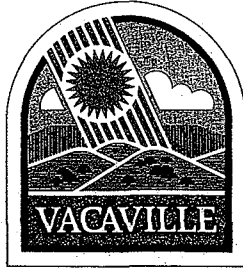


COUNCIL MEMBERS
LEN AUGUSTINE, Mayor
CURTIS HUNT, Vice Mayor
PAULINE CLANCY
DILENNA HARRIS
ON ROWLETT



CITY OF VACAVILLE

650 MERCHANT STREET, VACAVILLE, CALIFORNIA 95688-6908

February 25, 2009

ESTABLISHED 1850

Community Development Department
Planning Division

Mr. Stanley Wang
Agape, LLC
2150 California Street
Mountain View, CA 94040

SUBJECT: SOUTHTOWN PHASE 3 SUBDIVISION APPROVAL
South of Old Alamo Creek between Vanden Road and Leisure Town Road
Reaffirmation of Southtown Final Environmental Impact Report, Zoning
Map Amendment, Tentative Map, and Planned Development
(File No. 07-192)

Dear Mr. Wang:

At the February 10 and 24, 2009, regular meetings of the City of Vacaville City Council, your Reaffirmation of the Southtown Environmental Impact Report, Zoning Map Amendment, Tentative Map, and Planned Development requests to construct a 242 single-family detached home subdivision, were considered. Please be advised that the City Council approved your requests, subject to the conditions of approval. Attached are the adopted project resolution, ordinance and conditions of approval.

The approval shall expire on February 10, 2011, unless Building Permits are issued and construction commenced and diligently pursued prior to the expiration date, or an application for a time extension is filed prior to the expiration date. Final building plans shall reflect all conditions of approval and mitigation measures. If you have any questions, please feel to contact me (707) 449-5140 or the Permit Services Division at (707) 449-5152.

Sincerely,

A handwritten signature in black ink that reads "Fred Buderi".

FRED BUDERI,
City Planner

RESOLUTION NO. 2009-31

RESOLUTION APPROVING THE SOUTHTOWN PHASE 3 DEVELOPMENT APPLICATIONS INCLUDING A REAFFIRMATION OF THE SOUTHTOWN FINAL ENVIRONMENTAL IMPACT REPORT, TENTATIVE MAP AND PLANNED DEVELOPMENT, SUBJECT TO THE CONDITIONS OF APPROVAL

WHEREAS, the City Council of the City of Vacaville, conducted a public hearing on February 10, 2009, to consider the Planning Commission's recommendation to approve a Tentative Map and Planned Development for a 242-lot subdivision on approximately 64 acres in the Southtown project area on the east side of Vanden Road, relating to the following described property:

APN: 0136-110-040

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

WHEREAS, the City Council received testimony from City staff, the applicant, and interested persons regarding the proposed project; and

WHEREAS, an Environmental Impact Report (State Clearinghouse Number 2003062071) ("EIR") was prepared for the Southtown project and certified by the City Council on April 27, 2004, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program (Resolution 2004-36). In accordance with Public Resources Code Section 21081; and,

WHEREAS, An initial study has been prepared and considered that has analyzed the extent that the proposed Southtown Subdivision Phase 3 project is within the scope of the previously certified EIR and the City finds that none of the circumstances described in Section 15162 (a) 1, 2 & 3, of the CEQA Guidelines exist and that there will not be a significant effect on the environment because the mitigation measures imposed with the certified Final Environmental Impact Report (FEIR) have either already been implemented, or will be included with the project to reduce impacts to an insignificant level.

WHEREAS, in the case of any unmitigated significant impacts, previously identified for the Southtown project in the certified FEIR, identified in the Statement of Findings and Overriding Considerations that was adopted during certification of the FEIR (CC Resolution 2004-36) apply to the Southtown Project as a whole (Southtown Subdivision Phase 3 being a part of the original project); and, the information in the initial study checklist supports the determination that the current proposal for development of Southtown Subdivision Phase 3 is within the scope of the previously certified FEIR, including the Statement of Findings and Overriding Considerations. The City finds that the information in the FEIR had been considered, the benefits of the project had been compared to the significant environmental effects and that the benefits of the project outweigh the unavoidable adverse environmental effects, and thus these effects were considered "acceptable" under CEQA Guidelines Section 15093(a). Since the development proposals within the Southtown Subdivision Phase 3 area are within the scope of the original EIR, these findings of overriding benefit remain applicable to the discretionary actions associated with the development of the Southtown Subdivision Phase 3 area and its components; and,

WHEREAS, pursuant to Chapter 14.03.025 of the Vacaville Land Use and Development Code, the following findings apply to the "reaffirmation" of the previously approved Southtown FEIR:

1. That the activity is within the scope of the project covered by the previous EIR.

A Final Environmental Impact Report (FEIR) was certified for the Southtown Project by the City Council in April 2004 (SCH# 2003062071); the FEIR considered and disclosed the potential impacts that could result from the construction of Phase 3 of the Southtown development.

2. That no new significant effects would occur or no new mitigation measures would be required;

Pursuant to CEQA Section 15162, and based on the analysis in this initial study checklist, the Southtown Subdivision Phase 3 project and its components are within the scope of the original environmental review and the project does not result in new activities or impacts that were not already considered and disclosed in the adopted FEIR and in the Findings of Overriding Consideration adopted by the City Council with Resolution 2004-36.

3. That the Statement of Overriding Considerations adopted with the previous project for which the EIR was prepared will be incorporated into the project approval;

The City Council adopted a Statement of Overriding Considerations for significant unavoidable and cumulative impacts resulting from the Southtown project indicating that the information in the FEIR had been considered, the benefits of the project had been compared to the significant environmental effects and that the benefits of the project outweigh the unavoidable adverse environmental effects, and thus these effects were considered "acceptable" under CEQA Guidelines Section 15093(a). Since the development proposals within the Southtown Subdivision Phase 3 area are within the scope of the original EIR, these findings of overriding benefit remain applicable to the discretionary actions associated with the development of the Southtown Subdivision Phase 3 area and its components.

4. That feasible mitigation measures or alternatives adopted with the previous EIR or mitigated negative declaration have been incorporated into the project approval.

Mitigation Measures from the Southtown FEIR that are applicable to the development of the Phase 3 area have been summarized in this initial study and will be incorporated as conditions of approval for the Phase 3 project and component actions (Fire Station, Park etc.).

5. That no new environmental document would be required.

All potential impacts from development of the Phase 3 project area have already been analyzed and disclosed in the certified Southtown FEIR and in the Findings of Overriding Consideration adopted by the City Council in April 2004 (Resolution 2004-36). The mitigation measures applicable to the development of the Phase 3 area have been identified in the initial study and will be imposed as conditions of approval for the Phase 3 project and component actions.

WHEREAS, the City Council has reviewed the request for a Tentative Map for the Southtown Phase 3 Residential Subdivision and finds:

1. The design of the Tentative Map is consistent with the goals, objectives and policies of the General Plan, Zoning Ordinance and the Land Use and Development Code;
2. The site is physically suitable for the type and density of development;
3. The design of the subdivision or the improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
4. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety or welfare;
5. The design of the type of improvements of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the boundary of the subdivision;
6. The dedications and improvements associated with the subdivision are consistent with the General Plan, Zoning Ordinance and the Development Code;

7. Adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the subdivision or will be made available as a Condition of Approval to serve the 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 City Council has reviewed the request for a Planned Development for the Southtown Phase 3 Residential Subdivision and finds:

1. That the 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 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 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; and
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 Tentative Map and Planned Development for the Southtown Phase 3 Subdivision based on findings listed above and subject to the conditions of approval as shown in Exhibit A, attached hereto and incorporated herein by reference.

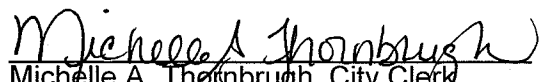
HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 10th day of February, 2009, by the following vote:

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

NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

ORDINANCE NO. 1819

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VACAVILLE ADOPTING THE ZONE CHANGE FOR A PORTION OF THE SOUTHTOWN PHASE 3 PROJECT FROM RESIDENTIAL LOW MEDIUM DENSITY - CLUSTERED (RLM-C) TO RESIDENTIAL LOW MEDIUM DENSITY (RLM-3.6)

THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION ONE: The City Council adopted a resolution approving the rezoning in accordance with the findings. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, is changed as follows:

Those portions of the Districts shown on said Zoning Map more particularly described in Exhibit A entitled Southtown Phase 3, attached hereto and made a part hereof, shall be zoned as noted in the attachment.

SECTION TWO: This change of Zoning Map is approved by the City Council as in accordance with Chapter 14.071.100, Effect of Zoning Map Amendment of the Zoning Ordinance, as follows:

The change of Zoning Map for property from RLM-C (Residential Low Medium Density "Clustered") to RLM 3.6 (Residential Low Medium Density 3,600 square foot lot minimum size) as described hereto in Exhibit A as supported by the following findings of fact:

1. The proposed zone change is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development Code;
2. The proposed zone change would not be detrimental to the public health, safety, or welfare of the community;
3. The proposed zone change would maintain the appropriate balance of land uses within the City;
4. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses;
5. The potential impacts to the City's inventory of residential lands has been considered;
6. The proposed zone change is consistent with the development related application that is being processed and approved concurrently with the amendment application.

SECTION THREE: The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit A, are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

SECTION FOUR: Severability. If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

SECTION FIVE: Effective Date. This ordinance shall take effect thirty (30) days after passage thereof.

SECTION SIX: Publication. This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

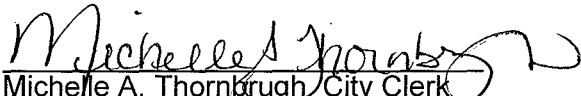
I HEREBY CERTIFY that this ordinance was introduced at a regular meeting of the City Council of the City of Vacaville, held on the 10th day of February, 2009, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 24th day of February, 2009 by the following vote:

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

NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh City Clerk

APPROVED:

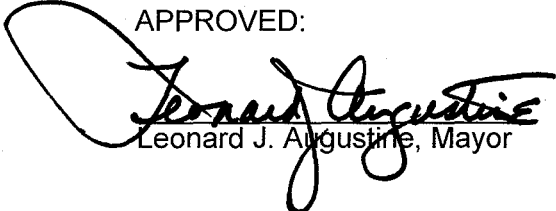
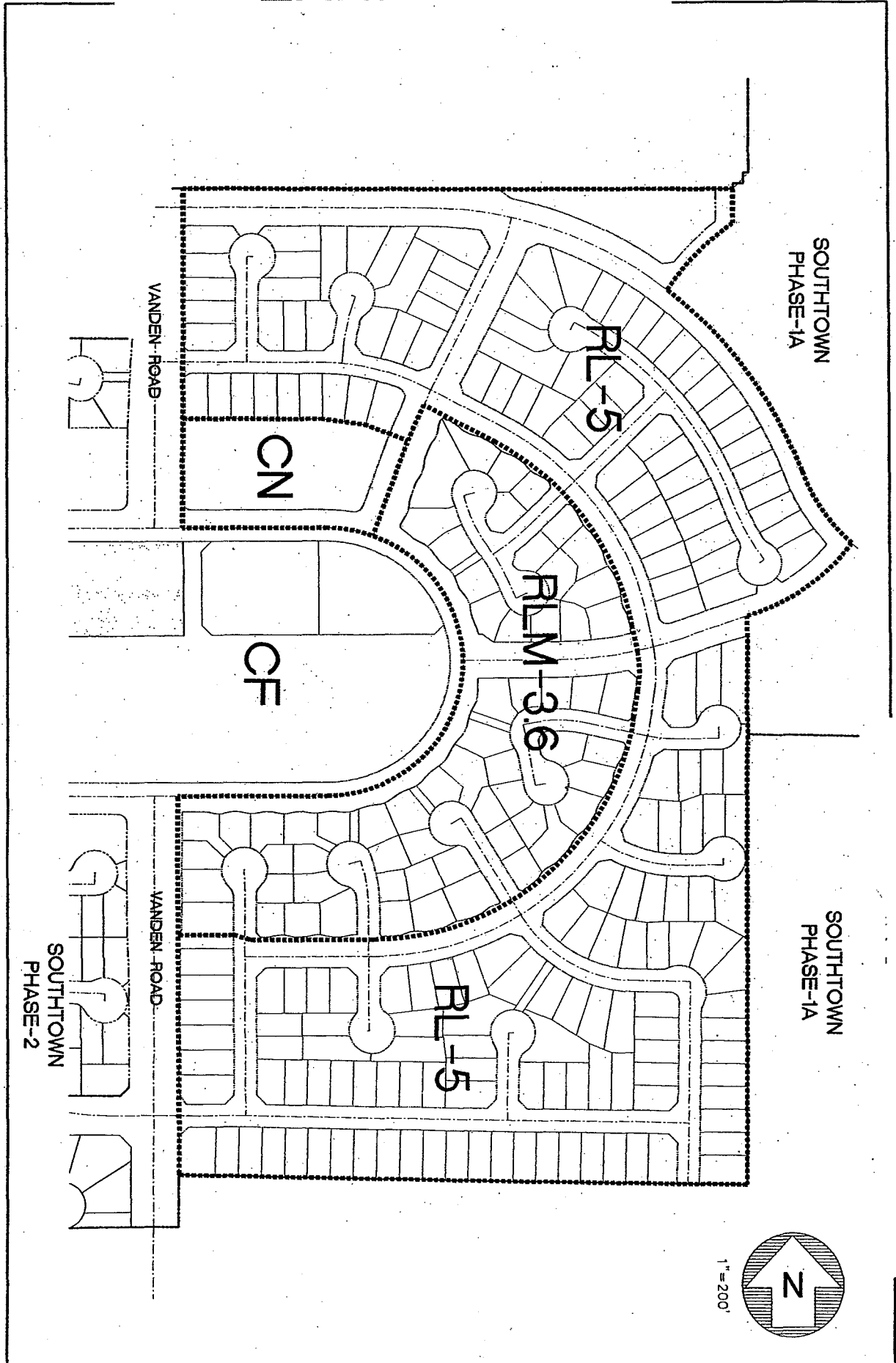

Leonard J. Augustine, Mayor

EXHIBIT A



PROJECT NAME/LOCATION:
SOUTHTOWN PHASE-3
 PROPOSED ZONING MAP

DESIGNED BY:	ETV	ISSUE DATE:	01/13/09
DRAFTED BY:	ETV	PROJECT NO.:	210862
CHECKED BY:	TAP	DWG FILENAME:	ZONING MAP

PEI PHILLIPPI ENGINEERING
 CIVIL ENGINEERING - LAND SURVEYING
 425 MERCHANT STREET VACAVILLE, CA 95568
 P.O. BOX 6556 OFFICE (707) 451-6556 FAX (707) 451-6555

EXHIBIT A**CONDITIONS OF APPROVAL
SOUTHTOWN DEVELOPMENT - PHASE 3 TENTATIVE MAP AND PLANNED
DEVELOPMENT
File No. 07-192**

- I. Standard Conditions of Approval for Tentative Parcel Maps:**
The applicant shall comply with the applicable standard conditions of approval.
- II. Project-Specific Conditions:**
The applicant shall comply with the following Project-Specific Conditions:

PLANNING

1. The layout of the Phase 3 subdivision, including the individual lot areas, shall be in substantial compliance with the tentative map approved by this action and dated January 20, 2009 except as modified by these conditions of approval, including:
- a. Area A is zoned RL-5 and consists of 179 parcels configured in lot configurations ranging in size from 5,000 square feet to 11,606 square feet. The applicant proposes 179 units in Area A with no house plans proposed at this time. Exceptions to RL-5 standards are specifically listed in the Planned Development analysis below.
 - b. Area B, currently zoned RLM-C, is proposed to be zoned RLM 3.6 (3,600 square foot minimum lot size) and consists of 63 parcels configured in wide shallow lots ranging in size from 4,062 square feet to 8,438 square feet. This type of lot pattern is similar to the Southtown Phase 2 "wide-shallow" project area approved in 2008.
 - c. The 2 acre parcel zoned neighborhood commercial is created by the tentative map and is located at the northeastern corner of the intersection of Vanden Road and Cogburn Circle (north side of circle). Commercial development of this parcel is not proposed with the current project, but would be subject to future applications for development approval.
 - d. The eastern half of the central oval CF- Community Facilities area is also a part of Phase 3 and is shown on the tentative map as Parcels A, B and C. Parcel A is 4.7 acres in size and is intended to be the eastern half of the Southtown neighborhood park site. Parcel B is 1.2 acres in size and is intended to be used for a church or day care center. Parcel C is 1 acre in size and is intended to be used for community facilities. Conditions of approval clarify that this land is a part of the tentative map and that the neighborhood park area will be dedicated to the City as a requirement of this tentative map.

2. The Developer shall comply with the requirements of the Development Agreement between the City of Vacaville and Western Pacific Housing, Alamo Glen Partners, and Stanley Wang regarding the development of real property commonly referred to as "Southtown." Said document is dated May 11, 2004, and was recorded July 7, 2004. In the event there is a conflict with these Conditions of approval the Development Agreement, the Development Agreement shall prevail. Per Section 12(d) of the Development Agreement, administrative amendments to the agreement may be authorized and approved by the Community Development Director. However, if the Community Development Director does not consider a proposed amendment to be administrative, a duly noticed hearing will be held before the Planning Commission and the City Council.
3. All residential subdivision lots shall comply with the RLM 3.6 and RL-5 zoning standards as outlined in Chapter 14.09.074 of the Land Use and Development Code except as noted below.
4. The following exceptions are authorized by the Planned Development approval:

General Exceptions to Zoning and Residential Design Standards

The Phase 3 layout results in the following exceptions to the City's Residential Design Standards:

 - a Exception to side yard requirement to allow a 5 foot and 5 foot side yard setback as a standard in Area B (RLM 3.6) for both 1 and 2-story elevations and to allow a 10 foot separation between buildings.
 - b Exception to allow all homes in Area B to be 2-story elevations.
 - c Exception to allow reduced distance between structures from 20 feet to 15 for 2-story structures in development Area A (RL-5).
 - d Exception to allow Lot 42 of Area B to not have street frontage.
5. House plans for Phase 3 shall be subject to a separate application for Design Review and Planned Development approval by the Planning Commission. These house plans shall meet the requirements outlined in the Southtown Development Agreement, the Planned Development approved by the City Council on April 27, 2004 (Resolution 04-37), the City's Single-family Design Guidelines, and applicable sections of the Land Use and Development Code, except as modified by this action.
6. Model home complexes for Phase 3 shall be subject to a staff level Design Review approval by the City Planner prior to the issuance of building permits.
7. Prior to and during any construction, the applicant shall show proof of any required permits and shall comply with the mitigation measures of the certified Southtown Environmental Impact Report (State Clearinghouse Number 2003062071)

8. Details of all fencing/walls (including materials) shall be shown on the landscaping plans submitted for review and approval with improvement plans for the subdivision. The perimeter fencing/walls, shall be installed to the satisfaction of the City Engineer and City Planner.
9. The Developer shall design and professionally landscape and irrigate all of the proposed greenbelt/trail areas as shown on the tentative map. Included in these greenbelt areas is the construction of 10-foot wide meandering sidewalk. These areas shall be incorporated into the Community Facilities District (CFD) or Landscape and Lighting Maintenance Assessment District (LLD) or similar assessment district, as approved by the City Engineer. These landscaped areas shall be subject to the City's Water Efficient Landscape Regulations. The proposed variety of trees and plants to be planted adjacent to sidewalks or curbs shall be submitted by professional landscape architect in California for review to and approval by the Directors of Public Works and Community Development Department. All Landscaping improvements shall be completed prior to occupancy.
10. Complete landscaping plans, showing all landscaping as approved on the tentative map, and modified by these conditions, shall be submitted for review and approval by the Directors of Public Works and the Community Development Department and the City Engineer. The landscape plan shall be submitted with the improvement plans and shall include any tree removals and tree preservation measures.
11. 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.
12. The Codes 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.
13. The Developer shall provide a disclosure notice that informs the buyer that the Homeowners Association or similar entity created by the developer will be responsible for any dispute resolution between neighbors, not the City.
14. Except as specified in this review, the plot plans for each future lot development shall demonstrate compliance with the development standards required by the Land Use and Development Code and with the requirements outlined in the April 2004 approval of Southtown (Resolution 2004-37). These include:
 - a. Maximum lot coverage, including accessory structures: Forty percent (40%)
 - b. The standards for building height, front, rear and sideyard setbacks shall comply with the provisions of Table 14.09.074.01, Residential Districts Minimum Development Standards, of the Vacaville Land Use and Development Code.
 - c. A minimum of two covered off-street parking spaces shall be provided for

each dwelling unit in accordance with Chapter 14.09.128, Off-Street Parking, of the Vacaville Land Use and Development Code. Garage conversions will not be allowed in this area of Southtown.

- d. Development shall comply with the Vacaville Residential Design Requirements for New Single-Family Development, adopted June 11, 1996, except as authorized by this approval.
15. An aviation easement, in a form acceptable to the Community Development Director, shall be dedicated on the Final Map for Phases 3, 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 overflight 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."

16. 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.

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.

17. The applicant/developer shall provide the original buyer of each lot or home in the Southtown Phase 3 subdivision with the following statement in a form approved by the City Planner:

"The local school may be near or at student capacity. School District policy may result in the transportation of students from this development to other school facilities with adequate capacity to handle additional students. For additional information, contact the Travis Unified School District at (707) 437-4604."

18. On cul-de-sacs and other streets where lots are proposed with rear driveway access to homes that front on another street, the rear access frontage shall be designed with fencing and landscape that is consistent with the configuration of residential front yards and subject to approval as part of the Planned Development/Design Review. The landscape plans for these yards shall be included with the required front yard landscape plans for the development and the landscaping on these lots shall be installed by the developer on both frontages prior to occupancy of the homes.
19. On cul-de-sacs and other streets where lots are proposed with rear driveway access to homes that front on another street, each lot shall include a recorded easement / restriction, fixing the location of the fence, the location of landscaped areas, and a limitation on conversion of landscaped space to paved parking consistent with the Land Use & Development Code limitation on the paving of front yard areas.
20. The development shall install a masonry wall, a minimum of six (6) feet in height between the commercial parcel and any residential lot. The final design of the wall shall be subject to the approval of the City Planner at time of approval of improvement plans.
21. Sound wall design shall be shown on either the development plan or landscape plan and shall be consistent in design detail and quality with the sound wall approved with Southtown Phase 1.
22. 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.
23. 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.

Development Engineering

24. **Development Agreement.** The Developer shall comply with the requirements of the Development Agreement between the City of Vacaville and Western Pacific Housing, Alamo Glen Partners, and Stanley Wang regarding the development of real property commonly referred to as "Southtown." Said document is dated May

11, 2004, and was recorded July 7, 2004. In the event there is a conflict with these Conditions of approval the Development Agreement, the Development Agreement shall prevail.

25. **Tentative Map.** Approval of the Final Map and Improvement Plans shall be consistent with the approved Tentative Map, prepared by Phillippi Engineering, Inc. dated June 4, 2008. Unless otherwise stated in these conditions, the lots, streets, utilities, and grading must generally be in conformance with the approved Tentative Map.
26. **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; and if there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.
27. **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.

Easements and Dedications

28. **Eastern Southtown Park.** Prior to the first final map, the Developer shall provide an irrevocable offer of dedication to the City of Vacaville for the Southtown Park property (designated as Parcel – A, approximately 4.7 Acres on the Tentative Map). The Eastern Southtown Park is bounded by Parcels B and C and Cogburn Circle to the north, the Western Southtown Park to the west, and Cogburn Circle to the south and east. The development of the Eastern Southtown Park shall include the portion of the park over existing Vanden Road.
29. **Foxboro Parkway Offsite Dedication.** Prior to the first final map, the Developer shall acquire 40 feet of right of way for the Foxboro Parkway extension between Nut Tree Road and Vanden Road. If the Developer requests the City's assistance in acquiring the necessary right of way, the Developer must demonstrate that a reasonable offer has been prepared and presented to the property owner. To demonstrate that a reasonable offer has been prepared and presented, the Developer will be required to show that a qualified appraisal has been prepared by a licensed appraiser, and that the appraised offer was presented to the property owner. If the City agrees to assist in acquiring the necessary right of way, the Developer will be responsible for all direct and indirect costs incurred by the City to acquire the property, including but not limited to, City staff time, new appraisals, property costs, relocation assistance and reasonable attorney fees. If the City assists in acquiring the necessary right of way, the Developer shall not proceed with the first final map until the right of way is acquired.

Prior to the first final map, the Developer shall design Foxboro Parkway extension to include 32 feet of pavement, four foot shoulders, and modifications to the existing traffic signal at the Leisure Town Road and Vanden intersection. At the time of the first final map, the Developer shall post bonds for the Foxboro Parkway Extension construction.

30. **Sanitary Sewer Offsite Dedication.** Prior to the first final map, the Developer shall acquire 20 feet of right of way for the extension of the sanitary sewer offsite to the existing 24-inch sanitary sewer north of Alamo Creek. If the Developer requests the City's assistance in acquiring the necessary right of way, the Developer must demonstrate that a reasonable offer has been prepared and presented to the property owner. To demonstrate that a reasonable offer has been prepared and presented, the Developer will be required to show that a qualified appraisal has been prepared by a licensed appraiser, and that the appraised offer was presented to the property owner. If the City agrees to assist in acquiring the necessary right of way, the Developer will be responsible for all direct and indirect costs incurred by the City to acquire the property, including but not limited to, City staff time, new appraisals, property costs, relocation assistance and reasonable attorney fees. If the City assists in acquiring the necessary right of way, the Developer shall not proceed with the first final map until the right of way is acquired.
31. **Internal Public Street Dedication.** The Developer shall dedicate a 50-foot right of way for public residential streets as shown on the tentative map as "C" Street, "D" Street, "E" Street, "F" Street, "A" Court, "B" Court, "C" Court, "D" Court, "E" Court, "F" Court, "G" Court, "H" Court, "I" Court, "J" Court, "K" Court, "L" Court, and "M" Court. The Developer shall dedicate a 60-foot right of way for the public collector streets as shown on the tentative map as Cogburn Circle, "A" Street and "B" Street.
32. **Additional "A" Street Dedication.** The Developer shall dedicate 10 feet of additional rights of way in on both sides of "A" Street for a 6 foot wide separated sidewalk and improved public landscape area.
33. **Additional "B" Street Dedication.** The Developer shall dedicate 10 feet of additional rights of way in on the both sides of "B" Street for a 6 foot wide separated sidewalk and improved public landscape area.
34. **Additional "C" Street Dedication.** The Developer shall dedicate 18-23 feet of additional rights of way in on the southeastern side of "C" Street for a 10 foot wide separated sidewalk and improved public landscape area.
35. **Additional "F" Street Dedication.** The Developer shall dedicate 18-28 feet of additional rights of way in on the east side of "F" Street for a 10 foot wide separated sidewalk and improved public landscape area. The Developer shall also dedicate 18 feet of additional rights of way in on the west side of "F" Street (between Cogburn Circle and "C" Street for a 6 foot wide separated sidewalk and improved public landscape area.

36. **Additional Cogburn Circle Dedication.** The Developer shall dedicate 5-10 feet of additional rights of way in on the outside portion of Cogburn Circle for a 6 or 10 foot wide separated sidewalk and improved public landscape area.
37. **Vanden Road Dedication.** As shown on the approved Tentative Map, the Developer shall dedicate additional right of way along its Vanden road frontage to provide 20 to 26-foot curb to centerline width and a minimum 35-foot setback landscape area.
38. **Additional Dedication for Public Utilities, Emergency Vehicle and/or Public Access.** The Developer shall dedicate additional right of way for "A" Court, "F" Court, "G" Court, "I" Court, "J" Court, "K" Court and "L" Court and between "M" Court and Vanden Road for the purposes of Public Utilities, Emergency Vehicle Access and/or Public Access as shown on the approved Tentative Map.
39. **Open Space Dedication.** As shown on the approved Tentative Map, the Developer shall dedicate the Open Space parcel (approximately 0.9 Acres) to the City of Vacaville.
40. **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) as shown on the approved Tentative map, and over any other joint utility trench lines outside of this area that are needed to serve the project.
41. **Public Easements.** The Developer shall dedicate all public easements as shown on the Tentative Map at the time of Final Map, unless otherwise approved by separate instrument by the City Engineer/Director of Public Works.
42. **Private Easements.** The Developer shall dedicate private access easements for shared driveways shown on the Tentative Map.
43. **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, and improvements must be secured by bonds prior to Final Map approval.

Street and Road Improvements

44. **Internal Streets.** All internal residential streets shall have curb to curb width of 36 feet with sidewalks on both sides of the street. Residential streets, that have proposed driveways located on the frontage, shall incorporate the City standard low profile curb and gutter with a continuous sidewalk. All streets designated as Collector streets shall be constructed to include a curb to curb width of 40 feet. As shown on the Tentative Map, Collector and Residential streets without driveways shall incorporate the City standard vertical curb and gutter with either a 6 or 10-foot separated sidewalk.

45. **Foxboro Parkway Extension.** Prior to the commencement of construction on Eastern Southtown Park and prior to the construction of the improvements that prevents through traffic on Vanden Road, Developer shall construct Foxboro Parkway Extension with 32 feet of pavement and four foot shoulders and construct modifications to the Leisure Town Road / Vanden Road and Foxboro Parkway / Nut Tree Road intersections, including the existing traffic signal, as need to provide for the extension.
46. **Vanden Road Improvements.** The Developer shall reconstruct Vanden Road to City Collector Street Standards, having a minimum half width of a 26-foot curb to centerline width and a minimum of 35-foot setback landscape area with the exception of Vanden Road as it approaches and departs the intersection with Newcastle Drive. The pavement half width on Vanden Road shall transition from 26 feet to 20 feet near Newcastle Drive. The Developer is responsible for the reconstruction of the east side of Vanden Road that was constructed with the Southtown Phase 2 development and shall be reimbursed at such time that Developer files the first Final Map. If the Southtown Phase 2 development has not constructed improvements to Vanden Road at Newcastle Drive, the Developer shall reconstruct 14 feet on the west side of Vanden Road that will be reimbursed by the Southtown Phase 2 development at such time that development files a final map. All pavement transitions adjacent to the park shall be for a 25-mph design speed and constructed in accordance with City Standard Specifications. The Developer shall install stop signs and legends for a three-way stop at both intersections of Vanden Rd/Cogburn Ci. in accordance with City Standard Specifications. In addition, the stop signs on Vanden Road shall be equipped with red flashing beacons to the satisfaction of the City Engineer.
- Vanden Road shall be striped to provide a minimum 12-foot travel lanes in each direction. The east side of Vanden Road shall be widened to the full half width from the northern boundary at Vanden Road to north side of Cogburn Circle (north) and from the south side of Cogburn Circle (south) to southern boundary of this subdivision. Provisions for a roundabout at Vanden Road and Newcastle Drive shall be installed with this subdivision if the Southtown Phase 2 Developer has not installed a roundabout. In addition, the Developer shall install speed zone radar equipment on Vanden Road as southbound traffic approaches Cogburn Circle and as northbound traffic approaches Newcastle Drive the satisfaction of the City Engineer. All other traffic mitigations described in the Negative Declaration shall be integrated into the project design.
47. **Vanden Road Closure.** The closure of Vanden Road shall not be implemented until construction is complete on the Foxboro Parkway Extension and Foxboro Parkway is opened to the public. Prior to the closure of Vanden Road, Developer shall post changeable message signs at the intersections of Leisure Town Road/Vanden/Foxboro and Vanden/Alamo stating Vanden Road closure date, limits and alternative routes.
48. **Cogburn Circle Improvements.** Developer is responsible for construction of Cogburn Circle from the west side of Vanden Road to the west side of Vanden Road to Collector street standards. Construction of Cogburn Circle shall include installation of improvements across Vanden Road once Foxboro Parkway Extension is opened and Vanden Road is closed through the park.

- 49. Emergency Vehicle and Pedestrian Access Through Selected Courts.** Within the additional rights of way at the end of "A" Court, "F" Court, "G" Court, "I" Court, "J" Court, "K" Court and "L" Court and between "M" Court and Vanden Road, the Developer shall construct a 6-foot high soundwall on the property line that may be steeped down as it approaches landscaped areas. Emergency Vehicle Access areas shall be signed "No Parking" on both sides to the satisfaction of the City Engineer. Bollards shall be installed to prevent vehicles accessing these areas. The Developer shall maintain 5-foot separation between storm drain and sanitary sewer facilities and 10-foot separation between sanitary sewer and water facilities.
- 50. Sidewalk.** The Developer shall construct a separated 10-foot concrete sidewalk on the east side of Vanden Road, the north side of Cogburn Circle (Vanden to "B" Street), the east side of "F" Street, the northwestern side of "C" Street, and in the northern Open Space as shown on the approved tentative map. Where 10-foot separated sidewalks are located between the back of curb and the front side of a residence, the back of sidewalk shall be located at the property line.
- The Developer shall construct separated 6-foot concrete sidewalks along the north and south sides of "B" Street (not a mixture of 10 and 6 foot wide sidewalk), the southeastern side of the south half of Cogburn Circle, and both sides of "A" Street. Where 6-foot separated sidewalks are located between the back of curb and the front side of a residence, the back of sidewalk shall be located at the property line. Where 6-foot separated sidewalks are located between the back of curb and a masonry wall, the sidewalk shall meander within the public right of way.
- 51. Sound Wall.** The Developer shall construct minimum 6-foot high sound walls along the rear and side of residential property lines where City maintained landscaping is proposed. All sound walls shall be located within City right of way. At a minimum, 6-foot high sound walls shall be located on the east side of Vanden Rd., on the south side of "A" Street, on both sides of "B" Street, and on the east side of "F" Street (between "C" and "A" Streets). Additionally, the Developer shall install minimum 6-foot high sound walls on both sides of the pedestrian and utility accesses. The Developer shall include the sound wall locations and details on the improvement plans and shall submit engineered wall calculations. The sound wall location and type shall be subject to the approval of the City Engineer and the Community Development Director.
- 52. Signage and Striping Plans.** At the time of improvement plan submittal, the Developer shall prepare and submit a signing and striping plan for the widening of Vanden Road and all interior streets for the review and approval of the Director of Public Works. The Developer shall not install cross walks on Cogburn Circle, "B" Street or any of the other residential streets.
- 53. Street Lights.** All public streets lights shall be the City approved Southtown decorative standard street lights in accordance with the City Standard Plans and Specifications. Interim street lighting will be required on Vanden Road between the north and south ends of Cogburn Circle.

54. **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.

Grading

55. **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.
56. **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.
57. **Retaining Walls.** Where finished grade of a property is in excess of 12 inches higher or lower than the abutting property or adjacent grade, and an appropriate 2:1 slope is not feasible, a concrete or masonry block retaining wall, or other suitable solution acceptable to the Director of Public Works and Community Development, shall be shown on the Grading Plans. Wood retaining walls are not allowed in the public right-of-way, or for walls over 12" high. All retaining walls shall be shown on the improvement plans and shall conform to Section DS11 of the City's Standard Specifications.
58. **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.
59. **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 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.
60. **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 or Building Official.
61. **Solano Irrigation Improvements –** The Developer shall construct a non-potable water system (NPW) that will provide water to public parks, landscape buffers, and greenbelts to the satisfaction of the Director of Public Works and SID. The temporary SID pump station (at the corner of Nut Tree Road and Opal Way), shall be bonded for prior to first final map for this project and shall be operational by the time backup landscaping is installed.

62. **Storm Drain Improvements.** 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. Storm drain facilities to serve the west side of Vanden Road shall be installed to serve the roadside ditch at low points in Vanden Road if street improvements have not been installed on the east side of Vanden by the Southtown Phase 2 Developer.
63. **Off-Site Storm Drain Improvements.** The off-site storm drain improvements on the extension of "A" Street, as shown on the approved Tentative Map, have been complete by another development. If the Southtown Phase 1A development has not installed the off-site storm drain improvements on the extension of "B" Street, as shown on the approved Tentative Map, the Developer shall install these improvements along with a 15-foot storm drain access road.
64. **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 release overland to the next available drainage inlet or public right way without impacting any building finished floors or existing buildings.
65. **On-Site Sanitary Sewer Mains.** The Developer shall construct all on-site sewer lines needed to serve the project as shown on the project Tentative Map.
66. **Off-Site Sewer Improvements.** The Developer shall prepare improvement plans and construct off-site sewer improvements as shown on the approved Tentative Map including but not limited to installing a 12- and 15-inch trunk sewer through Southtown Phase 1A subdivision within existing Public Utility Easements, through private properties (in Developer secured Public Utility Easements) under Alamo Creek and eventually tying into the existing 24-inch CSPA Trunk Sewer. These off site improvements shall be included with the first Final Map. Prior to submitting Improvement Plans for this work, the Developer shall field verify the invert elevation of the existing CSPA manhole that the new trunk sewer will be tying onto.
67. **Vanden Road Sewer.** The existing sanitary sewer manhole located at Newcastle and Vanden, is temporary connected to the CSPA trunk sewer in Vanden Road. With the phase that constructs "F" Street, the Developer shall disconnect the Southtown Phase 1 and Southtown Phase 2 sewer from the CSPA trunk sewer and route this sewage through Southtown Phase 3's "F" Street.
68. **"C" Street Trunk Sewer.** The Trunk Sewer in "C" Street shall be a minimum 12-inch. (Tentative Map incorrectly labels the Trunk Sewer on "C" Street between "C" and "D" Courts as 8-inch).
69. **Water Study.** A water modeling study for Phase 3 is required. The cost to do so will be \$3,000 plus \$10/lot. The water modeling study for Phase 3 will require alternatives analysis if Southtown Phase 1A and/or Southtown Commons haven't constructed their water system. If the Southtown Phase 1A water system has not been completed, the Southtown Phase 3 Developer may be required to install a portion of the Phase 1A water system, including the 18-inch watermain on

Leisure Town Road, to meet the requirements of City's Water Master Plan. The necessary Southtown Phase 1A water improvements to be installed shall be determined by the Water Study. The Southtown Phase 1A water improvements constructed by the Developer shall be installed within Public Utility Easements and shall be refundable by the Southtown Phase 1A developer.

70. **Water Mains.** The onsite 12-inch domestic water line shall be looped from the existing 12-inch water main in Vanden Road to the proposed 12-inch water main in extension of "B" Street in Southtown Phase 1A. A looped 12-inch water main shall be installed along the commercial property frontage to meet the City's Water Master Plan. If alternatives to the location of the 12-inch watermain are proposed by the Developer, the alternatives will be evaluated in the water study or possibly a Developer funded Technical Memo shall be prepared and approved by the City. Onsite 8-inch domestic water lines shall be installed in all streets though the project subdivision and shall be looped on all deadends longer than 600 feet.
71. **Acquisition of Domestic Water Supply to Serve Project.** Per the Development Agreement, the Developer shall pay \$1829 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.
72. **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 to the south boundary of Southtown Phase 3.
73. **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.
74. **Joint Trench Easements.** All utilities shall be located and provided within public utility easements and constructed in accordance to utility company and City standards. All above ground joint trench utility boxes shall be placed in inconspicuous locations or otherwise screened from public view. All proposed locations may be reviewed and approved by the City Engineer prior to construction.
75. **Utility Service Locations.** Sewer and water services shall be located on the street for which the lots are addressed. For instance, the front yard of lot 55 is located off of Cogburn Circle while its rear yard and driveway are located on "D" court. If its address is 123 Cogburn Circle, then the sewer and water services shall tie into the Cogburn Circle system.

Park Fee Agreement

76. **Eastern Southtown Park Development (Parcel A).** The Eastern Southtown Park Development shall include the development of the park over existing Vanden Road. The Eastern Southtown Park also may include amenities in the Western Southtown Park.
77. **Park Fee Agreement.** No later than the date of the first final subdivision map Developer shall enter into a Park Fee Agreement that stipulates when the design approval of the Eastern Southtown Improvement Plans must be completed, when the necessary plan check and inspection fees paid, when the construction shall commence and when construction shall be completed.
78. **Park Fees.** Developer shall pay Park and Recreation fees at time of building permit until such time the Developer has entered into the Park Fee Agreement and posted bonds for the construction of the Eastern half of the Southtown Park (Parcel A).

Benefit District

79. **Benefit District Contribution.** The Developer shall make their fair share contributions to the Southeast Vanden and CSPA Trunk Sewer Benefit Districts. The Southeast Vanden Benefit District contribution will be offset by any "Component" projects constructed by the Developer.

Landscaping

80. **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.
81. **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 "A", "B", "C", and "F" Streets, and all emergency vehicle and pedestrian access easements.
82. **City Maintained Landscaping.** The City shall maintain setback landscaping at the following locations through a Landscape Maintenance District:
- East side of Vanden Road-from the back of curb to the masonry wall.
 - North side of "A" Street-from the back of curb to the future masonry wall).
 - South side of "A" Street-from the back of curb to the masonry wall).
 - East side of "F" Street (from "A" Street to "C" Street)-from the back of curb to the masonry wall.
 - East side of "F" Street (from "C" Street to Cogburn Circle)-from the back of curb to the sidewalk.
 - West side of "F" Street (from "C" Street to Cogburn Circle)-from the back of curb to the property line.

- Both sides of "B" Street-from the back of curb to the masonry wall.
- Cogburn Circle-from the back of curb to the sidewalk
- Southwesterly side of "C" Street-from the back of curb to the sidewalk.
- All Emergency Vehicle and Pedestrian Access Easements-from property line to property line.

Community Facility and Lighting and Landscaping Districts

83. **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.
84. **Landscaping and Lighting Assessment Districts.** The Developer shall annex into the Southtown Neighborhood Park, Southtown Setback Landscaping, Southtown Lighting, and the Southtown Area Detention Basin Maintenance Districts prior to the recording of the Final Map.
85. **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

86. **PGO Allocations.** Per the City Planned Growth ordinance, the Developer shall not record the final map until he can show that he has PGO allocations for that year.
87. **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.
88. **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.
89. **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.
90. **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. These approved street

names shall be placed on the Subdivision Final Map and recorded prior to issuance of any building permits.

91. **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 requirements of the State Regional Water Quality Control Board's "Best Management Practices" to mitigate storm water pollution. The Developer shall submit to the City Engineer for approval a comprehensive Stormwater Management Plan, prepared by a Civil Engineer licensed by the State of California, at the time of improvement plan submittal. This management plan shall include comprehensive hazardous materials spill prevention and response plan to reduce the potential for impacts upon aquatic habitats. The Developer shall also prepare a Storm Water Pollution Prevention Plan (SWPPP) for this project prior to start of construction.
92. **Project Utility Phasing.** With the submittal of the Final Map, improvement drawings, or first project phase of improvement plans (which ever 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.
93. **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.

94. **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.
95. **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.
96. **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.
97. **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.
98. **Required Environmental Permits.** If required, the Developer shall obtain all necessary environmental permits required by other agencies (ie. California Department of Fish and Game, Army Corps of Engineers wetland delineation, etc.), and shall submit copies of the permits to the Department of Public Works and Community Development prior to obtaining any site grading permits.

FIRE

Water Supply

99. An approved on-site water supply capable of supplying the required fire flow for on-site fire protection shall be provided to all premises upon which buildings are constructed. Where a portion of the facility is in excess of 300 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Marshal.

Hydrants

100. All fire hydrants shall be Clow 960 or Jones with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of the centerline towards the hydrant.
101. Fire hydrants shall be installed by the developer and made serviceable prior to any combustible building materials being delivered or stored on the site and during the time of construction.
102. There shall be no more than 300 feet between public fire hydrants located along the public street frontage in Hillside, Medium and High Density Residential, Industrial, and Commercial Districts.
103. There shall be no more than 400 feet between public fire hydrants located along the public street frontage in Low Density Residential Districts.
104. There shall be no more than 500 feet between public fire hydrants located along public Collector streets and roads with no buildings fronting.

Access Roads

105. Every building shall be accessible to Fire Department apparatus by way of all-weather access roadways during the time of construction. These roads shall have a minimum unobstructed width of 20' and shall be required to have a minimum 'first lift' of pavement applied which shall support the imposed load of a fire apparatus of 75,000 pounds. (no exceptions) The developer shall be required to provide the Fire Marshal with a site plan showing the location, width, grades, and cross section of the proposed access roads to be used during construction. Permits shall not be issued and combustible construction shall not be allowed on the site until this site plan is reviewed and approved and stamped by the Fire Department.

Dead-end Roads

106. Residential dead-end roads meeting the requirements of the City of Vacaville road standards for residential use serving more than 25 dwellings shall be provided with a secondary ingress and egress vehicle access road. The design,

specifications, and location of this road shall be approved by the Fire Marshal prior to installation.

- THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH of a fire access roadway or driveway shall not exceed 7 degrees or 10% or as approved by the Chief.
- Private driveways greater than 100 feet in length shall have a turn-around or turnout approved by the Fire Marshal every 100 feet and at the structure.

Fire Protection and Detection

107. All fire protection systems including, but not necessarily limited to, fire sprinkler systems, fire alarm systems, and fixed fire extinguishing systems must comply with the most recent adopted standards published by the National Fire Protection Association, (NFPA), except where specifically amended modified by Fire Department policy or ordinance.

Fire Protection and Detection System Plans

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

Permits and Inspections

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

Premise Identification

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

TABLE 1

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