

RESOLUTION NO. 2013-077

RESOLUTION APPROVING THE TENTATIVE MAP AND PLANNED DEVELOPMENT FOR THE ESTATES AT VANDEN DEVELOPMENT PROJECT

WHEREAS, the City of Vacaville has received an application for the Vanden Meadows Specific Plan and Development Project, which consists of 747 single-family units and 192 apartment units, for a total of 939 units on 206 acres; a 6.91-acre neighborhood park; an integrated trail system that connects with the Southtown trail system and the planned Jepson Parkway; and a 500-foot agricultural buffer is provided along the eastern boundary of the project. Travis Unified School District owns a 28.41-acre parcel within the proposed annexation area, which is planned as a future school site for either a K-6 or K-8 school; and

WHEREAS, the Estates at Vanden Tentative Map and Planned Development project is part of the Vanden Meadows Specific Plan and Development Project, and consists of a tentative map to subdivide approximately 75.11 acres into 150 single-family residential lots, a 7.9± acre parcel for a 192-unit apartment complex, and a 6.15± acre parcel for a neighborhood park as shown in Attachment A, and described as:

Located south of the Southtown Residential Development Project and bordered by Nut Tree Road on the west and Vanden Road on the east

APN: 137-050-090

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on August 20, 2013, regarding the proposed Environmental Impact Report, Adoption of Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, Annexation, Pre-zoning, Specific Plan, the Estates at Vanden Development Agreement, the Villages at Vanden Development Agreement, the Estates at Vanden Tentative Map and Planned Development, and the Villages at Vanden Tentative Map and Planned Development pertaining to the Vanden Meadows Specific Plan and Development Project, and voted 7 – 0 to recommend that the City Council approve said actions; and

WHEREAS, the public hearing before the Planning Commission was duly noticed in accordance with applicable state law and the Vacaville Land Use and Development Code requirements; and

WHEREAS, the Planning Commission received testimony from City Staff, the applicant, and all interested parties that desired to be heard regarding the proposed project; and

WHEREAS, the City Council held a duly-noticed public hearing on September 24, 2013, to consider the recommendation of the Planning Commission; and

WHEREAS, the public hearing before the City Council was duly noticed in accordance with applicable state law and the Vacaville Land Use and Development Code requirements; and

WHEREAS, the City Council received testimony from City Staff, the applicant, and all interested parties that desired to be heard regarding the proposed project; and

WHEREAS, the City Council has reviewed and considered the proposed Estates at Vanden Tentative Map, attached hereto as Attachment A, and based on the evidence contained in the written record and the testimony given at the public hearing, finds:

1. That the design of the Tentative Map is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;
2. That the site is physically suitable for the type and density of development;
3. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;
4. That the design of the Tentative Map would not be detrimental to the public health, safety or welfare of the community;
5. That the design or the type of improvements of the proposed subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the boundary of the proposed subdivision;
6. That dedications and improvements associated with the proposed subdivision are consistent with the General Plan, Zoning Ordinance, and the Development Code;
7. That the Tentative Map includes provisions which ensure that adequate public facilities, including water, sewer, parks, schools, and other facilities are or will be made available as a condition of approval to serve the proposed subdivision, without adversely affecting the existing public facilities serving the surrounding neighborhoods, and;
8. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan.

WHEREAS, The Planning Commission has reviewed the request for the Estates at Vanden Planned Development and finds:

1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;
2. That the proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare;
3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;

4. That the standards of density, site area and dimensions, site coverage, yard area, setbacks, height of structures, distances between structures, off-street parking, off-street loading facilities, and landscaping are generally compatible with surrounding neighborhoods;
5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;
6. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;
7. That the potential impacts to the City's inventory of residential lands have been considered.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Vacaville does hereby approve the Estates at Vanden Tentative Map and Planned Development subject to the conditions of approval attached in Attachment B.

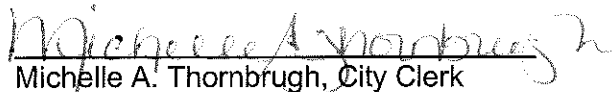
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 24th day of September, 2013, by the following vote:

AYES: Council members Harris, Hunt, Mashburn, Vice-Mayor Rowlett
and Mayor Hardy

NOES: None

ABSENT:

ATTEST:


Michelle A. Thornbrugh, City Clerk

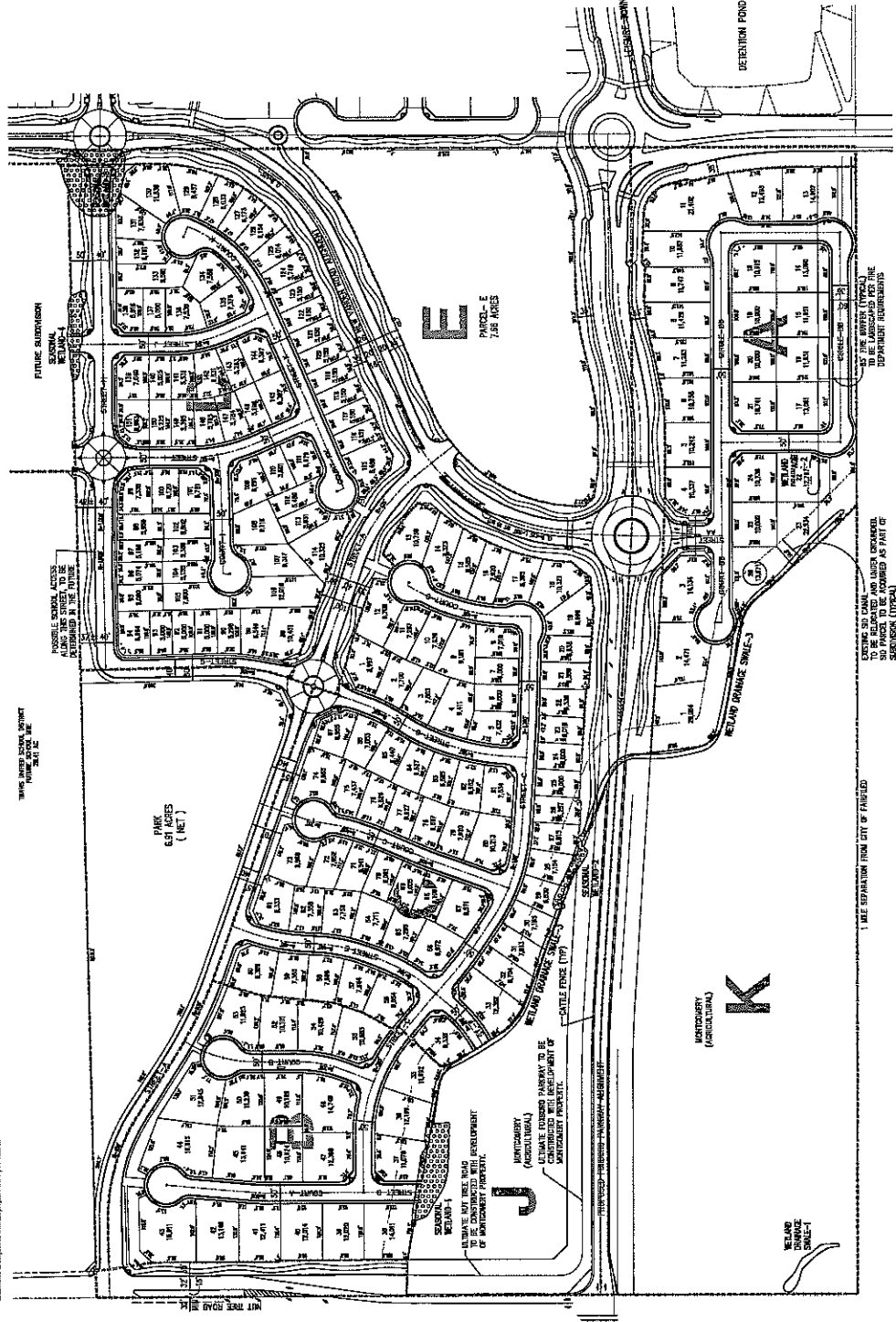
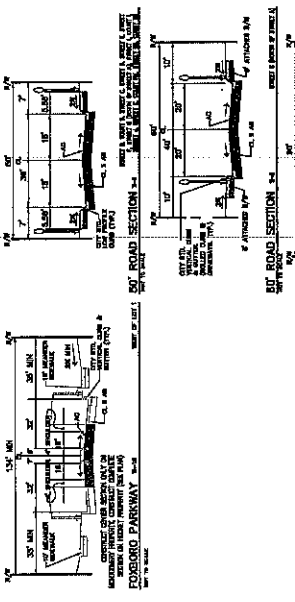
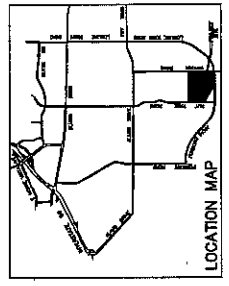
Attachments: A – Estates at Vanden Tentative Map
B – Estates at Vanden Conditions of Approval

THE ESTATES AT VANDEN MEADOWS TENTATIVE MAP VAGAVILLE, CALIFORNIA 05-16-13

GENERAL NOTES :

1. This tentative map is for informational purposes only.
2. All lot and block numbers shown on this map are preliminary and subject to change.
3. All parcels with the tentative name, ACE and Canal.
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STATE OF CALIFORNIA

JEFFREY R. BROUSSARD
REGISTERED PROFESSIONAL ENGINEER
No. 11111
State of California

ESTATES AT VANDEN MEADOWS TENTATIVE MAP SUBDIVISION MAP	SHEET NO. 1 OF 3 SHEETS	DATE: 05-16-13 PROJECT NO.: 13-001
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ATTACHMENT 9, EXHIBIT B

**CONDITIONS OF APPROVAL
VANDEN MEADOWS SPECIFIC PLAN AND DEVELOPMENT PROJECT
Estates at Vanden
Tentative Subdivision Map, and Planned Development
(File No. 09-110 / 11-014)**

I. Standard Conditions of Approval for Tentative Maps:

- 1) The project shall comply with all the Standard Conditions of Approval for Tentative Maps. In the event there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.

II. Standard Conditions of Approval for Residential Developments:

- 2) The project shall comply with all the Standard Conditions of Approval for Residential Development. In the event there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.

III. Project-Specific Conditions of Approval:

PLANNING

General

- 1) The Vanden Estates project is part of the Vanden Meadows Specific Plan Development Project with the following approved entitlement applications:
 - a) Vanden Meadows Specific Plan and Development Project Environmental Impact Report (SCH# 2011022008)
 - b) Vanden Meadows Specific Plan Area Annexation
 - c) Estates at Vanden Development Agreement
 - d) Vanden Meadows Specific Plan
 - e) Zone Map Amendment
 - f) Estates at Vanden Tentative Map and Planned Development
- 2) The following conditions of approval apply to the following plan/document set:
 - a) Compliance with the Estates at Vanden Development Agreement.
 - b) Estates at Vanden Tentative Map and Planned Development dated May 8, 2013.
- 3) All approvals are subject to completion of the annexation of the Vanden Meadows Specific Plan project area.
- 4) Approval of each final map and improvement plans shall be in substantial compliance with the approved Village on Vanden Tentative Map, prepared by Phillippi Engineering, Inc. dated 5/8/13. Unless otherwise stated in these conditions, the lots, streets, utilities, and grading must generally be in conformance with the approved Tentative Map.
- 5) The developer shall comply with all applicable provisions contained in the Vanden Meadows Specific Plan EIR Mitigation Monitoring & Reporting Plan. The Mitigation Measures are incorporated into these project conditions of approval and shall be implemented during each phase of the project build-out. Evidence of compliance shall be submitted as required during the necessary stages of development.

- 6) Prior to and during any construction, the applicant shall provide the City with evidence showing compliance with any required permits, including those from the US Corps of Engineers, US Department of Fish and Wildlife, and California Department of Fish and Game.
- 7) The Developer shall comply with the requirements of the Vanden Estates Development Agreement between the City of Vacaville and The Vanden Properties Joint Ventures, regarding the development of real property commonly referred to as "Estates at Vanden". Implementation of any phase of the project shall require a recorded Development Agreement. The developer and successors shall comply with all provisions of the Estates at Vanden Development Agreement during each phase of the project build-out.
- 8) No final map shall be recorded unless a Development Agreement remains effective for the Estates at Vanden portion of the Vanden Meadows project (as it may be amended from time to time) or, in the event such development agreement expires or is terminated, another development agreement is effective against the property related to such final map. In the event there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.
- 9) Project approval and conditions of approval apply to each development implemented for each phase of the Estates at Vanden portion of the Vanden Meadows development project. Plans submitted for Final Map, Improvement Plans, and all subsequent approvals such as Design Review for development within each phase of the Specific Plan shall be in substantial compliance with the plans approved by this action, except as modified by these conditions of approval.
- 10) All development in the Specific Plan area shall comply with the Land Use plan within the Vanden Meadows Specific Plan document. Development standards applying to each phase of the project shall be as identified in the Specific Plan unless the Specific Plan otherwise requires compliance with the development standards contained in the City's Land Use & Development Code.
- 11) To the extent consistent with the Development Agreement, the applicant and development shall comply with these conditions of approval and all applicable provisions of the Vacaville Municipal Code (Zoning, Subdivision, Building Codes, etc.), Vacaville General Plan, and any applicable policy 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 the applicant to defend, indemnify, and hold harmless the City and its officials and employees in any action brought by a third party to overturn, set aside, or void any permit, entitlement, or approval.
- 12) The Applicant/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/Developer shall comply with the requirements of Land Use and Development Code Section 14.09.072.190.
- 13) City review and approval through subsequent applications is required for the following elements of the Specific Plan project area. This information shall be added to the final Specific Plan document:
 - a) Single-Family Residential Projects: Residential projects; including but not limited to house plans, subdivision landscaping, fencing plans, and street names; shall require a Design Review subject to approval by the Planning Commission;
 - b) Model Home Complexes: These uses shall be subject to Design Review approval from the Community Development Director and shall include requirements for park construction disclosure as required by the Development Agreement. This Design Review may also be done as part of the Single-Family Residential Projects Design Review;

- c) Multi-Family Residential Projects: Development of the apartment site; including but not limited to building design, landscaping, fencing, and amenities; shall require a Planned Development subject to approval by the Planning Commission;
 - d) Neighborhood Park: This public facility shall be subject to the City's park approval process through the Community Services Commission, Design Review approval by the Planning Director, and City Council approval for the final use and design. The design and development process for the Neighborhood Park shall follow the terms identified in the Estates at Vanden Development Agreement and the Vanden Meadows Specific Plan.
 - e) Public Trails and Landscaped Corridors shall be subject to Design Review approval by the Community Development Director.
 - f) Review of Subsequent Applications will include land use consistency and compatibility, design review, development standards, signage and lighting. All future development proposals for these areas shall comply with the Vanden Meadows Specific Plan and the Estates at Vanden Tentative Map, and including all mitigation measures identified in the adopted Mitigation Monitoring & Reporting Program for the Vanden Meadows Specific Plan Area.
- 14) Park Construction – Disclosure to Residents. The developer is responsible to inform all home buyers of the timing for construction of the neighborhood park. At a minimum, this notification shall be provided as follows:
- a) By written disclosure acknowledged by the home-buyer at time of escrow. Approval of the language for this disclosure shall be required prior to recording of the first small lot Final Map;
 - b) By prominent display at each model home complex of information on the timing of park construction, with approval of sign design required with Design Review for each Model Home Complex;
 - c) By placement of one information sign on each street frontage adjacent to the park site at the time of installation of street improvements for these phases of the project, size and location of which to be determined at the time of design review approval for the Model Home Complex for each such phase.
- 15) Apartment Site – Disclosure to Residents. The developer is responsible to inform all home buyers of the location of the future 192-unit apartment site. At a minimum, this notification shall be provided as follows:
- a) By written disclosure acknowledged by the home-buyer at time of escrow. Approval of the language for this disclosure shall be required prior to recording of the first small lot Final Map;
 - b) By prominent display at each model home complex of information on the location of the 192-unit apartment site, with approval of sign design required with Design Review for each Model Home Complex;
 - c) By placement of one information sign on each street frontage adjacent to the apartment site at the time of installation of street improvements for phases of the project in the vicinity (A, C, D, and H2). Size and location of the signs are to be determined at the time of design review approval for the Model Home Complex for each such phase.
- 16) School Site – In the event that Travis Unified School District is ready and able to construct the school on the school site and adequate utilities infrastructure is available, the District shall be provided construction access to the school site from the existing street of Opal Drive.

Fencing

- 17) The Project Fencing Plan shall be completed with the first submittal of Project Improvement Plans. The Developer shall prepare and submit a preliminary Project Fencing Plan showing the locations of all fences and walls, and the type of fence construction with the first submittal of the Project Improvement Plans. The Project Fencing Plan shall be part of the Landscaping Improvement Plans for the Project and is subject to the approval of the Directors of Public Works and Community Development and when approved shall be incorporated into the Final Specific Plan document for use with all subsequent approvals under the Specific Plan
- 18) Fencing/walls along the perimeter of villages adjoining open lands shall comply with the most recent standards of Chapter 14.20.290 of the Vacaville Municipal Code relating to "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat" and the approved design within the Vanden Meadows Specific Plan.

Landscaping

- 19) The developer shall provide landscaping in accordance with the City's Water Efficient Landscaping Regulations and the Water Conservation Ordinance. Use of drought-tolerant, native species shall be used as specified by this ordinance.
- 20) A Tree Inventory shall be submitted with Improvement Plans for each phase of the development that contains pre-existing trees. The inventory shall document trees as required by the City Land Use & Development Code and shall specify any protective measures to be used during construction for protection of any trees. The Inventory shall document all requirements specified by the Vanden Meadows Mitigation Monitoring & Reporting Plan.
- 21) Complete landscaping plans, showing all landscaping of public and required front yard and street-side yard areas shall be submitted with the improvement plans for each phase for review and approval by the Community Development Director and the City Engineer. Landscape shall be designed consistent with the overall concept approved and installed with Phase 1.

Tentative Map

- 22) The applicant/developer shall comply with the building permit allocations as set forth in the Development Agreement for the Vanden Estates.
- 23) The applicant/developer shall comply with the required conditions of approval from the Solano Irrigation District.
- 24) An avigation easement, in a form acceptable to the Community Development Director, shall be dedicated on the Final Maps for all Phases, as well as against each lot prior to the issuance of any building permits. The easement shall include the following:

"This property is in the area subject to over-flight by the aircraft using Travis Air Force Base and as a result, residents may experience inconvenience, annoyance, or discomfort arising from the noise of such operations. State law (Public Utilities Code Section 21670) establishes the importance of public use airports, including federal military airports, to the protection of the public interest of the people of the State of California. Residents of property near a federal military airport should therefore be prepared to accept such inconvenience, annoyance, or discomfort from normal aircraft operations."
- 25) Phased improvement plans and Final Maps submitted for review and approval by the City shall show or provide the following information:
 - a) Streets in adjacent phases if required / specified on the approved Phasing Plan;

- b) All street names (subject to review and approval by the City Planner, Fire Marshall, and Police Department);
 - c) All lot information demonstrating that each parcel will meet the minimum standards of the Specific Plan;
 - d) Complete landscape plans showing what will be installed by the developers and either maintained by the developer or through an approved Lighting and Landscaping District;
 - e) Location and number of bus turnouts for transit service (the location/number of turnouts shall be coordinated between the City and the Developer); and
 - f) The design of all entry/gateway signs for the Specific Plan (which shall be submitted for approval with the first phase small lot Final Map). The location and design of signs for each phase shall be included on the landscape plans for each phase.
 - g) Signs required for disclosure regarding park construction timing and identification of apartment site.
- 26) The CC&R's (Conditions, Covenants and Restrictions) for the subdivision shall be submitted for review and approval by the City Planner, City Engineer, and the City Attorney prior to recording the final map. The CC&R's shall include information on:
- a) Provisions to prohibit the storing of disabled vehicles or recreational vehicles within the front yard, driveway, or within public view for longer than 72 hours;
 - b) Community Facilities District's responsibilities;
 - c) Park construction timing;
 - d) Development standards for residential lots, including setbacks, rules for additions/patio covers, etc;
 - e) Type of accessory structures that will be permitted in residential areas;
 - f) Identification and location of future 192-unit apartment site.
- 27) Until the Travis Unified School District develops plans for the timing of school construction within the Vanden Meadows area, the Developer shall provide the original buyer of each lot within the subdivision with the following statement in a form approved by the City Planner:

"The local school may be near or at student capacity. Travis Unified School District policy may result in the transportation of students from this subdivision to other school facilities with adequate capacity to handle additional students. The School District does not yet know the timing of any school construction within the Vanden Meadows area. For additional information, contact the Travis Unified School district at (707) ____-____."

Planned Development

- 28) Future Vanden Meadows Specific Plan area house plans shall be subject to a separate Design Review approval by the Planning Commission. House plans for Vanden Meadows Specific Plan area shall, at a minimum, include the following:
- a) 2 one-story house plans,
 - b) 3 elevations per house plan,
 - c) High-quality front elevation designs/features,
 - d) Concrete tile roofing,
 - e) Varied rooflines,
 - f) Substantial front elevation masonry elements (Stone, brick, etc.),
 - g) Raised trim around all doors, windows, and vents on all elevations,

- h) Wrought iron or wood accent features (window sill planters, window shutters, etc.),
- i) Column and arch feature,

- 29) The street side elevations shall be equivalent to or better than the front elevation design/features.
- 30) Future Vanden Meadows Specific Plan area house plans shall comply with the appropriate zoning district standards defined within the Vanden Meadows Specific Plan, the City's Single-family Design Guidelines, and applicable sections of the Land Use and Development Code.
- 31) The developer shall provide front yard landscaping in accordance with the City's Water Efficient Landscaping Regulations and the Water Conservation Ordinance, and the landscaping standards of the Specific Plan.
- 32) Prior to construction, the applicant/developer shall create and submit a grading and construction staging plan for review and approval by the City Planner, to ensure that the adjoining property owners will not be significantly impacted during the development of the project site.

Non-Potable Water Supply and Solano Irrigation District

- 33) All Solano Irrigation District easements and fee title land must be shown on the Tentative Maps. Such real properties that will not be needed upon development of the land will be quitclaimed to the Developer for a cost determined by the District.
- 34) If Solano Irrigation District is the purveyor of non-potable water, the Developer(s) must sign a Solano Irrigation District work order for each construction phase of the development project. The work order is the mechanism by which all fees and charges associated with District agreements, reviews, inspections, boundary adjustments and facilities will be charged for reimbursement from the Developer(s). The partial estimated costs established by the District shall be paid by the Developer at the time of signing of the work order. The District will not review nor sign any maps or plans without a signed and paid work order. Additional payments shall be required on an incremental and necessary schedule.
- 35) If Solano Irrigation District is the purveyor of non-potable water, per the Solano Irrigation District's Rules and Regulations, the District must review, place its certificate on and sign the Final Maps and Improvement Plans submitted by the Developer.
- 36) Services shall be maintained to each existing agricultural undeveloped parcel until that parcel detaches from the District or the landowner signs a standard Irrevocable Waiver of Raw Water Service Agreement.
- 37) Existing agricultural irrigation turnout pots, pipelines, canals and concrete structures which provided irrigation service to the property must be properly removed and abandoned per District standards at the Developer's expense.
- 38) Since agricultural irrigation service(s) will no longer be provided by Solano Irrigation District, the Vanden Meadows Development properties shall detach from the District with the exception of the public lands and road Rights-of-Way which will be irrigated by a District non-potable water system. All fees and expenses for the detachment shall be calculated by the District and will be paid by the Developer(s).
- 39) Prior to construction of any parks or schools, the Developer shall pay for the construction of a permanent non-potable water pumping plant. The property for the permanent pumping plant shall be deeded to the District, if the District is the purveyor of non-potable water. The Developer shall sign and pay for a work order for the District to design and construct the permanent pumping plant. Upon

completion of the permanent pumping plant, the District shall be granted the non-potable water system.

- 40) Construction affecting existing District agricultural facilities must take place outside of the irrigation season so as not to interrupt service to the District's customers. The irrigation season is typically from March through October.
- 41) A non-potable water irrigation system for the park and public lands shall be constructed as part of the project. Each phase of the system must be connected to the previously installed non-potable pipelines and comply with the proposed non-potable utility master plan. Hydraulic calculations shall be completed for the entire development area as part of the utility master plan and submitted to the District for approval. The non-potable water system must be constructed to the District standards latest revision at the Developers' expense and given to the District to own, operate and maintain. Areas to receive non-potable water service must remain within the District boundary. This area is not covered by the 1995 Vacaville-SID Master Water Agreement, as amended. The District and City may execute an agreement to specifically cover this area.
- 42) Each successive construction phase shall ensure their non-potable water requirements are met by the previously installed non-potable pipelines and services. If changes to existing facilities or additional services are needed, they will be installed per the comments above and at the Developer's expense.
- 43) If active District agricultural facilities or District-accepted non-potable facilities are present at the time of construction, a District-standard Relocation and Protection of Facilities Agreement must be signed by the Developer(s). A fee of \$50 is required per agreement. If the Developer(s) proposes to change the standard agreement, then a fee of \$300 is required and all District legal and staff time involved in the modification of the agreement will be billed to the Developer(s). Depending upon development phasing, the existing agricultural facilities may or may not be abandoned and/or removed at the time of construction for each phase. Upon quitclaim of District rights of way, all canal, pipeline and appurtenances will also be quitclaimed to the Developer(s).
- 44) The Solano Irrigation District shall require an agricultural buffer. The District is in the process of negotiating the appropriate size, type, and permitted uses within the agricultural buffer.
- 45) At the completion of the project and prior to acceptance of District facilities, electronic copies of each improvement plan sheet in PDF format and 300 dpi resolution, and AutoCAD files are required showing as-built conditions for the District's electronic archiving.

DEVELOPMENT ENGINEERING

- 46) Tentative Map. Approval of the Final Map and Improvement Plans shall be consistent with the approved Tentative Map, prepared by Phillippi Engineering dated March 28, 2013. Unless otherwise stated in these conditions, the lots, streets, utilities, and grading shall generally be in conformance with the approved Tentative Map. Approval of Final Map and Improvement Plans shall also be consistent with approved Development Agreement and Specific Plan for this project.
- 47) 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;
- 48) Project Improvement Plans and Grading Plans. Concurrent with the Final Map, the Developer shall submit Improvement and Grading Plans for review and approval of the City Engineer. The Development plans for this 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.

- 49) Detention Fees. In lieu of detention fees the project is within the Southeast Vanden Detention Basin Land benefit district.

Easements and Dedications

- 50) Internal Public Street Dedication. The Developer shall dedicate rights-of-way for public residential streets as shown on the Tentative Map prepared by Phillippi Engineering dated March 28, 2013. As part of the street dedication, the Developer shall include in the street dedication the land adjacent to the terminus of each of the following courts for utility access: Court A, B, C, D, KK. A twenty foot (20') sidewalk shall be placed over the proposed utilities. The sidewalk limits shall be from the court to the back of the sidewalk that is parallel with the street. Bollards shall be placed near the terminus of the courts at locations as directed by the Director of Public Works.
- 51) External Public Street Dedication. The Developer shall dedicate rights-of-way for public streets (Vanden Road Re-Alignment, Nut Tree Extension or Foxboro Extension) as shown on the Tentative Map prepared by Phillippi Engineering dated March 28, 2013.
- 52) Public Property Dedication. Prior to the first final map, the Developer shall provide an irrevocable offer of dedication to the City of Vacaville for the 6.91 Acre parcel for the future park. The Developer shall also dedicate the parcel south of Lot 13 for utilities and access for emergency vehicles.
- 53) Public Utility Easement Dedications. The Developer shall dedicate a minimum 10 foot wide Public Utility Easement (PUE) behind the residential street right of way on each new public street (not including streets with additional dedication), and over any other joint utility trench lines outside of this area that are needed to serve the project.
- 54) Recorded Deeds and Dedications. 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 and improvement plan submittal. Unless otherwise approved by the City Engineer, all dedications and abandonment's shall be completed as part of the Final Map.

Street and Road Improvements

- 55) Phasing of Roadway Construction. The Developer shall design and construct all external and internal roadways needed to serve the proposed subdivision(s) in accordance with the approved Specific Plan and Development Agreement.
- 56) Internal Streets. All streets shall have curb to curb width of either 40 feet or 36 feet as shown on the Tentative Map. All streets shall have sidewalks on both sides of the street and shall be either placed at the back of curb or meandering as shown on the Tentative Map. The Tentative Map does not show a sidewalk on the south side of Foxboro Parkway from Street AA to the canal. A ten foot (10') meandering sidewalk shall be installed within these limits. Residential streets, that have proposed driveways located on the frontage, shall incorporate the City standard low profile curb and gutter with a continuous sidewalk. Residential streets without driveways shall incorporate the City standard vertical curb and gutter.
- 57) Pedestrian Access. The Developer shall provide pedestrian access from the proposed development to Southtown Park and the future School site. Pedestrian access may be either permanent or temporary and shall be ADA accessible. Construction of the access shall be concurrent with the construction of each separate phase of the subdivision.
- 58) Maximum Slopes of Driveways. The Developer shall show the location of all driveways on the improvement plans and show the slope of the driveway and drainage of each residential lot on final grading plans for each lot. No driveway slopes shall exceed a 14% slope unless approved by the City Engineer.

- 59) Driveways. Verify no driveways are within 13-feet of the curb return on the knuckles in accordance with City Std. Drawing 3-02B.
- 60) Sight Distance. The Developer shall show that lots meet the minimum sight distance requirements for expanded corners (City Std. Dwg. 3-02B). During design the Developer shall take into account the sight distance standards (City Std. Dwg. 3-04A and 3-04B) for intersections and (City Std. Dwg. 3-05) for private driveways. Provide sight distance triangles on improvement plans to verify privacy fences and landscaping are consistent with these sight distance standards.
- 61) Sound Walls. The Developer shall construct masonry sound walls along property lines of residential parcels for the following streets: Foxboro Parkway, Proposed Jepson Parkway, Vanden Road Realignment and Street A. Sound walls shall also be constructed along Street A on the north side (between Vanden Road and Street I) and along the South side (between Vanden Road and Street J) with the final limits of the wall being determined at the time improvement plans are submitted. Masonry walls constructed along proposed City right of way shall be constructed on the City side of the property line.
- 62) Terminus of Streets D & F. The Developer shall place an "end of street" barricade (City Std. Dwg. 3-18) at the terminus of Streets D and F.
- 63) Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for the widening of Vanden Road for the review and approval by the City Engineer and Director of Public Works prior to improvement plan approval. The 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 first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents. Construction Phasing Plan shall also establish a minimum of two vehicle accesses to occupied phases and a complete pedestrian path to existing pedestrian network. Interim circulation patterns shall not direct through or cut-through traffic on residential streets.
- 64) Traffic Circles. Initial submittal of Improvement plans shall include details for design and layout of proposed traffic circles. City requirements for geometrics, signing and marking of traffic circles shall be provided with this submittal.
- 65) Signing and Striping. Improvement plans shall include the following signing and markings:
- a) Provide a stop (R1) sign, street name signs, and stop limit line consistent with City Standard Drawings 3-16 & 13-24 facing all minor street approaches.
 - b) Provide stop (R1) signs for all way stops as directed by City Engineer. Provide thermoplastic white or yellow crosswalks and stop legends consistent with City Standard Drawing 3-24 as directed by City Engineer.
 - c) In association with yellow (school) crosswalks, school crossing and advanced warning signs consistent with MUTCD shall be provided.
 - d) Include State Standard Detail 22 centerline on 40 foot wide collector streets.
 - e) Include State Standard Detail 22 centerline at expanded corners per City Standard Drawing 3-02b, except that Detail 22 shall be continued through the entire corner.
 - f) Provide No Outlet (MUTCD W14-2) signs at the entrance to each cul-de-sac and at Street D and F.
 - g) Provide a 25 MPH Speed Limit (MUTCD R2-1) signs facing oncoming traffic on streets meeting residential street standard and as direct by City Engineer. Provide speed limit signs entering Street A and H and the intersections with Streets G and I, respectively, and as directed by City Engineer. Prefer sign to be mounted to City street lights, if possible, otherwise install consistent with City Standard Drawing 3-16.

Grading

- 66) Grading. All grading as shown on the approved grading plan shall be performed in one continuous operation, and the plan shall indicate all existing trees, and trees that are to be removed as a result of the proposed development.
- 67) Geotechnical Investigation Report. The Developer shall submit 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.
- 68) 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.
- 69) Pad Certification. Prior to the issuance of a building permit on any parcel or lot created by this Subdivision, the Developer's Civil Engineer or Land Surveyor shall 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.

Utilities

- 70) Phasing of Utilities. The Developer shall design and construct all on-site and off-site utilities and storm drainage improvements needed to serve the proposed subdivision(s) in accordance with the approved Specific Plan and Development Agreement.
- 71) Storm Drain Improvements and Master Plan. The Developer shall design and construct all on-site and off-site storm drains, structures, and drainage improvements needed to serve this subdivision per City Drainage Design requirements and the Southeast Vanden Area Major Drainage Facilities Master Plan. Storm drain improvements shall include the items listed below. For these improvements, Drainage Conveyance with Final Map fee credits will be given.
- The existing SID twin 36-inch CMP culverts located just east of the railroad shall be replaced with twin 60-inch culverts and a 36-inch culvert: or the culverts under the railroad could be extended.
 - The existing culverts at Meridian Road, Hay Road, and the private farm road shall be replaced with one of the following alternatives:
 - Twin 96-inch RCP culverts. The new culverts shall include concrete headwalls.
 - 16-foot by 8-foot ConSpan culverts shall be installed at Meridian Road and Hay Road, and 16-foot by 10-foot ConSpan culvert at the private farm road.
 - The top of bank shall be raised along the following reaches (see Master Plan for additional information):
 - River Station 250+55 to 233+09 along the left bank
 - River Station 209+07 to 192+55 along the right bank
 - River Station 137+52 to 122+52 along the right bank; and from Station 122+52 to 107+70 along both banks
 - River Station 90+53 to 85+53 along the right bank
 - River Station 65+67 to 54+60 along both banks; and Station 54+60 to 42+46 along the left bank
- 72) 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.
- 73) Sanitary Sewer On-Site Mains. The Developer shall construct all on-site sewer lines needed to serve the project as shown on the approved Tentative Map.

- 74) Acquisition of Domestic Water Supply to Serve Project. Per the Development Agreement, the Developer shall pay \$2,402 per dwelling unit as payment in full for 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.
- 75) 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.
- 76) Water Study. A water modeling study for the project is required. The cost to do so will be \$3,000 plus \$10/lot.
- 77) 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. The undergrounding on Vanden Road shall continue south to the south boundary of Area A.
- 78) Joint Trench. The Developer shall ensure that there are no conflicts between the Improvement Plans and the Joint Trench 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 Director of Public Works and Community Development.
- 79) Joint Trench Plans. The Developer shall submit the first submittal of the Joint Trench plans with the second submittal of Improvement Plans. The Developer shall also provide an exhibit that is a composite of the Joint Trench facilities and City & SID facilities in a plan view. The exhibit 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.

Benefit District

- 80) Benefit District Contribution. The Developer shall make their fair share contribution to the Southeast Vanden and Southeast Vanden Detention Basin benefit districts. The Developer's contribution shall be based on the Benefit District Engineer's Report; the most recent version is available with the City Engineer's office.

Landscaping

- 81) Concept Plan. The Developer shall submit a Landscaping Concept Plan showing all public landscaping that is to be publicly maintained at the time of improvement plan submittal.
- 82) Final Plans. Plans and specifications for setback landscaping shall be prepared by a Licensed Landscape Architect and approved by the Directors of Public Works and Community Development in conjunction with the Civil Improvement Plans. The landscape plans shall include setback landscaping improvements along Foxboro Parkway, Nut Tree Road, Vanden Road Realignment, Vanden Road (Leisure Town Road to the southern boundary of the project) Street A and Street H. The first submittal of the landscape and irrigation plans must accompany the second submittal of the improvement plans.
- 83) Concrete Mow Strip. Where a public and private landscaping is not separated by a sound wall, the Developer shall install a concrete mow strip to demarcate the difference between publicly and privately maintained landscaping.

Community Facility and Lighting and Landscaping Districts

- 84) Community Facilities District. The Developer shall annex into the existing Southtown Community Facilities District to provide funding for Fire and Police services prior to the recording of the Final Map.
- 85) Landscaping and Lighting Assessment Districts. The Developer shall annex into the Southtown Setback Landscaping, Southtown Lighting, and the Southtown Area Detention Basin Landscape and Lighting Maintenance Districts and shall create the Vanden Meadows Neighborhood Park Maintenance District prior to the recording of the Final Map.
- 86) Dissemination of District Information. The Developer shall prepare a plan to disseminate information to prospective homebuyers in regards to the Community Facilities and Landscape and Lighting Districts. Said information shall be included in model homes sales literature and as part of required Department of Real Estate disclosure documents.

Miscellaneous

- 87) Subdivision Improvement Agreement. The Developer shall enter into 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 along with the agreement.
- 88) Street Lights. All public street lights shall be City approved standard street lights in accordance with the City Standard Plans and Specifications except that luminaries shall be LED fixtures. City standard decorative street lights shall be installed on interior residential streets.
- 89) Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for utility installations and street reconstruction of Nut Tree Road, Leisure Town Road and Vanden Road for review and approval by the City Engineer and Director of Public Works prior to improvement plan approval. Improvements at the intersection of Foxboro, Vanden and Leisure Town Road shall be coordinated with the planned Jepson Parkway improvements.
- 90) Project Fencing. The Developer shall prepare and submit a preliminary Project Fencing Plan showing the locations of all fences and walls, and the type of fence construction with the first submittal of the Project Improvement Plans. The Project Fencing Plan shall be part of the Landscaping Improvement Plans for the Project and is subject to the approval of the Directors of Public Works and Community Development.
- 91) CAD files. Developer shall submit an AutoCAD drawing file to City specifications that shows all proposed utilities and utility services, street curbs within the public streets and utility easements to the City to be used as part of the public records system prior to approval of improvement plans.
- 92) Conditions, Covenants and Restrictions (CC&R's) Documents. The Developer shall prepare the Covenants, Conditions and Restrictions document for the review and approval of the Directors of Community Development and Public Works at the time of Final Map submittal, and approved prior to recording of the Final Map.
- 93) Internal Street Names. The Developer shall prepare a street sign/naming plan for all internal streets within the subdivision for the review and approval of the City Fire and Community Development Departments with the first submittal of the Final Map. These approved street names shall be placed on the Subdivision Final Map and recorded prior to issuance of any building permits.
- 94) State Regional Water Quality Control Board. The Developer shall install and demonstrate to the City Engineer and Director of Public Works that this subdivision meets the permitting requirements of the State Regional Water Quality Control Board. The Developer shall submit to the City Engineer the WDID number for this project prior to approval of improvement plans.

- 95) Project Utility Phasing. With the submittal of each Final Map, improvement drawings, or first project phase of improvement plans (whichever comes first) the Developer shall prepare a plan showing the phasing of the project with the ultimate infrastructure (utilities and paved access) that is needed to be constructed with the subdivision. Part of the phasing of construction of improvements is the review of all mitigations and needed improvements as outlined in the project CEQA document, traffic reports, and utility studies for the project and other specific infrastructure environmental documents. The Developer shall identify each of the mitigation improvements, when each improvement will be constructed within each phase of development, and then reflect this sequencing of improvements on the phasing plan. Each phase of new development and adjacent existing development shall have sufficient water, sewer, drainage and paved access in accordance with City requirements. The phasing plan shall also address how the overall project area will be mapped showing the location of all temporary and permanent utility lines, easements and paved access easements to existing City roads and utilities prior to improvement plan approval. In the event that certain phased improvements will benefit or impact the project, the plan shall show the area of impact and the possible alternatives if subsequent phased improvements are not constructed with project.
- 96) Phased Occupancy Plan. If occupancy of each development area is requested to occur in phases, then all access, utility and drainage improvements to each phase may be required to be fully completed prior to occupancy of any buildings within that phase except for items specifically excluded in an approved Phased Occupancy Plan, or minor hand work items, as approved by the Department of Community Development and Public Works. The Phased Occupancy Plan shall be submitted to the Director of Community Development and Public Works for review and approval prior to building permit issuance for any building within the project. Any phasing 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 from remaining additional construction activity. 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. With the development of first phase of development, the 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.
- 97) Construction Coordination. The Developer shall construct all infrastructure improvements in a timely manner in accordance with overall project infrastructure improvement schedule approved by the City and coordinated with all parties affected. If in the event that certain infrastructure improvements are needed to be constructed for the convenience and protection of the existing land owners, residences or the general public, the Developer shall install all such improvements as defined by the City Engineer. The Developer shall cooperatively work with all parties involved and shall have certain house keeping measures in place in a timely manner for the benefit of all affected. At the start of the project, the 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. The Developer shall also construct temporary improvements during construction for the convenience and coordination of those existing residences or businesses. In the event that needed improvements or temporary improvements are not constructed or not properly maintained, the City has the right to hold back building permits, inspections, occupancy approvals or stop construction until such needed improvements are constructed or housekeeping conditions are improved to the satisfaction of the City Engineer, Building official or Director of Public Works.
- 98) Relocation of Existing Improvements. Any relocation of any existing improvements or public utilities shall be accomplished under the direction of the governing agency, at no expense to the City.

99) 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.

100) 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.

FIRE

The Fire Department's review is to ensure compliance with the minimum code requirements related to fire and life safety as set forth in the California Fire Code and the State Fire Marshal's Regulations. The review is not to be construed as encompassing the structural integrity of the facility or abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests. The conditions below shall be subject to the current codes and regulations when plans are submitted to the Building Department. If you have any questions regarding these conditions, please contact Jill Childers at (707) 449-5482.

101) Vacaville Fire Department Weed Abatement Standards must be met before, during and after construction. (100 feet of clearance around buildings/structures)

102) Traffic calming devices are not approved by fire as shown on current maps. A decision on traffic calming devices can be made at a later date.

103) Residential fire sprinklers per the CA Residential Code are required.

104) Driveways over 150 feet in length must have hammerhead or turn around per Appendix "D" in the 2010 CFC.

105) Fire hydrants shall be located no more than 300 feet (122 m) from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and water mains shall be provided at a location(s) required by the Fire Code Official. The applicant shall also verify fire hydrant location(s) with the Vacaville Fire Department. The preliminary site plan and site utility plan show different hydrant locations.

106) Fire lanes shall be stripped and have signage where needed.

107) An approved water supply and emergency vehicle access shall be completed prior to any combustible materials being allowed on the project site. Please contact Jill Childers at (707) 449-5482 for a clearance letter prior to receiving any combustible materials at this site.

108) Access roads/EVAs for each phase shall have a minimum unobstructed width of 20 feet and a minimum vertical clearance of 13 feet 6 inches shall be provided.

109) 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.

