

RESOLUTION NO. 2015-051

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE
APPROVING THE FOXBORO KNOLL TENTATIVE MAP
TO SUBDIVIDE PARCELS J & K OF THE VANDEN MEADOWS SPECIFIC PLAN
(MONTGOMERY PARCEL) INTO 58 SINGLE-FAMILY LOTS OF 10,000 SQUARE FEET OR
MORE (APN 0137-050-020)**

WHEREAS, the City of Vacaville has received applications to approve a tentative map, for the Foxboro Knoll project, a 58-lot single family home subdivision on a 25.5-acre site within in the Vanden Meadows Specific Plan, also called the "Project." The project area is shown in attached Exhibit A and is described as:

Located east of Nut Tree Road and having the Foxboro Parkway extension bisecting the site to connect to Vanden Road

Portion of APNs: 0137-050-020,
also known as Area J & K of the Vanden Meadows Specific Plan

WHEREAS, the City Council heard testimony from staff and other interested parties at the public hearing on September 24, 2013, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council approved and certified the Vanden Meadows Specific Plan and Development Project Environmental Impact Report (SCH# 2011022008); and

WHEREAS, The City Council reaffirmed the approved Vanden Meadows Specific Plan and Development Project Environmental Impact Report (SCH No. 2011022008) for the rezoning in accordance with the findings in City Council Resolution 2015-49; and

WHEREAS, on August 24, 2013, the City Council approved the Vanden Meadows Specific Plan and Development Project; and

WHEREAS, there has been substantial opportunity for public input throughout the Project public review process, including, but not limited to, the opportunity to testify at the aforementioned duly noticed public hearings; and

WHEREAS, the Planning Commission of the City of Vacaville has conducted a public hearing on May 19, 2015, regarding said proposed reaffirmation for the tentative Cancellation of Williamson Act Contract No. 573, Development Agreement, Zone Change, and Tentative Map for Vanden Meadows Specific Plan areas J and K, as called Montgomery Parcel or Foxboro Knoll, and voted (6-0-1) to recommend that the City Council approve said actions; and

WHEREAS, the City Council has heard testimony from staff and other interested parties at the public hearing on June 9, 2015, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council finds that the proposed Foxboro Knoll Tentative Map and Conditions of Approval, as depicted in Exhibit A and B attached hereto, and 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vacaville hereby approves Foxboro Knoll Tentative Map (Exhibit A), subdividing a 25.5 acre parcel in to 58 single-family lots of 10,000 square feet or more, subject to the Conditions of Approval in Exhibit 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 9th day of June, 2015, by the following vote:

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

NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

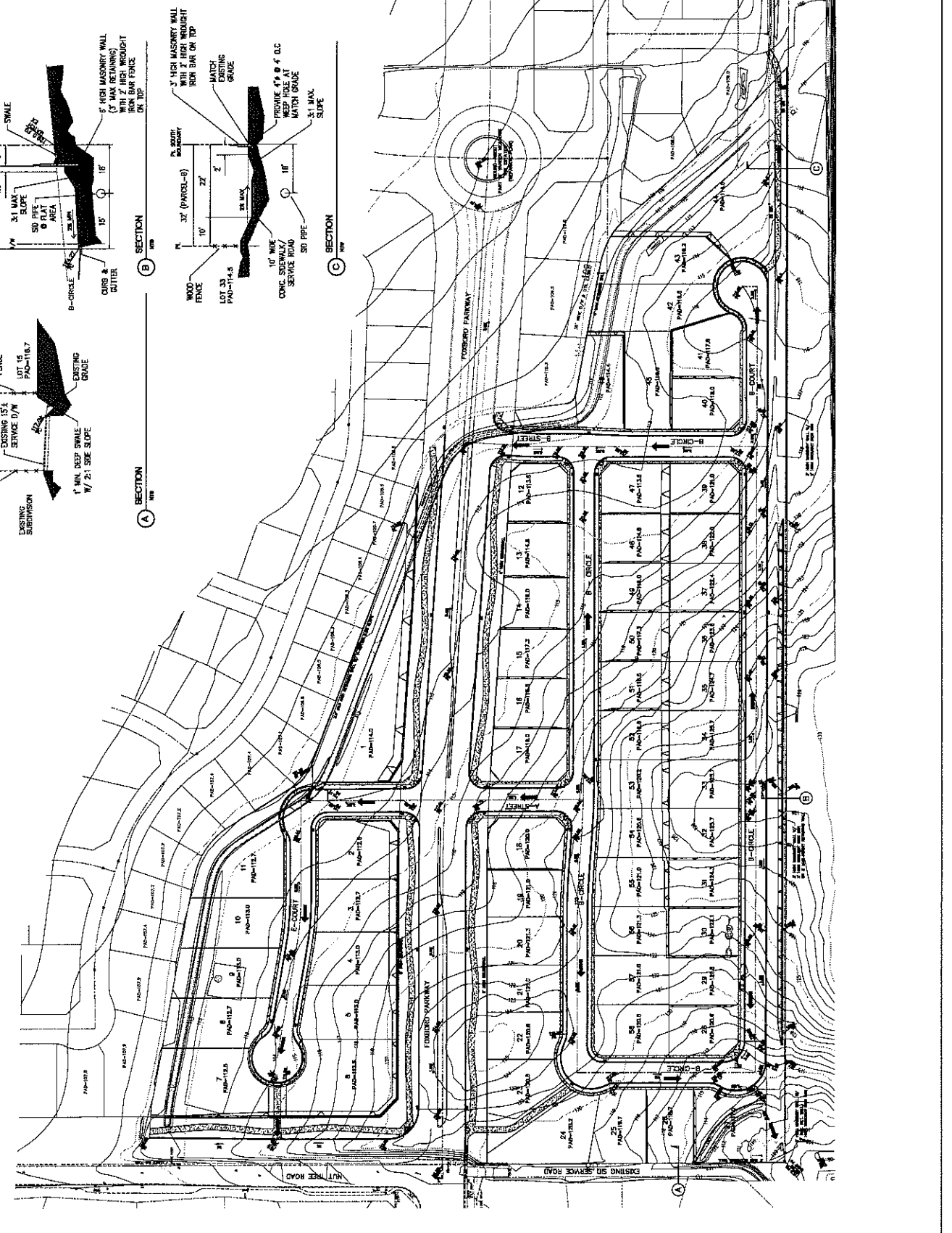
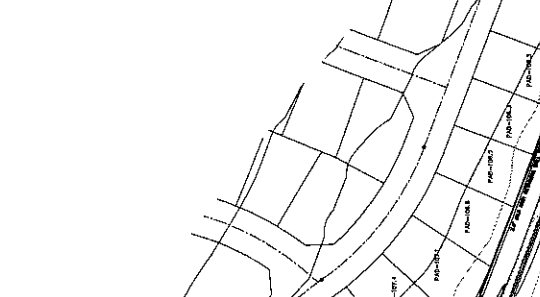
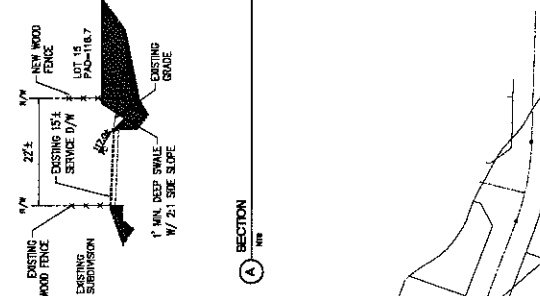
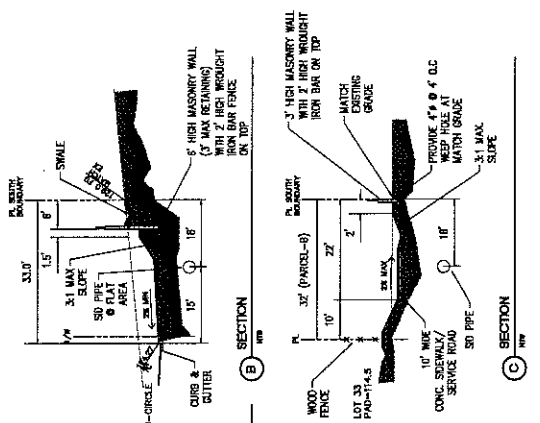
Attachments: Exhibit A – Approved Tentative Map for the Foxboro Knoll Project
Exhibit B – Conditions of Approval for the Foxboro Knoll Project



PROJECT INFORMATION
 PROJECT NO. 2024-001
 SHEET NO. 2
 DATE: 10/20/2024

FOXBORO KNOLL
 TENTATIVE MAP
 GRADING PLAN

DATE	DESCRIPTION
10/20/2024	ISSUED FOR PERMIT
10/15/2024	REVISED
10/10/2024	ISSUED FOR PERMIT
10/05/2024	ISSUED FOR PERMIT

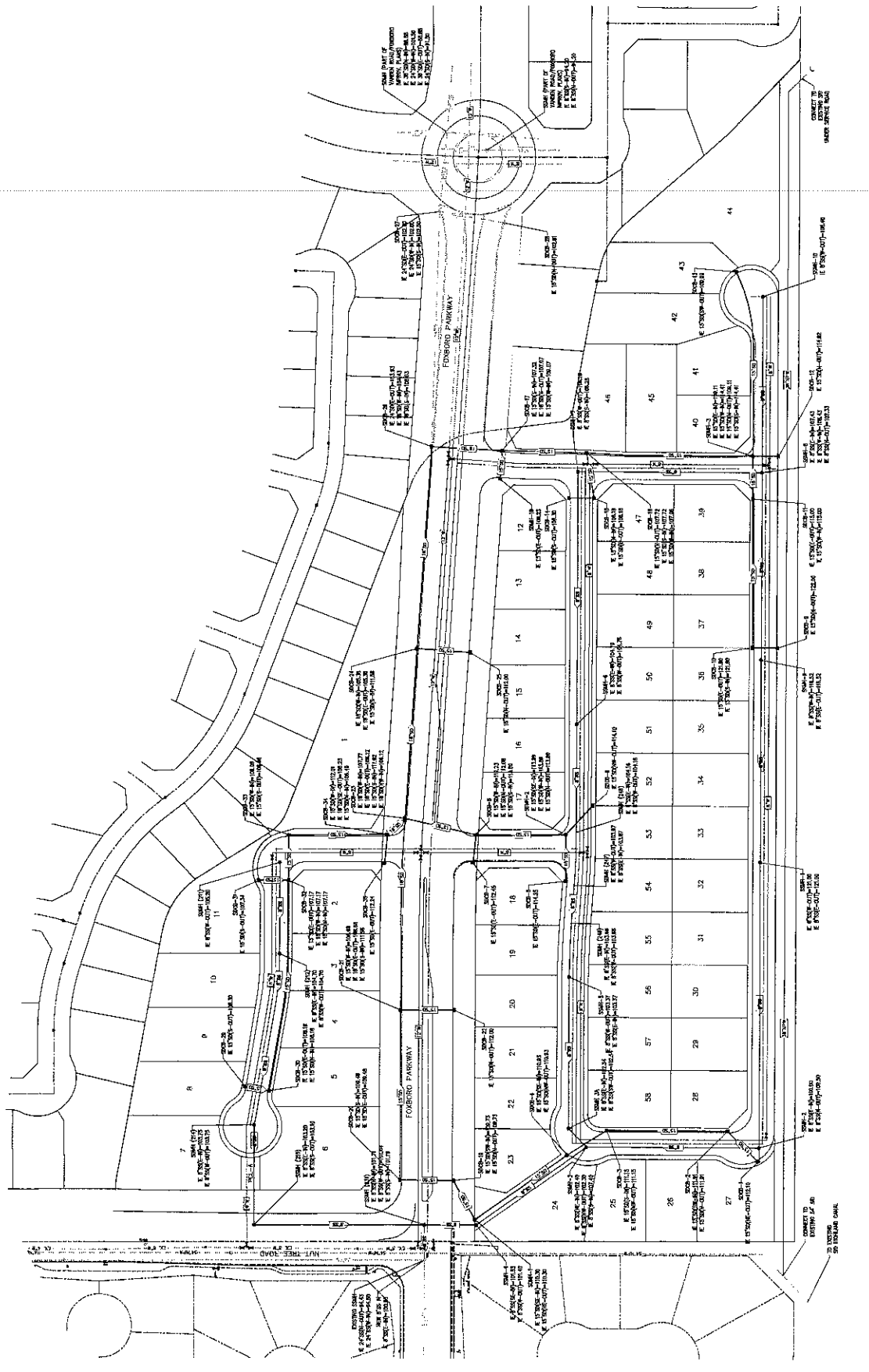




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FBI ENGINEERS, INC.
10000 FIVE POINTS BLVD.
FARMERSVILLE, MD 21048
TEL: 410-326-1100
WWW.FBIENGINEERS.COM

FOXBORO KNOLL
TENTATIVE MAP
TENTATIVE UTILITY PLAN

DATE	10/20/11
SCALE	AS SHOWN
SHEET NO.	3
TOTAL SHEETS	3





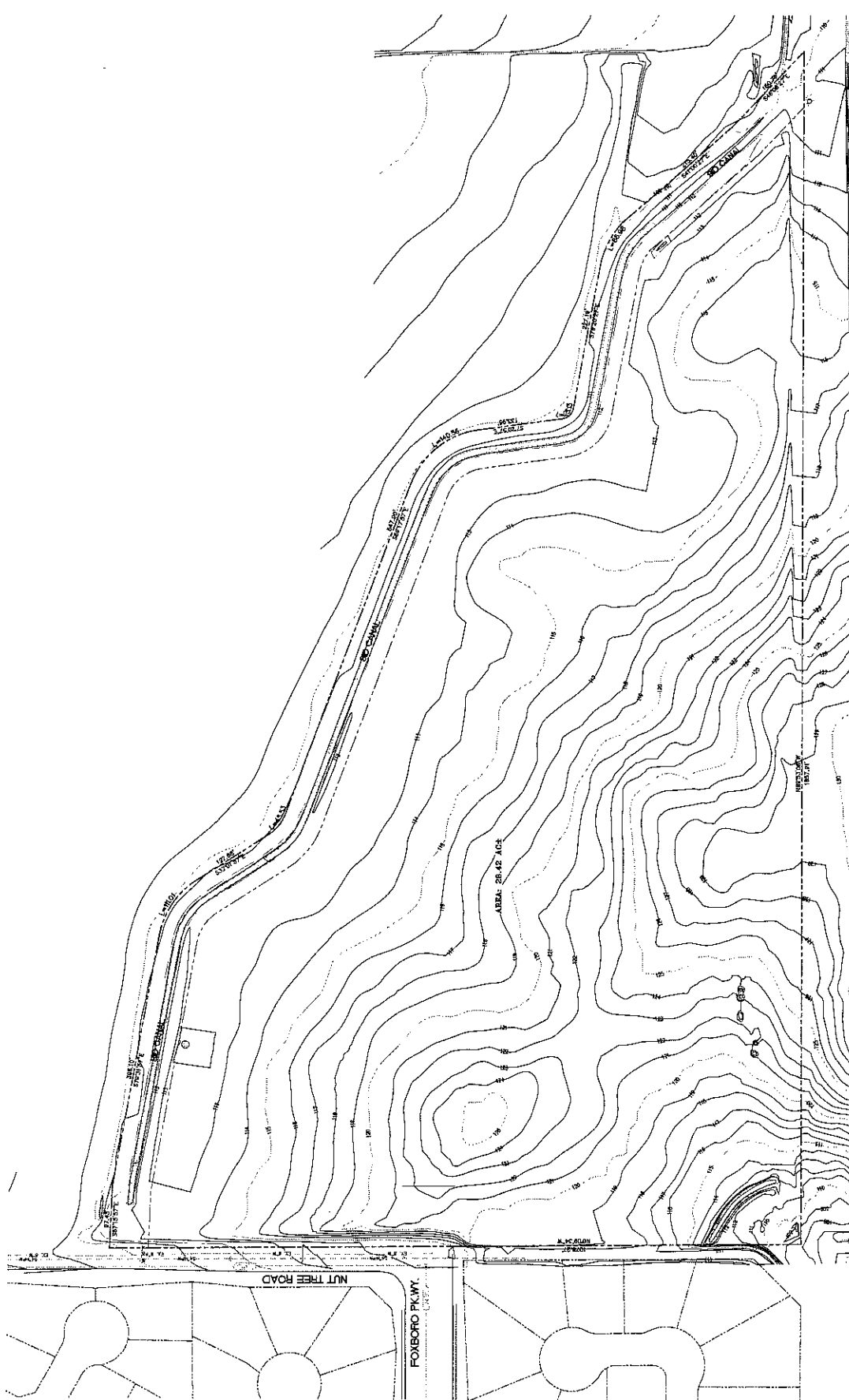
PROJECT: FORT MONMOUTH
 SHEET NO.: 4
 DATE: 10/15/10

DESIGNED BY: J. J. ...
 CHECKED BY: J. J. ...
 DRAWN BY: J. J. ...

FOXBORO KNOLL
 TENTATIVE MAP
 TOPOGRAPHIC MAP

FOXBORO KNOLL
 TENTATIVE MAP
 TOPOGRAPHIC MAP

PROJECT: FORT MONMOUTH	SHEET NO.: 4
DATE: 10/15/10	



**EXHIBIT B
CONDITIONS OF APPROVAL
FOXBORO KNOLL TENTATIVE MAP
File No. 14-313**

I. Standard Conditions of Approval for Foxboro Knoll Tentative Map:

The applicant (Steve Hicks, Bayless and Hicks) shall comply with the applicable standard conditions of approval for Tentative Maps.

II. Project-Specific Conditions:

The applicant (Steve Hicks, Bayless and Hicks) shall comply with the following Project-Specific Conditions:

PLANNING

1. The project approves the following actions on a 25.5 acre lot in the Vanden Meadows Specific Plan west of Vanden Road, east of Nut Tree Road, near the future intersection of Foxboro Parkway and Nut Tree Road; identified as the Montgomery Parcel, or Areas J and K of the Vanden Meadows Specific Plan:
 - a. Reaffirmation of 2011 Vanden Meadows Specific Plan and Development Project Environmental Impact Report.
 - b. Tentative Cancellation of Williamson Act Contract No. 573 (Exhibit A-1).
 - c. Zone Change from Agriculture (AG) to Residential Estate 10,000 square foot minimum lot size (RE-10) (Exhibit A-2).
 - d. Development Agreement by and between the City of Vacaville and Vacaville Land Investors, LLC regarding the development of real property commonly referred to as Foxboro Knoll (Montgomery) at Vanden Meadows (Exhibit A-3).
 - e. Tentative Map to subdivide the parcel into 58 single-family lots. (Exhibit A-4).
2. Prior to issuance of Building Permits, the following shall occur (permits for model homes may be exceptions, in compliance with laws and regulations):
 - a) A Design Review or Planned Development for house plans shall be approved by Planning Commission; and
 - b) Final Map is recorded with street names reviewed and approved by Community Development.
3. The Standard Conditions of Approval and the Project Specific Conditions set forth herein shall run with the land and shall apply to the Project Applicant and to all future owners of the property. (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180, 184)
4. The Developer shall comply with the requirements of the Development Agreement between the City of Vacaville and Vacaville Land Investors, LLC Regarding the Development of Real Property Commonly Referred to as Foxboro Knoll (Montgomery) at Vanden Meadows. Said document is dated June 9, 2015. In the event there is a conflict with these Conditions of Approval the Development Agreement, the Development Agreement shall prevail.
5. The plans submitted for Building Permits and Public Works Permits shall be in substantial compliance with plans approved by this action and dated March 10, 2015 (received by Planning March 10, 2015), except as modified by these conditions of approval. Any modifications to the approved project description and plans shall be subject to review and approval by the Director of Community Development, and may require separate entitlement approvals by the Director, Planning Commission or City Council.

6. Prior to and during any construction or site work, the applicant shall show proof of any required permits and shall comply with the mitigation measures of the certified Vanden Meadows Specific Plan and Development Project Environmental Impact Report (SCH# 2011022008).
7. Prior to recordation of any final map, the Certification of Cancellation of Williamson Act Contract No. 573 shall be completed and recorded.
8. Future house plans for Foxboro Knoll shall be subject to a separate Design Review/Planned Development approval by the Planning Commission. House plans submitted for Design Review or Planned Development shall comply with the Land Use and Development Code and the Residential Design Requirements for New Single-Family Development.
9. Lots 27 and 44 shall have the following restrictions:
 - a) A "Fire Buffer - no structure" easement shall be recorded on the parcels where the Fire Buffer extends on the parcels to prohibit the construction of any structure. Pools are acceptable.
 - b) Both lots shall be subject to special design restrictions at time of Planned Development/Design Review approval to help ensure compliance with the "no structure" limitations as part of the fire protection measures, including:
 - i. Both lots shall have the garages facing full south with the driveways in the Fire Buffer area. No part of the future house or accessory structures shall encroach in the Fire Buffer area.
 - ii. The Fire Buffer area/easement shall be the "front yard" of the parcels.
 - iii. With these restrictions, it may be reasonable to grant Lot 27 limited setback reductions. This will be determined and reviewed at the time of house plan design review/planned development.
10. The following are approved for street names and shall be identified on the Final Map:
 - a) A-Court = Wilmington Court
 - b) A-Street = Lynn Street
 - c) B-Circle = Montgomery Circle
 - d) B-Court = Malden Court
11. The developer shall install perimeter fencing/walls for the subdivision in accordance with the following requirements:
 - a) Perimeter fencing adjacent to Nut Tree Road, and Foxboro Parkway, shall be 6 ft. masonry wall. The wall design and materials shall be consistent with the Vanden Meadows Specific Plan and compatible with that of the Southown Development.
 - b) Perimeter fencing along Parcel B (new SID parcel) adjacent to Lot 27 and 44 shall be 3 foot masonry wall with 2 foot wrought iron fencing. Design and materials shall be the same as that of the perimeter wall and details shall be included with Improvement Plans.
 - c) Lots 24 -27 may have wooden fencing along the rear property lines adjacent to the existing SID service driveway.
 - d) Perimeter fencing along the southern boundary of Parcel B (also the City Limit Line) shall be partial wall/partial open wrought iron view fence, consistent with the Vanden Meadows Specific Plan.
 - e) Exceptions may be necessary for the height of masonry walls if there is a conflict with the sight-distance-triangle. This will be determined at time of improvements plan plan-check.
 - f) Details of the fencing/walls (including materials) shall be shown on the improvement plans and landscaping plans submitted for review and approval. The perimeter fencing/walls, shall be installed to the satisfaction of the City Engineer and City Planner.

- g) A gate shall be constructed on Parcel B adjacent to Lot 27 to restrict public access. Location and design shall be coordinated with SID and City as part of final Improvement Plans.
12. Preliminary residential landscape plans shall be submitted with the Design Review or Planned Development application for house plan review and shall include the following:
- a) Interior subdivision landscaping shall be consistent with the Residential Design Requirements for New Single-Family Development and Vanden Meadows Specific Plan.
 - b) Tree placement shall be reviewed by a landscape architect to ensure proper distance between trees and underground utilities.
 - c) Complete landscaping plans shall be submitted for review and approval by the Community Development Department and the City Engineer. These landscape plans shall be submitted with the improvement plans.
 - d) In compliance with the tree removal permit approval, plant 4 native species trees (as defined in the Solano Habitat Conservation Plan) in the landscaping strip adjacent to the southernmost perimeter wall in the Foxboro Knoll subdivision and/or the Estates subdivision or in the pathway area identified as Parcel B on the Foxboro Knoll tentative map (Exhibit A-5 – Tree Removal Approval). Tree species, size, planting and irrigation details shall be identified on landscape plans to be reviewed and approved by the City Planner and by Public Works (to ensure there is no conflict with underground utilities or overland releases). These trees are in addition to other required right-of-way landscaping and residential landscaping.
 - e) Landscape plants and irrigation designs shall be drought tolerant and include water conservation efforts. Plans shall be consistent with regulations applicable at the time of final landscape plan submittal.
13. Landscape plans for the public lands or right-of-way areas shall be submitted with improvement plans and subject to review and approval by the Directors of Community Development and Public Works. The landscape plans shall be consistent with the Vanden Meadows Specific Plan Section 3.4.6 and shall include the following:
- a) Foxboro Parkway landscaping shall match that of Leisure Town Road/Jepson Parkway.
 - b) The pedestrian pathways shall include climbing vines along the walls, and shrubs and shade trees along the pathways. Landscaping shall be water efficient landscaping and should incorporate native plants, grasses, and trees.
14. 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.
15. The Conditions Covenants and Restrictions (CC&R's) for the development shall include 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.
16. An avigation easement, in a form acceptable to the Community Development Director, shall be dedicated on the Final Map 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.”

17. 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 herein:
 - a) Interior work which would not create noise or disturbance noticeable to a reasonable person of normal sensitivity in the surrounding neighborhood shall not be subject to these restrictions;
 - b) Construction or repair work performed by or under the direction of a homeowner at his or her residence is exempt from these restrictions on Sundays and holidays, but such construction or repair work shall be limited to the hours between 8:00 AM and dusk.
 - c) 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.
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 the development 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 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.

DEVELOPMENT ENGINEERING

21. Tentative Map. Approval of the Final Map and Improvement Plans shall be consistent with the approved Tentative Map, prepared by Phillippi Engineering dated March 10, 2015. 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.

22. 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;
23. 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.
24. Detention Fees. In lieu of detention fees the project is within the Southeast Vanden Detention Basin benefit district.

Easements and Dedications

25. Internal Public Street Dedication. The Developer shall dedicate rights-of-way for public residential streets as shown on the Tentative Map and as described in these Conditions. The limits of right-of-way shall be from the back of curb to back of curb.
26. External Public Street Dedication. The Developer shall dedicate right-of-way for Nut Tree Road as shown on the Tentative Map, and Foxboro Parkway per the Development Agreement.
27. Public Property Dedication. The Developer shall dedicate the following parcels in fee for uses such as public utilities, public landscaping, emergency access and pedestrian access: The lot between Lots 23 and 24, and Parcel A located at the terminus of Court A.
28. Parcel A – Adjacent to Lot 46. The Developer shall dedicate this Parcel to the adjacent property that is a part of the Estates at Vanden Meadows map. The dedication shall be by a lot line adjustment, and the Developer shall bear the cost for the dedication. The lot line adjustment shall be accomplished concurrently with the Final Map. If the adjacent property owner does not want the property, then the Developer shall dedicate the property to the City.
29. Public Utility/Access Easement Dedications. For streets with separated sidewalk, the Developer shall dedicate an 11 foot wide Public 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. For streets with attached sidewalk, the Developer shall dedicate a 4.5 foot wide Public Access Easement (PAE) behind the residential street right-of-way and a 10 foot wide Public Utility Easement (PUE) behind the residential street right-of-way.
30. Easements on Parcel B. The Developer shall dedicate a Public Landscape Easement, a Maintenance Easement and a Public Access Easement (PAE) over Parcel B for maintenance of the public landscaping, access to maintain the proposed masonry wall and for pedestrian access shown at the terminus of Court B.
31. Easement for Overland Release. The Developer shall also dedicate a Drainage Easement over Parcel B for overland release. The area designated on the Tentative Map for overland release adjacent to Lot 27 shall be designed and graded such that the overland release does not flow over Lot 27.
32. 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

33. 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.
34. Internal Streets. All streets shall have flowline to flowline 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 except that no sidewalk is required over Parcel B. Sidewalks shall be either placed at the back of curb or separated as shown on the Tentative Map. Residential streets with separated sidewalk shall incorporate the City standard vertical curb. Residential Streets with separated sidewalk shall have 6 foot landscape area with 5 foot sidewalk. Residential streets with attached sidewalks shall incorporate the City standard low profile curb and gutter except for the expanded corner between Lots 1 and 11 which shall have vertical curb.
35. Pedestrian Access. The Developer shall provide 10 foot sidewalk for pedestrian access from the terminus of Court A to Nut Tree Road, from Circle B to Foxboro Parkway between Lots 23 and 24 and from the terminus of Court B to the adjacent subdivision (The Estates at Vanden Meadows). Bollards shall be placed near the terminus of the access points at locations as directed by the Director of Public Works.
36. 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.
37. Driveways. Verify no driveways are within 13 feet of the curb return on the expanded corners in accordance with City Std. Drawing 3-02B.
38. 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.
39. Sound Walls. The Developer shall construct masonry sound walls at the following locations: Along Nut Tree Road, Foxboro Parkway and at the pedestrian/utility corridors. Final wall limits shall be 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.
40. Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for utility installations and street reconstruction of Nut Tree Road for the review and approval by the City Engineer and Director of Public Works prior to improvement plan approval. Prior to the first building permit, the Developer shall 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. 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.
41. Curb Extensions. The Developer shall provide curb extensions at the intersections of A-Street and B-Circle and B-Street and B-Circle.

42. 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.
43. Retaining Walls. The Developer shall construct a retaining wall along Lots 1, 7, 8, 9, 10, 11, 27, 42, 43, 44, 46 and along the southern property line of Parcel B. The Developer shall also construct a retaining wall along the lots adjacent to the south side of Foxboro Parkway or construct a grade no steeper than 5:1 from the rear property line to the back of walk. Final wall limits shall be determined at the time improvement plans are submitted.
44. 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.
45. 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.
46. 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

47. 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 in accordance with the approved Specific Plan and Development Agreement.
48. 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
49. Conflicting Storm Drain Information. The storm drain design shown for this Project at the intersection of Foxboro Parkway and New Vanden Road is different than the design for the Estates at Vanden Meadows Tentative Map. The storm drain system shall be updated along with

the Master Plan. The updated storm drain system and updated Master Plan shall be submitted for approval by the Director of Public Works.

50. 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. See Condition No. 30 above labeled "Easement for Overland Release" for additional information.
51. 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 and Specific Plan. The January 2011 Vanden Meadows Draft Sewer Study shall be updated to be consistent with the approved July 2013 Vanden Meadows Specific Plan and the Tentative Map. There are sewer lines in numerous locations that are greater than 12ft deep. No sewer services shall connect to a sewer line deeper than 12ft. The sewer line shall either be raised to meet this standard or a shallower collection main shall be required.
52. Acquisition of Domestic Water Supply to Serve Project. Per the Development Agreement, the Developer shall pay the full cost per dwelling unit for 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.
53. 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 and the Specific Plan.
54. Water Study. Prior to review of improvement plans, a water modeling study for the project is required for build out conditions to verify water main sizes and to ensure fire flow requirements. The cost of the study is \$3,000 plus \$10/lot.
55. Water Quality Sampling Station. A water quality sampling station shall be installed per City Standards in the Vicinity of Lots 33 or 34.
56. 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.
57. 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.
58. 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 Induction fixtures for residential streets and LED fixtures for collector and arterial streets. City standard decorative street lights shall be installed on interior residential streets.

Benefit District

59. Benefit District Contribution. The Developer shall make their fair share contributions to the CMF Sewer Trunk Line, Southeast Vanden, Southeast Vanden Detention Basin and Emergency Vehicle Preemption 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

60. 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.
61. 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 Nut Tree Road and Foxboro Parkway. The first submittal of the landscape and irrigation plans must accompany the second submittal of the improvement plans.
62. 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

63. Community Facilities District. The Developer shall annex into the existing Southtown Community Facilities District (CFD 11) to provide funding for Fire and Police services prior to the recording of the Final Map.
64. Landscaping and Lighting Assessment Districts. The Developer shall annex into the Southtown Setback Landscaping, Southtown Lighting, Southtown Park Maintenance and the Southtown Area Detention Basin Landscape and Lighting Maintenance Districts prior to the recording of the Final Map.
65. 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

66. Fencing and Wall Plan. The Developer shall prepare and submit a preliminary Project Fencing and Wall Plan showing the locations of all fences and walls, and the type of fence construction with the first submittal of the Project Improvement Plans. This plan, along with fencing details and masonry wall aesthetics 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.
67. 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.
68. 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.
69. 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.
70. 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.

71. 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.
72. 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.
73. 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.
74. 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.

75. 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.
76. 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.
77. 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.

SOLANO IRRIGATION DISTRICT

78. The Developer shall be legally and economically accountable for all actions or lack thereof from their Contractor(s) and subcontractor(s) for any and all construction activities or works including administrative actions which may occur during this development project.
79. All legal and economic actions by the District require the approval from the District's Board of Directors. The Board regularly meets on the third (3rd) Tuesday of each month. All actions and approvals by the Board must be on the Board Agenda absolutely no later than, the first (1st) Wednesday of the month. The schedule can be viewed on the District's website www.sidwater.org.
80. Prior to District review or administration, the Developer must sign a District work order for the project or each construction phase of the development, as required. The work order is the mechanism to which all fees, charges and expenses associated with District agreements, reviews, inspections, boundary adjustments and all other staff time, etc. will be charged to the work order for reimbursement from the Developer.
 - a) The Deposit Amount estimated by the District shall be paid in full by the Developer at the time of signing of the work order.
 - b) The District will not review nor sign any maps or plans without a signed and paid work order.
81. The Developer shall purchase Performance and Payment Bonds on behalf of their Contractor for all constructed works for the relocation of existing District facilities or construction of new facilities which will be dedicated to the District. These Bonds must meet the current District Specifications and Policy requirements.
82. Since agricultural irrigation service will no longer be provided to the parcel(s) within the development, the parcel(s) must detach from the District.
 - a) All fees and expenses for the detachment will be paid by the Developer under a separate signed and paid District development work order. The estimated fees and expenses for detachment will be calculated by the District and this deposit shall be paid in full by the Developer at the time of signing the detachment work order.
 - b) The detachment process may take several months to complete and requires approvals from the District's Board of Directors and LAFCO. The District can provide the Developer a copy of the District's Regular Board Meeting and LAFCO schedules.

- c) Per the detachment policy, a standard Irrevocable Waiver of Raw Water Service Agreement must be signed by the current Landowner(s) and recorded against the land by the District. All fees and expenses associated with this agreement shall be paid by the Developer.
 - d) All District easements and Fee Title land must be shown on all maps until it is quitclaimed to the Developer and recorded by the District.
 - e) Per District Policy, all District Fee Title lands will be retained by the District which may require the Developer to "relocate" the lands and their facilities outside of the development area.
 - f) The relocated facilities may require construction of additional facilities or modifications to existing facilities to maintain their functionality, all costs shall be at the Developer's expense.
 - g) Only upon final acceptance by the District, the expenses paid by the Developer for relocated and/or newly installed facilities and any Quitclaims due will be presented to the Board at a Regular Board Meeting to be acted upon per the current District Policy or other Board approved Agreement.
 - h) Transfer of District rights-of-way and Fee Title land shall follow the current Policy of the District and must be approved by the Board.
83. All public, private or agency utilities or facilities installed or constructed (i.e. gas, electric, water, sewer, cable, communications, fiber optic, landscaping, sidewalks, ornamental fencing, etc.) as part of this development project which enter or cross the District's rights-of-way shall require a District Encroachment Permit for each encroachment. The executed Permit shall be between the District and utility company or agency accountable for the installed utility or facility.
84. The District must review and sign its certificate on all Final Maps and Improvement Plans for all lands within the District's boundary area or development project which contains or may affect any District facility or rights-of-way.
85. Prior to any construction activity, including clearing, grubbing or grading, a standard District Protection of Facilities Agreement between the District and the Developer must be executed. All Protection of Facilities Agreements require the approval from the District's Board of Directors.
- a) Any change to the standard agreement proposed by the Developer requires review by the District's legal counsel. All costs associated with those changes including but not limited to: all legal fees, expenses, staff time, etc. shall be charged to the Developer through the work order. The fee structure shall be per the District's current Policy.
86. All construction activities which may affect the existing District agricultural facilities, at the District's sole discretion, or within any District rights-of-way shall take place outside of the irrigation season. The typical irrigation season is from March through October.
- a) The Developer may petition the Board for an exception and approval. Said approval will require additional bonding, constructed works, agreements, legal fees, etc. to guarantee uninterrupted service to the District's customers. Each instance shall be reviewed on a case-by-case basis without prior precedents.
87. Dependent upon the development's phasing or scheduling, the existing agricultural facilities may or may not be abandoned or relocated at the time of construction for the phase. Regardless of the parcel(s) current intent to receive irrigation water, the Developer must maintain all existing irrigation services.

- a) EXCEPTION: The current Landowner signs an Irrevocable Waiver of Raw Water Service Agreement or the parcel(s) has/have an Irrevocable Waiver of Raw Water Service Agreement previously recorded against the property.
88. All existing agricultural irrigation services, outlets, pipelines, canals, concrete structures, etc. which originally provided irrigation service to the parcel(s), except those outlined above, must be properly removed and abandoned per District Standards.
- a) All District facilities to be abandoned in-place or removed within the City's or County's rights-of-way shall require their approval and be in accordance with their current standards specifications including any required permits, fees, inspections, etc.
89. The existing agricultural irrigation services, outlets, pipelines, canals, concrete structures, etc. which will continue to provide irrigation service to the parcel(s) outside of the development, may require the construction/installation of new or additional safety measures or devices (i.e. fencing along open canals, gates, life nets, screens, covers, etc.). All work shall be per District Standards.
90. Development of parcels located within a District non-potable water service area shall also require the following:
- a) Construction of a non-potable irrigation system for the parcel(s) and public lands which are part of the development project.
- b) All areas to receive non-potable irrigation water service must remain within the District boundary or within public rights-of-way per the current LAFCO requirements. The District and City may execute or amend an agreement to specifically cover this area.
- c) Each phase of the system, as required, must be connected to the previously installed or existing non-potable irrigation system and comply with the master plan for the service area. Hydraulic calculations shall be completed for the entire development area and submitted to the District for approval.
- d) The non-potable water system must be constructed to the current District Standard Specifications & Details.
- e) Upon acceptance by the District, these facilities and pipelines shall be given to the District to own, operate and maintain.
- f) 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 facilities are needed, pumping plants or booster stations, they will be installed per the requirements above and at the Developer's expense.
91. At the completion of the project and prior to acceptance of District facilities, electronic PDFs (300dpi) of each improvement plan sheet and AutoCAD files are required showing "As-Builts" for the District's electronic archiving. All expenses required for the electronic records shall be paid by the Developer.

FIRE DEPARTMENT

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.

92. Approved address numbers shall be provided for each home.
93. All work shall be in conformance with California Fire Code Chapter 33, "Fire Safety During Construction and Demolition" and NFPA 241 "Safeguarding Construction, Alteration, and Demolition Operations".
94. In case a fire detection and/or suppression system is out of service for any length of time, a firewatch shall be assigned to monitor the premises. In addition, the contractor shall notify the Fire Department before a system is taken out of service and indicate specifically when the system is to be out of service and when it is to be restored. CFC 901.7, 1404.5, NFPA 101, 9.6.1.7. The Fire Department's guideline is attached hereto.
95. Driveways and fire apparatus access roads shall be at least 20 feet wide and able to hold 70,000 pounds.
96. Fire sprinklers shall be required per the most current edition of NFPA, CFC and CRC.
97. 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.
98. Fire lanes shall be required and have signage where needed. This will be decided during inspections.
99. Deferred submittals to the Vacaville Fire Department shall be required for fire sprinklers.
100. Fire flow shall meet the requirements of the CFC for the building type and size and local amendments.
101. 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.
102. The Vacaville Fire Department's standard for weed abatement shall be maintained before, during and after this project is completed.
103. 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 feet in length shall have a minimum width of 15 feet.
 - 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.

Note: Plan Checks for Fire Department permits are a minimum four weeks out.

104. The applicant shall submit three (3) complete sets of automatic fire sprinkler system plans, hydraulic calculations, and specifications to the Fire Department, conforming to NFPA 13, for review and approval prior to installation. (1001.3) CFC All concealed combustible spaces formed by *composite wood joist construction* shall be protected by fire sprinklers. When such spaces are allowed to be unsprinklered combustible concealed spaces, the minimum remote sprinkler design area shall not be less than 3,000 square feet.
105. At no time shall any work regulated by the Fire Code or State Fire Marshall Amendments to CCR Title 24 shall be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.
106. At no time shall the installation of any fire service main, fire hydrant, indicating control valve or fire department connection be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.
107. At no time shall the installation of any fire sprinkler pipe be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.
108. At no time shall the installation of any fire alarm devices or material be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

The applicant shall contact the Fire Department at (707) 449-5482 (minimum two working days notice required) for required inspections. Final inspection will need to be scheduled with your Building Inspector.

