be maintained at a minimum standard of one (1) foot-candle of light per square foot on parking surface during hours of darkness.*
  - c. *exterior lights should be of the vandal resistant type.*
240. In order to enhance the public and private surveillance of the site and make buildings less susceptible to crime, the Chief of Police requires the incorporation of the following measures into the final development plans for all commercial, retail, office, and industrial developments:
- a. *Exterior landscaping shall be kept at a minimal height and fullness and tree canopies shall be raised to provide patrol Officers and the general public surveillance capabilities of the area.*
  - b. *Addressing and building numbers should be visible from the approaches (preferably on all sides) of the building.*
  - c. *Intrusion alarm system wiring shall be installed during the building process.*
  - d. *Security hardware shall be used to deter access to any rear storage or equipment areas.*
  - e. *Storage or disposal bins shall be located away from the area of any loading or receiving area.*
  - f. *The entrances and exits shall be well defined and marked to avoid conflicts. The steel doors to the rear for employee use shall be equipped with viewers or with burglary-resistant glass.*
  - g. *There shall be no common crawl space from one building area to another where entry can be made from one business to another.*
  - h. *There shall be no accessibility onto the roof or second floor via climbing on an apparatus, equipment, pipes, ladders, protrusions, etc. All roof-top access shall be minimized with proper shields and hardware.*
241. If there are to be exterior doors on the rear, the business names and addresses are to be painted on the door in a contrasting color. The numerals shall be no less than six inches in height.
242. It is recommended that the applicant contact the Vacaville Police Department Crime Prevention Unit to review the crime prevention strategies that can be used on this project.
243. Disabled parking shall be maintained with the specifications outlined in the California Vehicle Code so that violations are enforceable.
244. All exterior pedestrian doors, including the door leading from the garage to outside, shall be of solid core construction with a minimum thickness of one and three-fourth (1-3/4) inches. Dead-bolt locks with a minimum of one (1) inch throw shall be installed on this same exterior garage door. Strike plates should be installed with wood screws that are at least three (3) inches in length.



245. Glazing in exterior doors or within thirty-six (36) inches of any locking mechanism shall consist of fully tempered glass or rated burglary resistant glazing. The doors locking mechanism shall be on the opposite side of the glass panels.
246. Security hardware shall be used to deter access to apartments. Dead bolts shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The dead bolt shall have an embedment of at least three-fourths inch into the strike receiving the projected bolt. Strike plate and dead bolt are to be installed with appropriate screws that penetrate the door frame at least three inches.
247. Horizontal sliding doors and windows shall be equipped with a metal guide track at top and bottom. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position. Doors and windows shall slide on the inside track. There shall be secondary locks.
248. There shall be positioned at each entrance of a multiple family dwelling complex an illuminated diagrammatic representation of the complex that shows the location of the viewer and the unit designations within the complex. This shall be visible from the driver's side of a vehicle without having to exit the vehicle.
249. There shall be at least a 190 degree wide-angle viewer on any solid-exterior pedestrian door.
250. There shall be no removable ceiling tiles in public restrooms or fitting rooms.
251. During the construction phase, care must be taken to limit theft by securing the area and the tools and equipment.
252. The Police Department reserves the right to increase security requirements if there is marked increase in crime on the site once building is occupied.
253. Building and unit numbers shall be approved by the police department prior to labeling to ensure that they are logical and consistent. Parking spaces shall not be labeled to match the numbering of the apartments or business units.
254. The Police Department shall be given a 24-hour contact name and telephone number for projects while under construction and they shall submit a completed emergency contact form to the Crime Prevention Unit prior to occupancy.

## **Fire Department Requirements and Conditions**

### **Water Supply**

255. An approved on-site water supply capable of supplying the required fire flow for on-site fire protection shall be provided to all premises upon which buildings are constructed. When any portion of a building is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Marshal.
256. Private on-site fire hydrants and mains capable of supplying \_\_\_\_\_ gallons per minute @ 20 p.s.i. residual pressure shall be provided in approved locations. On-site fire hydrants shall be located so vehicle travel is no greater than 300 ft. between hydrants.

### **Hydrants**

257. All fire hydrants shall be "Rich 960" or equal with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on

the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of the centerline towards the hydrant.

258. Fire hydrants shall be installed by the developer and made serviceable prior to any combustible building materials being delivered or stored on the site and during the time of construction.
259. There shall be no more than 300 feet between public fire hydrants located along the public street frontage in Hillside, Medium and High Density Residential, Industrial, and Commercial Districts.
260. There shall be no more than 400 feet between public fire hydrants located along the public street frontage in Low Density Residential Districts.
261. There shall be no more than 500 feet between public fire hydrants located along public Collector streets and roads with no buildings fronting.

### **Access Roads**

262. Access roads with a minimum unobstructed width of 20 feet shall be provided to the front and rear of structures. A minimum vertical clearance of 13 feet 6 inches shall be provided. Access roads shall be engineered to support the imposed load of the apparatus which is typically 25 tons and shall be designed per the City Public Work's Department Standards. An access road shall be provided to within 150 feet of all exterior walls of the first floor of the building/s. The route of the access road shall be approved by the Fire Marshal. Dead-end access roads in excess of 150 feet in length shall be provided with an approved means for turning around the apparatus. The final design of the turnaround shall be reviewed and approved by the Fire Marshal prior to installation.
263. Every building shall be accessible to Fire Department apparatus by way of all-weather access roadways during the time of construction. These roads shall have a minimum unobstructed width of 20 feet and shall be required to have a minimum 'first lift' of pavement applied which shall support the imposed load of a fire apparatus which is typically 25 tons. The developer shall be required to provide the Fire Marshal with a site plan showing the location, width, grades, and cross section of the proposed access roads to be used during construction. Permits shall not be issued and combustible construction shall not be allowed on the site until this site plan is reviewed and approved and stamped by the Fire Department.

### **Where Private Streets and Roads are Proposed**

264. Private streets and roads shall be maintained by private owners and or private home owner associations. They shall be designed in accordance with the City Private Road/Street Standards. Average grades shall not be more than 12.5% with no section greater than 14%. When it is in the best interest of the community, the Fire Chief may approve short sections of a private road to have grades of 15%. Short sections shall be defined as sections of the improved roadway less than 100 feet in length.

### **Emergency Vehicle Access Roads**

265. Prior to the issuance of any grading or building permits, the Fire Marshal shall approve the location of all Emergency Vehicle Access Roads within the project

site. Unless otherwise approved, the access points to any Emergency Vehicle Access Roads shall be located at the end of cul-de-sacs and across utility easements, and shall be kept locked at all times with a City 1C04 lock.

266. Prior to the issuance of any grading or building permits, the Fire Marshal shall approve the location of all Emergency Vehicle Access Roads around the perimeter of the site. Such Emergency Vehicle Access roads shall have average grades of not more than 20% with no section greater than 25%. The minimum width of such roads shall be 20 feet. Side slopes shall not exceed 4%. These roads shall be engineered to withstand a minimum load of 12 tons. At a minimum, this road shall be graded and compacted with decomposed granite or equivalent and shall be kept clear of all flammable vegetation at all times. The Fire Marshal may require the road to be surfaced with pavement if it is determined the road will not be or is not being properly maintained in accordance with these standards.
267. The Fire Marshal shall identify on the final site development plans where metal grates shall be provided for emergency fire apparatus cross V-ditches in the event of a fire or emergency. These grates shall be shall have a minimum width of 10 feet and be designed and engineered to accommodate a minimum load of 12 tons.

#### **Fire Lanes and No Parking Zones**

268. The Fire Marshal shall identify on the final site development plans all Fire Lanes and areas where parking is to be restricted. The location of these lanes, signage, and curb painting shall be determined at the sole discretion of the Fire Marshal.

#### **Private Driveways**

269. Unless otherwise approved by the Fire Marshal, all private driveways shall meet the following criteria:
- a. *Average grades shall not be more than 12.5% with no section greater than 14%.*
  - b. *Sections of private driveways less than 100 feet in length may have grades of 15% if specifically approved by the Fire Marshal on a case-by-case basis.*
  - c. *Private driveways greater than 100 feet in length shall have a minimum clear width of 20 feet.*
  - d. *Private driveways less than 100' in length shall have a minimum width of 15'.*
  - e. *Private driveways greater than 100 feet in length shall have a turn-around or turnout approved by the Fire Marshal every 100 feet and at the structure.*

#### **Fire Protection and Detection**

270. Subject to the review and approval of the Fire Marshal, an Automatic Fire Sprinkler System shall be installed in accordance with N.F.P.A. 13 13D. Any fire sprinkler system with over one-hundred (100) heads shall be monitored for water flow by a central station approved by the Fire Marshal.
271. When multiple control valves and Fire Department Connections (F.D.C.) are installed in close proximity to one another, a signal device shall be installed on each (F.D.C.) which will be audible or visual either upon activation to clearly define which system has specifically been activated. The type of device shall be approved by the Fire Marshal.
272. When fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a sprinkler density of not less than that

required for an Extra Hazard Group II use with a minimum design area of 2,500 square feet.

273. A Manual Fire Alarm System, including a fire alarm control panel and all other associated equipment and devices according to the applicable standards published by N.F.P.A. shall be installed to the satisfaction of the Fire Marshal. The fire alarm panel shall clearly identify the location of the specific alarm within the building. Codes to silence the alarm system shall be provided within the fire alarm panel or Knox Box. Plans and specifications shall be submitted to the Fire Department for review and approval prior to installation.
274. An approved automatic fire extinguishing system shall be provided over all cooking appliances and within the associated exhaust hood plenum and duct piping. Plans and specifications shall be submitted to the Fire Department for review and approval prior to the issuance of any building permits.
275. The Fire Marshal shall approve the location, number, and sizes of all portable fire extinguishers prior to the issuance of any building permits.
276. All fire protection systems including, but not necessarily limited to, fire sprinkler systems, fire alarm systems, and fixed fire extinguishing systems must comply with the latest standards published by the National Fire Protection Association, (NFPA), except where specifically amended modified by Fire Department policy or ordinance.

#### **Fire Protection and Detection System Plans**

277. Plans and specifications for the installation of any new fire protection and/or detection systems or any modification to an existing system shall be submitted to the Vacaville Fire Department for review and approval prior to installation.
278. All detailed plans and specifications for private fire protection and or detection systems shall be submitted separately to the Fire Marshal for review and approval. Prior to the issuance of any grading or Building Permits, the applicant shall integrate the approved plans for fire protection and detection systems into the plans submitted to the Vacaville Community Development Department for all civil improvements.

#### **Trash Receptacles**

279. All trash receptacles with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within five (5) feet of combustible walls, openings, or combustible roof eave lines unless protected by an automatic sprinkler system approved by the Fire Marshall.

#### **Flammable Liquids**

280. Storage, handling, or use of Class I Liquids in excess of five (5) gallons within any building or other occupancy or in excess of 10 gallons outside of any building shall be unlawful without a permit. Other Class II or III liquids are limited to 25 gallons inside or 60 gallons outside any building without a permit.

#### **Knox Boxes**

281. An acceptable emergency access key box (Knox Model 1300) shall be located to the right side of the main entrance, no higher than six (6) feet from the ground. This key box shall be easily visible and accessible to the Fire Department. A Knox sticker shall be affixed on the door adjacent to the Knox Box.

- 282. If electronic gates are to be installed, gate Knox switches shall be required to override the locking device of the gate in the event of a fire or medical emergency.
- 283. An acceptable emergency access key box (Knox Series 3200) shall be located at the main entrance to this facility. This vault shall contain building pass keys.
- 284. Obtain a Knox application from the Fire Administrative offices.

**Permits and Inspections**

- 285. Prior to the issuance of any grading or building permits, all fees required by the Fire Prevention Bureau shall be paid in full and all plans and specifications approved by the Fire Marshal.
- 286. A special permit for use of fire hydrants for construction water shall be obtained from the Public Works Department prior to the issuance of any grading or building permits.
- 287. All shell buildings must have final Fire Department approval before any occupancy.
- 288. All buildings must have Fire Department approval before any tenants, employees, vendors, or patrons can be allowed in the building or before any stocking can be done.

**Premise Identification**

- 289. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Unless specifically exempted by the Fire Marshall, address numbers are also required on rear doors.
- 290. The minimum size dimension of street numbers shall be as specified in Table 1. Numbers shall be in contrasting colors to their backgrounds. Where a building is set back from the street or road fronting the property, and where addresses may not be clearly legible due to distance from the street or roadway, landscaping and architectural features or other obstructions, address posting shall be required both at the street driveway serving such building and on the building. Individual condominiums, commercial suites, and apartments shall have numbers and letters installed in accordance with this policy and Table 1. Numbering and lettering shall be in logical sequence within the building.

**TABLE 1**

Distance to Building Measured from Center of Roadway	Number Height Inches	Size of Letter Inches
20 feet	4"	3/4"
21-35	6"	1"
36-50	9"	1 1/4"
Over 50	12"	1 1/2"

291. An illuminated graphic directory, approved by the Fire Marshall, shall be provided at each main entrance to any residential or commercial condominium complex, apartment complex, townhouses, mobile home parks, and multiple tenant and commercial building complexes. The directory shall consist of the following:
- a. *a plot plan showing public and private drives;*
  - b. *all emergency and non-emergency access roads;*
  - c. *building locations with unit numbers and addresses;*
  - d. *fire hydrant locations;*
  - e. *the name of the complex;*
  - f. *a reference point on the plot plan indicating the location of the directory;*
  - g. *a north direction indicator.*

**Development Standards for New Construction on Hillside or Adjacent to Open Lands Where Wildfire is a Threat**

292. The following standards shall apply to new residential development located on hillside parcels and parcels adjoining or adjacent to permanent open lands where wildfire is a threat. The Fire Marshall may modify specific criteria outlined below to further protect lives and property.
- a. *On-going Maintenance: All required improvements listed below that are on public property will require permanent funding for all maintenance through a Lighting and Landscape Maintenance District. All required improvements listed below located on private property shall be funded through and included in Home Owners Association Agreements. Either the Lighting and Landscaping Maintenance District or Home Owners Association Agreements shall be in place prior to the approval of the Final Map.*
  - b. *Fire Buffer Zone: There shall be a total of 50 feet of non-combustible defensible space located between residential yards that are adjacent to open lands where wildfire is a threat. This space may be located within the parcel, outside the parcel, or a combination of both. The 50-foot fire buffer zone may include one or a combination of the following components depending on the development site. The Fire Chief shall determine which component/s shall apply:*
    - i. **Fire Protection Greenbelt:** When required, a greenbelt of fire resistive, irrigated low-growth vegetation shall be installed. The greenbelt shall be maintained to its fire resistive properties. To the extent practical, non-potable water shall be used for the irrigation.
    - ii. **Fire Break:** A permanently maintained, non-combustible fire break may be used in areas that are not practical to apply either a greenbelt or fire access road. Firebreaks shall have grades not greater than 25%.
    - iii. **Single Loaded Streets:** When required by the Fire Marshall and or when there are steep slopes adjacent to the development, streets or roads directly adjacent to hillsides and permanent open lands where wildfire is a threat shall only have housing located on one side of the street to provide additional protection from wildfires.
    - iv. **Drainage Ditches:** When a concrete v-ditch is installed between the fire access road and the greenbelt or non-combustible surface, the

greenbelt or non-combustible surface can be reduced by the width of the v-ditch. The fire access road must remain a minimum of 20 feet to allow the passing of emergency vehicles. For example: 20-foot fire access road, 4-foot v-ditch, and 26-foot greenbelt or fire break.

- v. **Non-Combustible Fencing:** Open non-combustible fencing shall be provided when required by the Fire Chief adjacent to open lands. Combination of Solid non-combustible fencing shall be required when the Fire Chief deems it necessary. An open and solid non-combustible fencing may be utilized when approved by the Fire Chief
- c. **Rear Yard Setback:** *A minimum of 30 feet setback from the rear property is required for the main structure on any parcel adjacent to permanent open space lands.*
- d. **Side Yard Setback:** *A minimum 10-foot side yard setback is required for those lots adjacent to the open lands where wildfire is a threat. Note: Parcels that border open lands on the side shall have a 30 foot side yard set back. For example, the last parcel in a row of houses may have open lands on the rear and side. The intent is to protect the main structure from a direct wildfire approaching from the open lands.*
- e. **Boxed-In Eaves:** *All structures with eaves shall have boxed-in with non-combustible materials.*
- f. **Attic and under floor Openings:** *All attic and under floor openings shall be protected with 1/8 inch wire screens.*
- g. **Residential Sprinkler System:** *Unless specifically exempted by the Fire Marshal, a residential sprinkler system shall be installed in each structure.*
- h. **Ingress/egress:** *Prior to the issuance of any grading or building permits:*
  - i. The Fire Marshall shall establish the precise location, width, and grades of all emergency ingress and egress to the hillsides or open space areas.
  - ii. Such emergency ingress and egress shall be shown on all site and development plans and any and all easements shall be dedicated to the satisfaction of the City Engineer.
- i. **Class A Fire Retardant Rating:** *Class A rated roof coverings are required on all structures located on or near hillsides or open space.*
- j. **Non-Combustible Siding:** *Non-combustible siding is required on all structures located on or near hillsides or open space.*
- k. **Accessory Structures:** *All attached and detached accessory structures, including but not limited to decks, awnings, patio covers, and sheds shall be at least 10 feet from the property lines adjoining hillsides or open space lands. Patio decks or elevated porches shall be boxed in below the deck or porch or screened with wire mesh no larger than 1/8 of an inch. In no case shall accessory structures be permitted within the 50' fire buffer zone.*