

RESOLUTION NO. 2018-139

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING THE VESTING TENTATIVE MAP, PLANNED DEVELOPMENT, CONDITIONAL USE PERMIT FOR DETACHED SINGLE-FAMILY DEVELOPMENT, AND PARK DESIGN REVIEW FOR THE FARMSTEAD AT NORTH ORCHARD PROJECT AREA (APN 0125-040-110)

WHEREAS, the City of Vacaville has received applications to reaffirm the 2015 Vacaville General Plan Environment Impact Report (EIR), to approve an annexation, cancellation of Williamson Act Contract, Zone Change, Vesting Tentative Map, a Planned Development with Conditional Use Permit, and Design Review for a Park Master Plan, for the Farmstead at North Orchard project - a 130-lot detached single family development with a neighborhood park and public trails on 20.57 acres at 369 N. Orchard Avenue. The project area is described as:

South of Fruitvale Road and East of North Orchard Avenue
(APN's: 0125-040-110); and

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on October 16, 2018, regarding said proposed reaffirmation for the Farmstead at North Orchard Project, and voted (4-2-1 abstain) to recommend that the City Council deny said actions; and

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

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

WHEREAS, the City Council held a duly-noticed public hearing on November 13, 2018, to consider the recommendation of the Planning Commission; and

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

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

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

1. That the design of the proposed tentative subdivision map is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: The project is designed consistent with the General Plan, proposed zoning, and Development Code.

2. That the site is physically suitable for the type and density of development;

Finding: The Tentative Subdivision Map has been designed to meet the development standards adopted by the City of Vacaville for subdivision improvements including extensive review and design of features unique to the project. The site is predominantly level. The map has been designed to conform to the existing topography and utilize the existing resources of the trees. The proposed type and density of development suitable for the site and compatible with the existing 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;

Finding: The project is subject to the mitigation measures and polices incorporated into General Plan and FEIR. The project has incorporated required measures established by the Energy & Conservation Action Strategy designed to reduce the project's contribution to GHG emissions. Additionally, the site is an infill site. Because of this the subdivision and 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 subdivision or the types of improvements would not be detrimental to the public health, safety or welfare of the community;

Finding: The subdivision and improvements are consistent with Vacaville General Plan, Municipal Code and City standards. The plan and subdivision promote public health, safety and welfare of the community by extending existing pedestrian connections and create new ones to promote safer walking and biking between existing homes, parks, and schools along currently well-travelled routes.

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;

Finding: The subdivision design accommodates all types of access needs for the public and for service agencies through the design and location of streets, trails, and land use limitations. No general public acquired easements have been identified that conflict with the tentative subdivision map.

6. That dedications and improvements associated with the proposed subdivision are consistent with the General Plan, Zoning Ordinance, and the Development Code;

Finding: The dedications and improvements proposed in the Map or identified in conditions of approval have been reviewed by affected agencies and designed in conformance with the City's development standards.

7. That the Tentative Subdivision 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;

Finding: The Tentative Subdivision Map is designed in compliance with all public facilities needs and is consistent with the requirements of the General Plan and Municipal Code and subject to conditions of approval.

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.

Finding: The subdivision design has been designed or conditioned to meet the City's design requirements. The project is subject to the transportation mitigation measures identified in the environmental analysis.

WHEREAS, the City Council has reviewed the request for the Farmstead at North Orchard Planned Development and finds:

1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: The proposed Planned Development request is for an infill project site which has been designed for medium-density residential and park land uses. As proposed and conditioned, the project complies with the goals and policies of General Plan, the Residential Design Guidelines for New Single-family Development, and the applicable chapters of the Land Use and Development Code. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability.

2. That the proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare;

Finding: The proposed project will be constructed in full compliance with all applicable Fire and Building Code standards, and infrastructure improvements will comply with City standards. In addition, surrounding infrastructure can accommodate the proposed development. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability. As proposed and conditioned, the project is not expected to be detrimental to the public health, safety or welfare of the community.

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;

Finding: The project will create single family dwellings on small lots with property setbacks that provide separation between homes and allow for private open space. The development will construct a new public neighborhood park. The proposed infill development provides a variety of housing in the existing neighborhood while remain compatible.

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;

Finding: The proposed planned development is at the lower end of the density range of the proposed RM zoning. RM does not have defined setback requirements for detached single-family homes with standard driveways and garages. However, the project proposes setback that are consistent with standard detached single-family lots because they have defined front, side, and rear setbacks. Lot coverage is consistent with other City standards, with potential exceptions for homes that are constructed to include accessory dwelling units on the ground floor. Residential landscaping will be consistent with City standards but will also incorporate a large number of the existing trees. As proposed and conditioned, the project will be compatible with surrounding neighborhoods.

5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;

Finding: The project site is an infill site that is completely surrounded with existing infrastructure and utilities that are sufficient to include the new development. The project is consistent with the General Plan FEIR, therefore no new impacts are anticipated. As proposed, the project will be served by existing public facilities and utilities.

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;

Finding: The project's Initial Study shows that it is consistent with the General Plan FEIR. The traffic analysis done for the project shows that the anticipated traffic added to the existing conditions does not impacts the levels of service. Further, the creation of new pedestrian/bike paths increases the ability for safe alternative transportations and increases the City's inventory of pedestrian paths. Therefore, the project is consistent with the Transportation Element of the General Plan.

7. That the potential impacts to the City's inventory of residential lands has been considered.

Finding: The project is an infill project that has been identified as such in the General Plan for more than twenty years. The City encourages infill because it completes a neighborhood development and often provides a variation in residential type because of the nature of the sites. The proposal will serve to add to the residential lands inventory and add to the variety of housing types on the neighborhood as well as construct a new park to serve the residents.

WHEREAS, the City Council has reviewed the request for the Farmstead at North Orchard Conditional Use for detached single-family development and finds:

1. That the proposed use and location are consistent with the goals, objectives, and policies of the General Plan and of the Development Code;

Finding: The request is for an infill project site which has been designed for medium-density residential and park land uses. As proposed and conditioned, the project

complies with the goals and policies of General Plan, the Residential Design Guidelines for New Single-family Development, and the applicable chapters of the Land Use and Development Code. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability. The residential project provides a different yet compatible type of housing to the subdivision, and through the Planned Development, is consistent with revised goals, objectives, and policies of the General Plan and of the Development Code.

2. That the subject site is suitable for the type and intensity of use or development proposed, and the location, size, design, and operating characteristics of the proposed use are compatible with adjacent uses or with adjacent natural resources;

Finding: The proposed infill development provides a variety of housing in the existing neighborhood while remain compatible. The small size of the site provides for the opportunity to construct single-family detached units on small lots. The project is consistent with the density range of the proposed General Plan land use designation (8.1 – 14.0 du/ac) and the proposed zoning (8.1 – 14.0 du/ac), with the site density being 8.5 du/ac.

3. That the proposed use and any exception or waiver to development or performance standards shall not result in conditions that would be detrimental to the public health, safety, or welfare of the community;

Finding: The proposed project will be constructed in full compliance with all applicable Fire and Building Code standards, and infrastructure improvements will comply with City standards. In addition, surrounding infrastructure can accommodate the proposed development. Additionally, the project includes benefits of new pedestrian trails and connections for better and safer walkability. As proposed and conditioned, the project is not expected to be detrimental to the public health, safety or welfare of the community.

4. That adequate public facilities and services are available to serve the site or will be made available concurrent with the proposed development;

Finding: The project site is an infill site that is completely surrounded with existing infrastructure and utilities that are sufficient to include the new development. The project is consistent with the General Plan FEIR, therefore no new impacts are anticipated. As proposed, the project will be served by existing public facilities and utilities.

5. 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;

Finding: The project's Initial Study shows that it is consistent with the General Plan FEIR. The traffic analysis done for the project shows that the anticipated traffic added to the existing conditions does not impacts the levels of service. Further, the creation of new pedestrian/bike paths increases the ability for safe alternative transportations and increases the City's inventory of pedestrian paths. Therefore, the project is consistent with the Transportation Element of the General Plan.

6. That the potential impacts to the City's inventory of residential lands have been considered.

Finding: The project is an infill project that has been identified as such in the General Plan for more than twenty years. The City encourages infill because it completes a neighborhood development and often provides a variation in residential type because of the nature of the sites. The proposal will serve to add to the residential lands inventory and add to the variety of housing types on the neighborhood as well as construct a new park to serve the residents.

WHEREAS, The City Council has reviewed the Farmstead at North Orchard Park Design Review and finds:

1. That the project is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: See Planned Development Finding No. 1.

2. That the proposed project is consistent with the standards and regulations of the applicable zoning district, and is consistent with any other approvals for the site;

Finding: See Planned Development Findings No. 2 and 4.

3. That the subject site is suitable for the type and intensity of use or development proposed, and that the design, size, and other physical characteristics of the proposed use are compatible with adjacent uses, or with adjacent natural resources;

Finding: See Planned Development Findings No. 3, 4, 5, 6, and 7.

4. That the proposed uses will not be detrimental to the public health, safety, or welfare of the community;

Finding: See Planned Development Finding No. 2.

5. That adequate public facilities and services are available to serve the site or will be made available concurrent with the proposed development;

Finding: See Planned Development Finding No. 5.

6. That projected traffic levels and levels of service are, or as result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;

Finding: See Planned Development Finding No. 6.

7. That the project is consistent with any design guidelines adopted pursuant to Section 14.01.003.020(C) of Division 14.01, Administration, of this Title, for the type of use or structure proposed.

Finding: See Planned Development Finding No. 4.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Vacaville does hereby approve the Farmstead at North Orchard Vesting Tentative Map, Planned Development, Conditional Use Permit for detached single-family development, and Park Design Review subject to the conditions of approval attached 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 13th day of November, 2018, by the following vote:

AYES: Council Members Hunt, Rowlett, Vice Mayor Mashburn and Mayor Augustine

NOES: Council Member Harris

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

List of Exhibits:

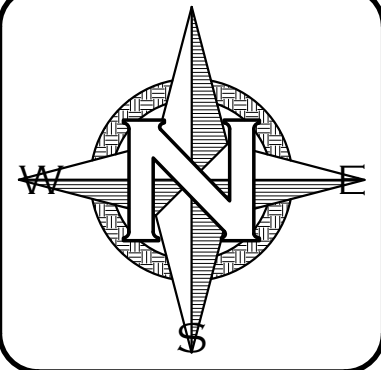
Exhibit A – Farmstead at North Orchard Vesting Tentative Map

Exhibit B – Farmstead at North Orchard Conditions of Approval

FARMSTEAD AT NORTH ORCHARD SUBDIVISION VESTING TENTATIVE MAP

SHEET INDEX

- T1 COVER SHEET
- C1 TENTATIVE MAP & TYPICAL SECTIONS
- G1 PRELIMINARY GRADING PLAN
- U1 PRELIMINARY UTILITY PLAN
- B1 BOUNDARY & TOPOGRAPHIC MAP



SCALE:
1" = 100'



A F HADDOX
CONSULTING
ENGINEERS
Civil Engineering • Land Surveying • Planning

ATTACHMENT C

PHASING NOTE

THIS DEVELOPMENT RESERVES THE RIGHT TO FILE PHASED FINAL MAPS. IF SAID MAPS ARE PHASED, THE TOTAL COLLECTIVE MAPS WILL CREATE THE NUMBERED PARCELS DENOTED ON THIS MAP. DEVELOPER SHALL SUBMIT PROPOSED PHASING FOR REVIEW AND APPROVAL BY THE PUBLIC WORKS DIRECTOR, FOR DETERMINATION OF REQUIRED PHASED ROADWAY AND UTILITY IMPROVEMENTS, PRIOR TO SUBMITTAL OF ANY PHASED IMPROVEMENT PLANS OR PHASED FINAL MAP.

UTILITY OWNERSHIP

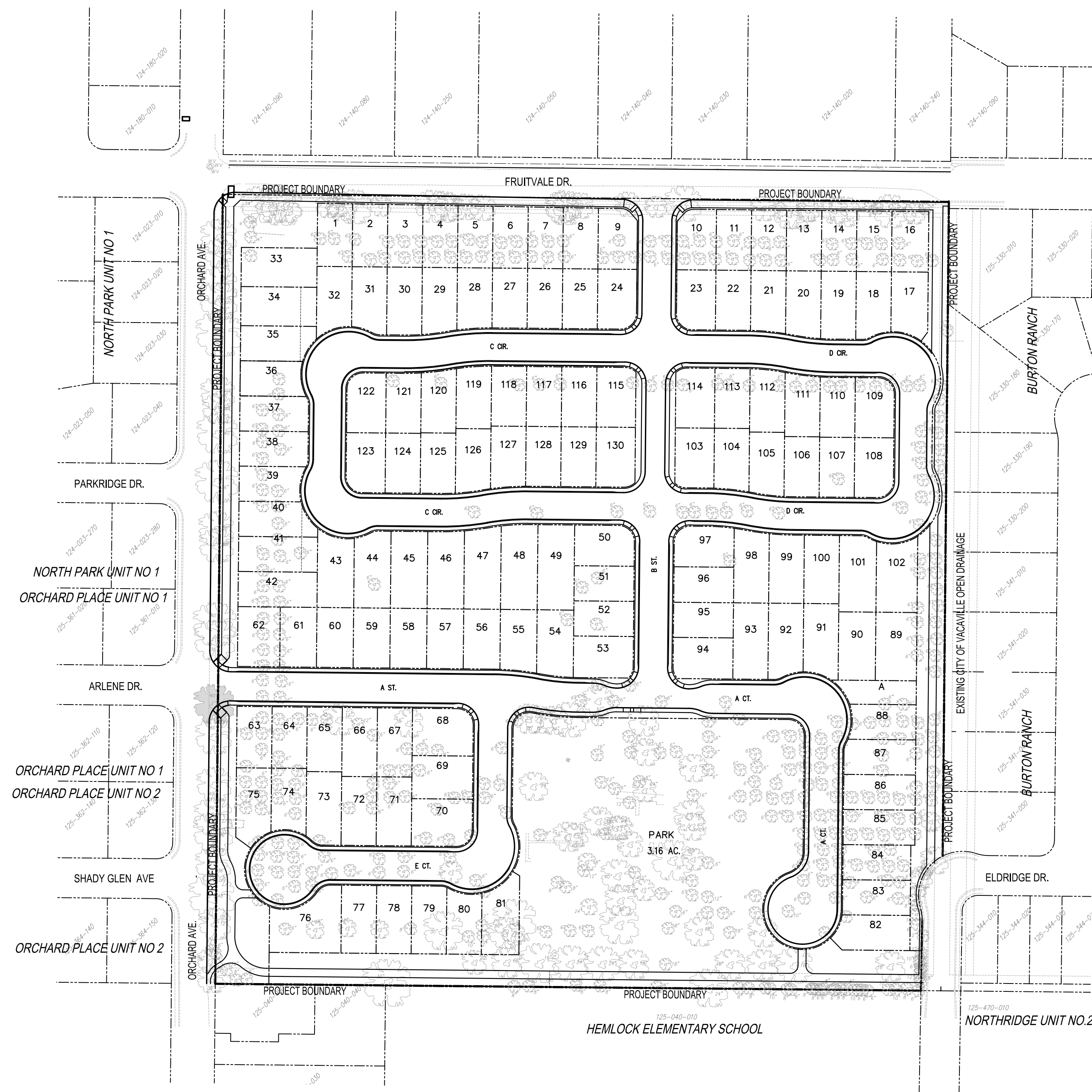
UTILITY	OWNER
SANITARY SEWER	CITY OF VACAVILLE
POTABLE WATER	CITY OF VACAVILLE
STORM DRAIN	CITY OF VACAVILLE
ELECTRIC	PG&E
GAS	PG&E
PHONE	AT&T
CABLE	COMCAST

OWNER

AJCD W/P VACAVILLE, LLC
38 MILLER AVE #282
MILL VALLEY, CA 94941

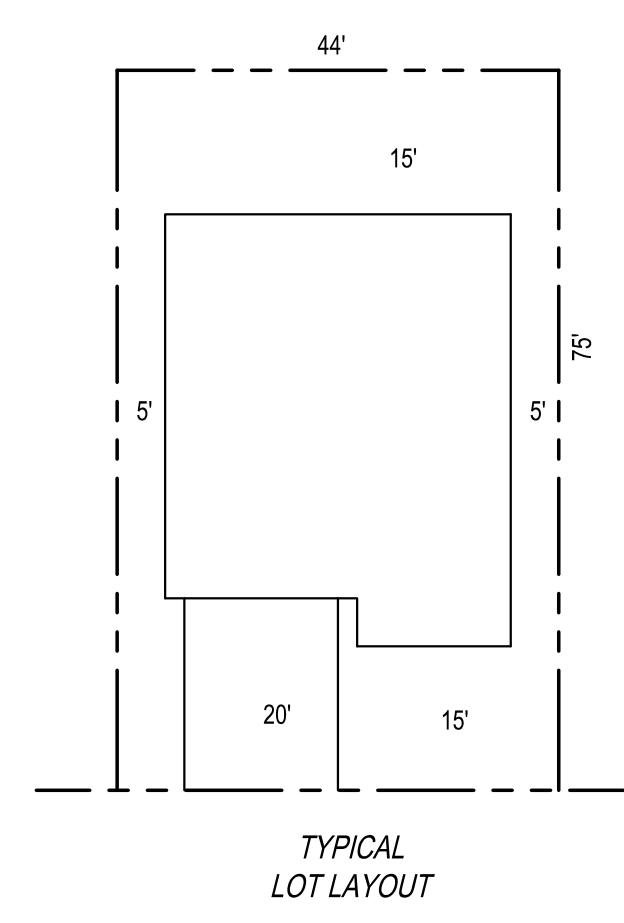
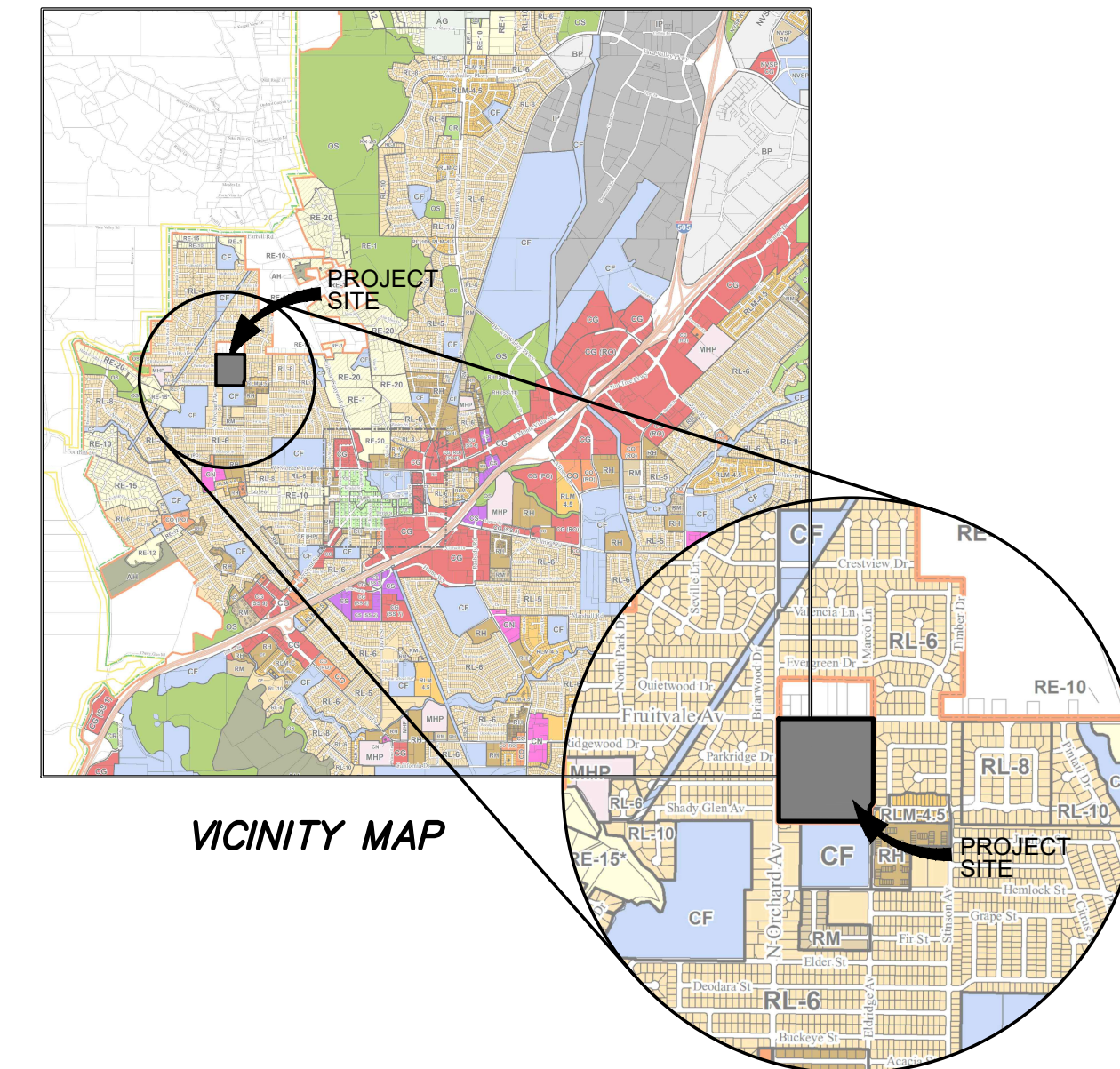
CIVIL ENGINEER

HADDOX CONSULTING
ENGINEERS, INC.
190 S. ORCHARD AVE.
SUITE C120-D
VACAVILLE, CA 95688



PROPOSED LAND USE SUMMARY

TOTAL PROJECT AREA	20.57
AREA DEVELOPED	15.82
NUMBER OF LOTS	130
DENSITY	8.22 UNITS/ACRE
GENERAL PLAN LAND USE	RM
GP DENSITY RANGE	8.1-14.0 UNITS/ACRE
PROPOSED ZONING	RM
ZONING DENSITY RANGE	8.1-14.0 UNITS/ACRE
AREA PARK & TRAIL	3.96

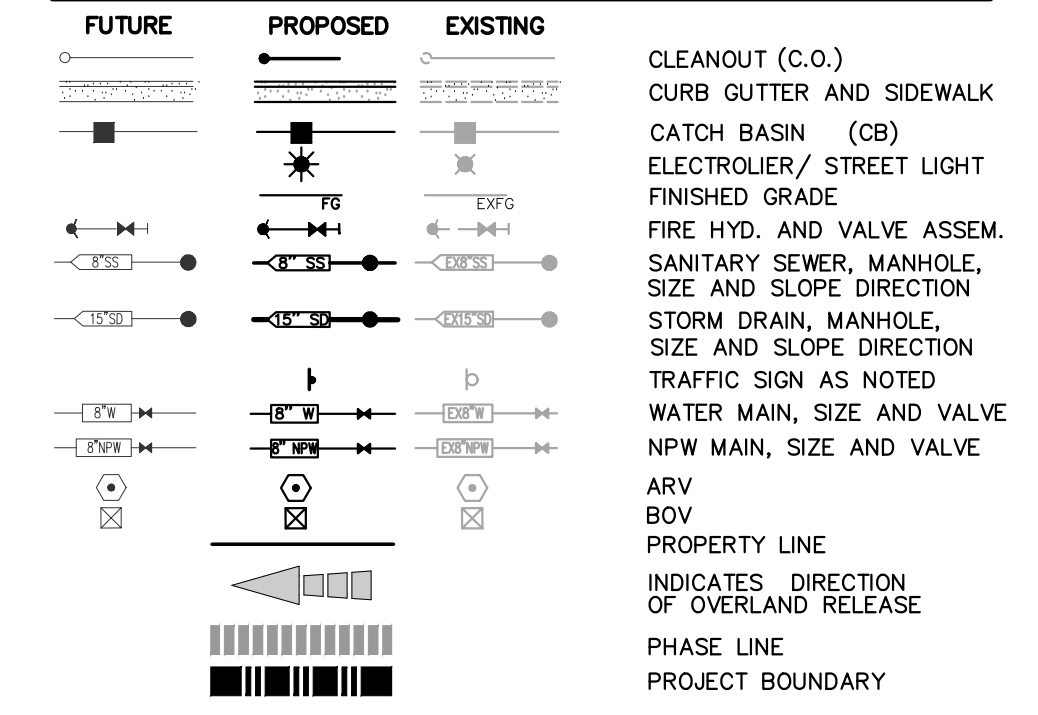


NOTE:
EXISTING TREES WITHIN ORCHARD AVE., TRAIL ALONG SOUTHERN BOUNDARY, AND PARK AREA TO BE PRESERVED AS FEASIBLE BASED UPON ARBORISTS REPORT, AND COORDINATION WITH COMMUNITY SERVICES. ALL OTHER TREES NOT INCLUDED IN AREAS ABOVE SHALL BE REMOVED.

ABBREVIATIONS

- AB - AGGREGATE BASE
- AC - ASPHALT CONCRETE
- ARV - AIR RELEASE VALVE
- BFC - BACK FACE OF CURB
- BOW - BACK OF WALK
- BOV - BLOW OFF VALVE
- BV - BUTTERFLY VALVE
- CB - CATCH BASIN
- CL - CENTER LINE, CLASS
- CO - CLEANOUT
- CONC. - CONCRETE
- DI - DRAIN INLET
- D/W - DRIVEWAY
- DWG - DRAWING
- E - EAST
- ELEV - ELEVATION
- EP - EDGE OF PAVEMENT
- ESMT - EASEMENT
- EXIST/EX - EXISTING
- FDG - FIRE DEPARTMENT CONNECTION
- FES - FLARED END SECTION
- FFC - FRONT FACE OF CURB
- FL - FLOWLINE
- FG - FINISH GRADE
- FH - FIRE HYDRANT
- GB - GRADE BREAK
- HORIZ - HORIZONTAL
- HP - HIGH POINT
- I.E. - INVERT ELEVATION
- IRR - IRRIGATION
- JT - JOINT TRENCH
- LP - LOW POINT
- LT - LEFT
- MAX - MAXIMUM
- MH - MANHOLE
- MIN - MINIMUM
- MISC - MISCELLANEOUS
- MON - MONUMENT
- N - NORTH
- NIC - NOT IN CONTRACT
- NPW - NON POTABLE WATER
- NTS - NOT TO SCALE
- OLR - OVERLAND RELEASE
- PL - PROPERTY LINE
- PUE - PUBLIC UTILITY EASEMENT
- PVC - POLYVINYL CHLORIDE
- RT - RIGHT
- W - WEST
- R/W - RIGHT OF WAY
- S - SLOPE, SOUTH
- SD - STORM DRAIN
- SS - SANITARY SEWER
- SF - SQUARE FEET
- SID - SOLANO IRRIGATION DISTRICT
- SL - STREET LIGHT
- STD - STANDARD
- S/W - SIDEWALK
- TB - TOP OF BANK
- TC - TOP OF CURB
- TYP - TYPICAL
- VERT - VERTICAL
- WM - WATER MAIN

LEGEND



PROJECT NAME:
FARMSTEAD AT NORTH ORCHARD

SHEET TITLE:
TENTATIVE MAP COVER SHEET

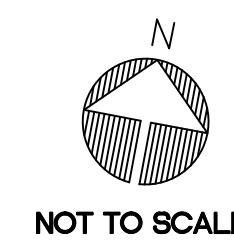
REVISION STATUS	NO.	DESCRIPTION	INITIALS	APPD DATE
PRELIMINARY				

ISSUE DATE: 04/25/18
SHEET NO.: **TM1**
PROJECT NO.: 170500
OF 5



SCHMATIC PLAN: TRAILS AND OPEN SPACE

FARMSTEAD, VACAVILLE CA
 APRIL 23, 2018





BUNCH GRASS PLANTING:
PINK MUHLY GRASS, BASKET RUSH, BLUE OAT GRASS



OAK WOODLAND PLANTING AT PARK PERIMETERS:
COFFEE BERRY, PITCHER SAGE, PHLOXIS



CENTRAL MEADOW, LOW WATER USE TURF ALTERNATIVES:
CAREX LA PANSA, NATIVE NO-MOW MIX
OCCASIONAL ROCK OUTCROPS PAIRED WITH EXISTING TREES
STEEL MOW STRIP AT OUTER EDGES



SINGLE BENCH ON CONC. PAD

GROUP USE / PICNIC GROVE
COORD. WITH EX. TREES

6 FT. CRUSHED ROCK
SECONDARY WALKS

LOW MOUND, BOULDER SEAT WALL AT VIEW POINT
NORTH TOWARD BUCKTOWN AND ULATIS CREEK

TYPICAL EXISTING TREES
TO REMAIN (NUMBERED)

ASPHALT TRAIL OVER SID EASEMENT TO
NORTH ORCHARD AVE.

STONE RING AND LOW BERM, REINFORCE
EXISTING TREE PATTERN TO CREATE
INFORMAL SEATING AREA

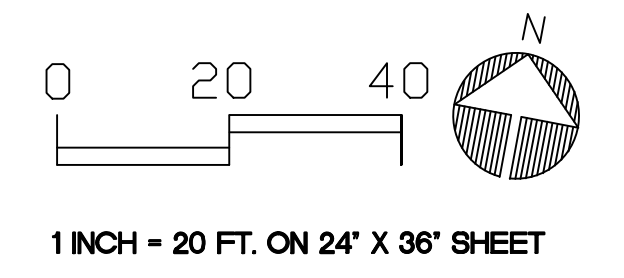
10 FT. WIDE PRIMARY WALK

EX. MULTI-TRUNK REDWOOD NEAR
CENTER LINE OF ENTRY FROM FRUITVALE

NATIVE GRASSLAND INTERPRETIVE STATION
WITH STONE RING

SCHMATIC PLAN: COMMUNITY PARK

FARMSTEAD, VACAVILLE CA
APRIL 23, 2018



1 INCH = 20 FT. ON 24" X 36" SHEET

EXHIBIT B

FARMSTEAD DEVELOPMENT PROJECT

Vesting Tentative Map, Planned Development, and Park Master Plan Conditions of Approval File No. 18-131

I. Standard Conditions of Approval:

The Applicant (AJ Craig Development) shall comply with the applicable Standard Conditions of Approval. In the event of a conflict between the Standard Conditions of Approval and these Conditions, these conditions shall prevail.

II. Project-Specific Conditions:

The Applicant (AJ Craig Development) shall comply with all General Plan & ECAS policies and General Plan & ECAS EIR mitigation measures identified in the Modified Initial Study (Draft EIR Appendix B) as reducing the environmental impacts associated with development and shall comply with the following Project-Specific Conditions:

COMMUNITY DEVELOPMENT

General Requirements

1. This action approves the **Farmstead Vesting Tentative Map**. The Vesting Tentative Map allows the subdivision of a 20-acre parcel for the purpose of creating individual parcels for single-family residential development and establishing associated public park, open space, and pedestrian/trail areas of approximately 5 acres total in accordance with the Farmstead Planned Development. The Vesting Tentative Map shall allow the creation of 130 single family residential parcels.
2. This action approves the **Farmstead Planned Development** with alternate development and design standards as identified in the Conditions of Approval (below).
3. This action approves the **Design Review for the Park Master Plan** including design review approval for the public park within the Farmstead Planned Development. The Park Master Plan is approved as the design approval for the park and open space lands within the project.
4. The approvals of the Vesting Tentative Map, Planned Development, and Design Review of the Park Master Plan shall be effective upon the recordation of the annexation and the subsequent completion of the Cancellation of the Williamson Act Contract. The approvals shall expire two years after the date of the cancellation of the Williamson Act Contract, unless a Final Map is recorded and 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.
5. Plans submitted for Building Permits or construction improvements shall be in substantial compliance with the Planned Development and with plans approved by this action and dated approved on _____, 2018, except as modified by these conditions of approval. Any modifications to the approved Vesting Tentative Map, development plan, project description, design standards or landscape plans, except as modified by these

conditions of approval, shall be subject to review from the Planning Commission and approval from City Council.

6. 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)
7. Plans submitted for Final Map, Public Improvements and Building Permits shall include a cover letter identifying the sheet numbers that correspond to each condition of approval.
8. The Applicant and Developer for each phase of construction in Farmstead shall comply with all measures noted in the Mitigation Monitoring and Reporting Plan for the Project Environmental Review, including those measures established by the General Plan Update EIR and deemed as adequately addressing the impacts of the proposed project. Plans submitted for Building Permits and Improvement Plans shall confirm compliance with all applicable mitigation measures.
9. Prior to approval of Improvement Plans, developers shall work with the Community Development Department to create a construction phasing plan, fencing plan, list of contacts, and noticing plan to provide the existing residents within a 300 ft. radius of the project site with progressive information during the construction of the project.
10. The project shall comply with the following cultural resources protection requirements:
 - a. A Tribal Cultural Monitor program shall be established for the excavation and trenching phases of the project. Evidence of contractual obligations and procedures for monitoring of cultural resources shall be provided to the satisfaction of the Community Development Director prior to issuance of grading permits.
 - b. The project shall provide pre-construction cultural resources sensitivity training to excavation contractor staff prior to commencement of grading activity. The project developer shall provide evidence of such training program from the Yocha Dehe Cultural Resources Department prior to issuance of grading permits.
 - c. Should archaeological remains, cultural or tribal artifacts be encountered during any phase of construction, all construction activity in the general vicinity of the find shall be halted and a qualified archaeologist and the Community Development Director shall be notified immediately. Work on the project shall not be resumed until a mitigation plan with adequate measures for site protection is reviewed and approved by the Community Development Director.
11. 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 substantial 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".
12. The Applicant and Developer shall comply with these conditions of approval and all applicable provisions of the Vacaville Municipal Code (Zoning, Subdivision, Building Codes, etc.), the Vacaville General Plan and any applicable policy plan or specific plan, as such provisions may be amended from time to time including, but not limited to, Vacaville

Municipal Code Section 14.09.072.190, which requires, except as otherwise provided by law (e.g. Government Code 664.74.9) that the Applicant shall defend, indemnify, and hold harmless the City and its officials and employees in any action, claim or proceeding brought by any person or entity to overturn, set aside, or void any permit, entitlement, or approval issued or granted by the City to the Applicant. 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.

13. The Applicant and Developer shall indemnify, defend and hold the City of Vacaville and its officers and employees harmless against all claims, suits or actions made against them arising out of or in connection with the ownership, occupancy, use or development of the project site, or any portion thereof, including the installation or construction of improvements thereon; however, this duty to indemnify and defend shall not extend to any claim, suit or action arising solely from the City or its officers or employees' negligence or misconduct. In addition, the Applicant shall comply with the requirements of Vacaville Municipal Code Section 14.09.072.190. This duty to indemnify and defend shall continue through such time as the implementation of the project approvals is complete and all related warranty periods have expired.

Vesting Tentative Map

14. **Construction Timing/Noise: Construction Timing/Noise:** Hours of noise producing construction within 500 feet of an occupied residence shall be from 7:00 a.m. to 7:00 p.m. or dusk (one-half hour after sunset), whichever is earlier, Monday through Saturday. Construction activities shall conform to the following standards:
 - a. There shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction;
 - b. Radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted; and
 - c. There shall be no construction on Sundays or legal holidays.
 - d. Exceptions to these time restrictions may be granted by the Director of Community Development for one of the following reasons: (1) inclement weather affecting work; (2) emergency work; or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors so as to constitute a nuisance. The Director of Community Development must be notified and must approve the work in advance.
15. **CC&Rs (Conditions, Covenants and Restrictions):** Prior to recording the Final Map, the CC&Rs (Conditions, Covenants and Restrictions) for the residential development shall be submitted for review and approval by the Directors of Community Development and Public Works. The CC&Rs shall include the following:
 - a. Storage of trash containers shall be out of view except on trash collection days.
 - b. Accessory Structures, as defined by Section 14.02.014.020 (Terms – Definitions) of the Land Use and Development Code, shall not be permitted within the required side yards.
 - c. No more than fifty (50) percent of the required front yard shall be paved with concrete, asphalt, pavers or other similar impervious materials.
 - d. Trailers, boats or recreational vehicles may be parked on a Lot or parcel (rather than within a garage) provided that any such vehicle is parked in an enclosed area behind the side-yard fence, is maintained in a neat and clean manner, and

is not visible from the public streets within the Property or from other Lots or parcels.

16. **Street Names:** Proposed street names shall be submitted for review and approval by Community Development at the time of Final Map review. Plans submitted for Final Map review shall include the street names as shown on the approved street name plan.
17. **Entry Monuments & Landscape:** This action approves the conceptual design of entry monuments and public landscape features (landscaping, wall locations), subject to compliance with the designs adopted with the Planned Development. Improvement Plans submitted to the Public Works Department shall depict the designs as they are shown in the project landscape plans, and shall be subject to the approval of the Directors of Public Works and Community Development.
18. **Improvement Plans & Public Spaces:** Improvement Plans submitted to the Public Works Department shall include design details for all permanent and interim maintenance roads and/or non-vehicular pathways along the boundaries of the project site. Plans shall depict the following improvements:
 - a. Western Boundary – Orchard Avenue R.O.W. improvements as described in the Vesting Tentative Map.
 - b. Southern Boundary – SID easement trail improvements as described in the Vesting Tentative Map.
 - c. Eastern Boundary - Open Space Trail Area – Trail and landscaping as identified on the approved Park Master Plan and Vesting Tentative Map, including surfacing and width requirements subject to the approval of the Fire Department and Community Services Department.
 - d. Northern Boundary, Fruitvale Avenue – Street improvements shall be extended to connect the project trails.
19. **Improvement Plans for Public Park Spaces:** Improvement plans for public park spaces shall be included with the Improvement Plans for the development as shown on the Vesting Tentative Map. Improvement Plans shall show all design details as required by the Park Master Plan, subject to the review and approval of the Directors of Community Services, Public Works, and Community Development.
20. **Water Efficient Landscape:** The Applicant and Developer shall prepare Private and Public Landscape Plans in accordance with the Planned Development and the City's Water Efficient Landscape Requirements. Landscape Plans submitted for Building Permits and Public Improvements shall include a Landscape Documentation Package depicting the information specified under Section 14.27.030.040 (Water Efficiency Landscaping – Elements of the Landscape Documentation Package) of the Land Use and Development Code, and shall include specific evaluation of water use standards and maintenance practices based on retention of the existing trees within the public landscape areas.

Planned Development

21. **Single-Family Detached Homes:** The Planned Development approves the construction of 130 detached single-family homes in the Medium Density Residential (RM) zone district for the Farmstead project.

22. **Public Open Space & Park Areas:** The public park and trail areas for the Farmstead Planned Development shall consist of those park and open space areas shown on the project development plan, dated April 23, 2018. These areas are required to ensure the project's consistency with the General Plan and shall total approximately 5 acres in size and shall provide public landscaping, recreation facilities, and connecting trails within and around the perimeter of the project site. The Applicant will be entitled to credits against the neighborhood park component of the Park and Recreation Development Impact Fee (34.5% of that fee) for the dedication of the land and cost of improvements to the public park, and shall enter into a fee credit agreement with the City in accordance with Municipal Code Section 12.174.060 B.1.
23. **Design Review Required for House Plans:** An application for Design Review shall be filed with the Community Development Department for review and approval of proposed house plans.
 - a. Proposed house plan designs shall be subject to Design Review approval by the Community Development Director, subject to the Director's finding that the proposed house plans comply with the City's Residential Design Requirements and the requirements of the Planned Development.
 - b. Residential house plans submitted for Design Review shall include all items required for a complete application to the City, and shall include the following materials:
 - A preliminary development plan for review by the decision-maker. The development plan shall identify the house plan, elevation type, and minimum building setbacks as required by the Planned Development.
 - Architectural plans, including colors and materials exhibits, for all models proposed in the subdivision.
 - A preliminary front-yard landscape plan, including provision for street trees selected for the purpose of shading sidewalks and pathways.
24. **Residential Development Standards:** House plans for the Farmstead project shall comply with the following development standards:
 - a. House Plans proposed for the subdivision shall conform to the development requirements of the Medium Density Residential (RM) zone district, except as modified by this Planned Development.
 - b. The second story of the primary façade of all homes within the frontage overlay zone shall provide relief and articulation by stepping back the second story, to avoid a box-like appearance. A minimum 3 foot step back shall be provided over at least one third of the façade, as appropriate to the architectural style, unless otherwise approved as part of each project's design review process.
 - c. Elements such as porches, entry ways, featured windows, and recessed garages shall be incorporated into the design of front facades to help activate and provide visual detail facing the streetscape and the public park.
 - d. Identical roof designs shall not be used on adjacent homes within the subdivision.
 - e. The project shall include at least one model that incorporates/includes a design for an Accessory Dwelling Unit through either an internal floor plan revision or minor addition, subject to approval with the initial Design Review. Design Review approval

would permit construction of the home with the Accessory Dwelling Unit or the later modification of the dwelling unit for the ADU subject to issuance of a building permit and compliance with the ADU standards incorporated in to State law.

If an ADU is constructed on the ground floor with the construction of the new home, development standards may be:

- FRONT: Minimum 15 ft. front setback to the living space. Minimum 10 ft. to the front porch. Minimum 20 ft. to the garage.
- SIDES: Minimum 5 ft.
- REAR: Minimum 10 ft.
- COVERAGE: must meet minimum setbacks.

- f. Property setbacks and lot coverage shall be as follows. Any requests for variations shall require a modification approved by Planning Commission.
- FRONT: Minimum 15 ft. front setback to the living space. Minimum 10 ft. to the front porch. Minimum 20 ft. to the garage.
 - SIDES: Minimum 5 ft.
 - REAR: Minimum 15 ft.
 - COVERAGE: Maximum 45%.

25. **Plot Plans submitted for Building Permits** shall include the following:

- a. Lot Coverage Percentage.
- b. Limitations on construction of accessory structures as detailed in the Planned Development.
- c. Landscape requirements, if any, as required by the Planned Development.

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

“NOTICE OF AIRPORT IN THE VICINITY”

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

27. **Avigation Easement for Travis AFB:** Prior to recordation of a Final Map, the developer shall record an Avigation Easement (Travis AFB) over the entire project site.

28. **Model Homes:** Model Home Complexes shall provide no less than one (1) off-street parking space for each model home on display. Parking spaces shall be located within 600 ft. of the model complexes. All parking spaces for the model home complexes shall comply with Chapter 14.09.128 (Supplemental Standards, Off-Street Parking and Loading) of the Land Use and Development Code. Sales offices, signs and temporary improvements associated with the model complexes shall be removed prior to occupancy of the last

dwelling unit constructed in the subdivision. Sales offices located in an approved garage space shall be converted back into garage area.

29. **Model Home Signs:** Plans submitted for Building Permits shall include a master sign plan for the subdivision during the initial sales phase. Signage shall not be installed until and unless a Final Map has been recorded for the subdivision with the Solano County Recorder. The master sign plan shall identify all proposed signs and shall comply with the following requirements:
- a. Two temporary signs not exceeding 32 sq. ft. in total area for each sign nor more than 6 ft. in height nor 10 ft. in horizontal length shall be allowed.
 - b. The temporary signs shall be removed within 7 days of the sale of the final residential lot within the subdivision.
 - c. No sign shall be located within 100 ft. of an occupied residence or building.

Annexation Action

30. **Community Facilities District:** Prior to Final Map, the project shall join CFD 12.
31. **Provision of Public Park & Trail Facilities:** The approval and subsequent recordation of the first Final Map shall include the dedication of all public recreation and park facility lands to the City of Vacaville. The Developer shall also enter into an agreement for the construction of park improvements with the following phasing:
- a. Rough grading permit shall include rough grading of the park site.
 - b. Construction of the neighborhood park shall commence with the issuance of the 85th residential building permit or prior to the start of the second phase of residential construction, whichever occurs first.
 - c. Construction of the park shall be complete prior to the issuance of the 130th residential building permit.

DEVELOPMENT ENGINEERING

32. DE1. **Tentative Map** - Approval of the Final Map and Improvement Plans shall be consistent with the approved Tentative Map, prepared by Haddox Consulting Engineers dated April 25, 2018. Unless otherwise stated in these conditions, the lots, streets, utilities, and grading shall generally be in conformance with the approved Tentative Map.
33. DE2. **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.
34. DE2. **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.
35. DE4. **Final Map.** The Developer shall prepare Final Maps to create lots into the

configuration; size and number of lots shown on the Tentative Parcel Map, in accordance with the requirements of the Subdivision Map Act and City of Vacaville Land Use and Development Code. Final Maps shall be reviewed and approved by the City Surveyor and City Engineer. Unless otherwise approved by the City Engineer, all dedications shall be completed as part of the Final Maps. The Developer shall provide a copy of current title report and copies of all recorded deeds of parties having any recorded title interest in the property at the time of final map.

36. **DE5. City Standard Deviation** - If a deviation to City Standards or other applicable roadway design standard is proposed, the deviation shall be submitted in writing to the City Engineer and a justification for each deviation shall be provided. The Developer's justification will be part of the project staff report. Any deviation not approved as part of the project risks not being evaluated by Public Works and may require the project to go back through the approval process.

Easements and Dedications

37. **DE7. Public Street Dedication** - The Developer shall dedicate all necessary rights-of-way for public streets to correspond to the rights-of-way limits as shown on the Tentative Map.
38. **DE8. 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, and over any other joint utility trench lines outside of this area that are needed to serve the project. If utility companies request a PUE or if City utilities are located in areas where a PUE does not exist but are needed to serve the project, the Developer shall dedicate the requested PUE.
39. **DE9. Public Property Dedication** – The Developer shall dedicate all necessary property along the 10 ft. walkway and park to correspond to the limits as shown on the Tentative Map.
40. **DE10. Solano Irrigation District (SID)** – The following conditions shall apply to the SID property and canal:
- a. The Developer shall convey a 30ft wide drainage easement over the limits of the existing canal as shown on the tentative map as the 20ft wide and 10ft wide SID easements. The Developer shall also ensure that the SID parcel owned in fee title that is adjacent to the canal is deeded to the City.
 - b. Remove all debris and vegetation. Also remove concrete with exposed re-bar, broken concrete that may be hazardous, randomly placed broken concrete and concrete determined by the Director of Public Work as rubbish. It is not the City's intent to remove concrete revetment to the extent that it disturbs the earthen bank.
 - c. Install No. 2 rock slope protection along canal slopes at locations where needed to stabilize the bank as directed by the Director of Public Works. Specifically, the eastern bank of the canal to protect the bank from further erosion into the existing wooden fences and the Laramie Way rear yards.

- d. Replace and repair the existing headwalls on the north and south ends of the canal with in-kind concreted rock slope protection utilizing No. 2 rock to the satisfaction of the Director of Public Works.
- e. Grade smooth a maintenance access road along the west side of the canal and remove all existing vegetation. Road shall be graded to drain away from the canal. Maintain a minimum of 10 feet from the top of canal to the new wrought iron fence.
- f. Install 6 ft. high wrought iron/tubular steel fence between the maintenance road and the 10 ft. pedestrian path. Gates shall be installed at Fruitvale Avenue and Eldridge Avenue. Location of the fence shall be determined during the improvement plans process and shall be approved by the Director of Public Works.
- g. As shown on the Tentative Map, the top of slope for the west side of the existing SID canal shall not be higher than the existing top of slope for the Burton Ranch subdivision.

Street and Path Improvements

41. **DE11. Orchard Avenue (Along Western Project Frontage)** – The Developer shall construct the improvements for Orchard Avenue, as shown in the approved tentative map. Improvements shall include; 5-feet of roadway reconstruction, curb, gutter, sidewalk, utilities, landscaping and irrigation. The Developer shall construct a 0.2 ft. grind and asphalt concrete overlay 3 ft. from the existing edge of pavement along the project frontage. The Developer shall place a slurry seal from new edge of pavement to centerline over along the project frontage.

The Developer shall submit an addition to the arborist report regarding the proposed improvements along Orchard Avenue and impacts to the trees along with required tree protection measures. Tree protection measures shall be approved prior to approval of the improvement plans. Prior to construction of any improvement along Orchard Avenue, the Developer shall hire the Arborist to monitor the improvements adjacent to the existing trees to verify any required tree protection measures. Any precautionary and preventative measures suggested by the Arborist shall be complied with the Developer to ensure the survival of trees to remain. Protection measures shall be consistent with Attachment C of Appendix D – Arborist Report of the Initial Study for the Project.

42. **DE12. Fruitvale Avenue (Along Northern Project Frontage)** – The Developer shall construct the improvements for Fruitvale Avenue, as shown in the approved tentative map. Improvements shall include, full roadway reconstruction and utilities, including curb, gutter, sidewalk, street lights, landscaping and irrigation on the south side of Fruitvale Avenue.
43. **DE13. Internal Streets** - All streets shall have curb to curb width of either 34-feet or 36-feet as shown on the Tentative Map. The curb to curb width at the intersection of Street and A Street / A Court shall be 24-feet for the A Street / A Court portion, as shown on the tentative map. All streets shall have 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.

44. DE14. **10-Foot Wide Concrete Walkway** – As shown on the approved tentative map, the Developer shall install a 10-foot wide concrete walkway along the northern, western, and eastern project limits. Southern walkway shall be asphalt concrete. Bollards shall be placed at the path terminus with E Court, A Court, both connections at Eldridge Drive, both connections for D Circle and the eastern connection with Fruitvale Avenue.
45. DE15. **Connection 10-Foot Wide Concrete Walkway at Southwest Project Boundary** – As shown on the approved tentative map, the Developer shall install a 5ft wide concrete path connecting the 10ft wide walkway to the southwest project boundary limit. A City standard end of walk barricade shall be placed at the southern terminus of the 5ft wide concrete path. The exact location of the 5ft path shall be approved by the City Engineer during the improvement plan process.
46. DE16. **Accessible Ramp Replacement at Southwest corner Orchard Ave / Fruitvale Road** – The Developer shall replace the existing curb ramp at the southwest corner of the Orchard Avenue and Fruitvale Road intersection with a City standard and A.D.A. complaint accessible ramp.
47. DE17. **Eldridge Drive** – The sidewalk, curb and gutter shall be removed and replace with new 10ft wide sidewalk, curb and gutter.
48. DE18. **Bike Path** - The Developer shall install a bike trail connecting Stinson Avenue to Eldridge Avenue on the SID Parcel, APN 0125-344-010, and along the southern project boundary. This will create a continuous bike path from the existing path from the east side of Stinson Ave to Orchard Ave.
49. DE19. **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.
50. DE20. **Sight Distance/Driveway Locations** - City Standard Drawings 3-02B and 3-04A shall be utilized in the design of the project for driveway locations at expanded corners and for sight distance.
51. DE21. **Accessible Ramps** – All proposed accessible curb ramps shall be City standard Type B accessible ramps except the southern ramp at the A Street/ A Court and B Street Intersection. At this intersection, the southern ramp shall be placed at the eastern leg rather than the western leg.
52. DE22. **Signing and Striping** - All signing and striping within right-of-way and City owned facilities shall be reviewed and approved by Public Works. Signing and striping shall be included in the improvement plans. The Developer shall install all appropriate signing and striping per the City' standards and to the satisfaction of the Public Works. The Developer shall install all appropriate signing and striping along Orchard Avenue and Fruitvale Avenue to the satisfaction of Public Works.

Grading

53. DE23. **Grading** - The limits of work shown on each set of grading plans shall correspond with the proposed limits of each phased set of improvement plans. The grading plans shall indicate all existing trees, and trees that are to be removed as a result of the proposed development. If Farmstead is phased with separate final maps, grading may be conducted

on just those individual phases of construction.

54. DE24. **Geotechnical Investigation Report** - The Developer shall submit a Geotechnical Investigation Report prepared by a Geotechnical Engineer licensed in the State of California to be used in the preparation of the Grading Plan.
55. DE25. **Temporary Site Drainage** - The grading plan shall include the method of draining the newly graded site during rain events until such time that permanent drainage facilities are installed. The plan shall include drain pipes (temporary or permanent), temporary sediment basins, temporary swales and erosion control measures.
56. DE26. **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.
57. DE27. **Grading Notes** - The following notes shall be included on the grading plans:
 - a. "The Contractor shall not deviate in grading or any other component of construction without first obtaining approval of revised grading plans and/or project plans from the City Engineer."
 - b. "Upon completion of work and prior to the release of any bonds, the project Geotechnical Engineer shall provide a letter to the City Engineer that the grading and required compaction was completed in accordance with the final geotechnical report and the approved grading plans and/or project plans."
 - c. "Upon completion of work and prior to the release of any bonds, the project Design Engineer shall provide a letter to the City Engineer that each individual lot drains in accordance with the intent of the grading plans and/or project plans."
 - d. "Upon completion of work and prior to the release of bonds, and prior to the issuance of a building permit on any parcel or lot created by the Subdivision, the project Civil Engineer or Land Surveyor certify that the pad elevations are built in accordance with the approved Grading Plan and that the parcels on the grading plan are above the 100 year flood plain."
58. DE28. **Cross Sections for Grading** - No slopes are allowed steeper than 5:1 between the back of walk and the right-of-way line or between the back of curb and face of walk in areas with separated sidewalks. The Developer shall install masonry retaining walls where the requirement for a 5:1 slope cannot be satisfied.

Utilities

59. DE29. **Storm Drainage Master Plan** – A Storm Drain Master Plan shall be prepared for this project and evaluated by the City to ensure that the Plan adequately studied drainage within the Project limits. Upon completion of the review of the Plan, the Developer shall make any necessary revisions or updates to the Plan prior to approval of the improvement plans.
60. DE30. **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 drainage improvements shall be installed along the east side of Orchard Avenue and south side of Fruitvale Drive as needed to ensure no ponding results from subdivision improvements.

The storm drain system shall be designed such that there shall be a minimal amount of storm drains located within the park limits. The 36" storm drain in the park shall be relocated outside of the park limits. Add an additional storm drain structure so that the 18" storm drain at the northwest corner of the park is not within the park limits.

61. DE31. **Storm Drain - Water Quality Structure** – The water quality structure shall be located at on the west side of Eldridge Drive on the other side of the street from the connection to the existing 54in storm drains. Maintenance of the water quality structure shall be included in the maintenance districts.
62. DE32. **Storm Drain Structures** – The Developer shall design the storm drain structure for the connection of the 36in storm drain to the existing 54in storm drain. The design shall be included with the first submittal of improvement plans. The Developer shall submit the design for the modification of the existing storm drain manhole to a catch basin at Lot 16 with the first submittal of improvement plans. The Developer shall submit designs for all storm drain structures that are larger than City Standard structures.
63. DE33. **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.
64. DE34. **Sanitary Sewer On-Site Mains** - The Developer shall construct all on-site sewer lines needed to serve the project, or phases of the project, as shown on the approved Tentative Map.
65. DE35. **Sewer System Hydraulic Calculations** – The applicant shall submit hydraulic calculations for all additions to the sanitary sewer system. These calculations must include all items as required by Section DS 6-01E of the City of Vacaville Standard Specifications and Drawings. City approval of the calculations must be issued prior to review of the first Improvement Plans submittal.
66. DE36. **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.
67. DE37. **Water Quality Sampling Station** – The developer shall install a water quality sampling station within the project. The station can be installed along the park frontage at a location approved by the City Engineer. The sampling station shall be constructed in accordance with City Standard Drawings 5-26, 5-27, and 5-28.
68. DE38. **Water System Hydraulic Calculations** - The applicant shall fund a hydraulic modeling study to be performed by the City's design consultant for the development as required by City Standards and the current Water Master Plan. The project shall be hydraulically modeled to verify water main sizes and determine fire flow capacities in the area. These calculations shall be reviewed and approved by the Utilities Department prior to the first Improvement Plans submittal. The Utilities Department will not review any Improvement Plans without the necessary approved water modeling studies. The cost for water modeling is \$3,000 plus \$10/lot.
69. DE39. **Water and Sewer Stubs** – The Developer shall provide water and sewer stubs to the residents along Fruitvale Avenue. The stubs shall be placed outside of the roadway limits and shall remain within the City's right of way. End of service stubs shall be placed

in a City standard utility box.

70. DE40. **Street Lights** - All public streets lights shall be City approved standard street lights in accordance with the City Standard Plans and Specifications except that all luminaries for shall be LED fixtures. Contact Development Engineering for the updated approved street light fixture list.

Street lighting along Orchard Avenue and Fruitvale Avenue shall be cobra head street lighting which matches existing street lighting. Spacing of the cobra head street lighting along Orchard Avenue and Fruitvale Avenue shall match City standards. Internal residential street lighting shall be decorative post top street lighting.

71. DE41. **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 with no poles remaining.
72. DE42. **Joint Trench** - The Developer shall ensure that there are no conflicts between the Improvement Plans and the Joint Trench composite plans. In the case of conflict between the two plans, the facilities shown on the Improvement Plans shall govern, and the joint trench facilities shall be revised and or relocated to the approval of the Director of Public Works.
73. DE43. **Joint Trench Plans** - The Developer shall submit Joint Trench composite plans with the second submittal of improvement plans. The joint trench plans shall show a composite of the Joint Trench facilities and City & SID facilities in a plan view and shall include, at a minimum the following facilities: electrical boxes, vaults and transformers, communication boxes and vaults, street light pull boxes, street light electrolier, fire hydrants, air release valves, water meter, sewer clean outs, storm drain inlets and manholes, driveways and property lines. The first submittal of the joint trench plans shall accompany the second submittal of the improvement plans.

Landscaping

74. DE44. **Final Plans** - Plans and specifications for setback (right-of-way) and park 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 (right-of-way) landscaping improvements along Orchard Avenue, Fruitvale Avenue, B Street, and the walkway along the eastern project limits. The first submittal of the landscape and irrigation plans shall accompany the second submittal of the improvement plans.
75. DE45. **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.
76. DE46. **Root Barrier** - Root barrier shall be located at locations where trees are planted adjacent to the street, sidewalks, paths or other paved surfaces.

Community Facility and Lighting and Landscaping Districts

77. DE47. **Community Facilities District** The Developer shall annex into Community Facility District #12 prior to recording the first final map.

78. DE48. **Lighting, Landscaping and Park Maintenance Assessment District** – The Developer shall create a lighting, setback landscaping and park maintenance district for the maintenance of public lighting, setback landscaping and park facilities installed with this project. Establishment of the assessment district shall be completed prior to recording the first final map. Maintenance for the storm water quality structure shall be included in the maintenance district.

Miscellaneous

79. DE49. **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.
80. DE50. **Walls and Fencing.** The Developer shall construct masonry walls along property lines of residential parcels that share side and rear property lines with:
- Orchard Avenue,
 - Fruitvale Avenue,
 - The 40-foot wide and 50-foot wide City property along the southern project limits,
 - Eastern property boundary of Lot 81
 - For public landscaping (35-foot wide and 25-foot) City property along the eastern project limits.

Masonry walls shall be constructed on the City side of the property line, and fences shall be constructed on the private side of the property line. The improvement plans shall include a wall plan showing the locations of walls and fences, and construction details for the masonry wall. Masonry walls on side yards shall “step down” to 3ft high in front yards.

81. DE51. **AutoCAD 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.
82. DE52. **Internal Street Names** - The Developer shall submit the proposed street names for all internal streets within the subdivision for review and approval by the City 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.
83. DE53. **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 start of grading activities.
84. DE54. **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.

85. DE55. **Phased Occupancy Plan** - If construction of each development area is requested to occur in phases, then all access, utility and drainage improvements to each phase shall be included with the improvement plans for the phased development area. Any phasing shall provide for adequate vehicular access and circulation to all parcels in each phase, and shall substantially conform to the intent and purpose of the approved vesting tentative map.
86. DE56. **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.
87. DE57. **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.
88. DE58. **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.
89. DE59. **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.

Parks

The following are comments from Development Engineering for the subject project based on the schematic plan for the community park which was received by the Planning Division April 26, 2018. Additional comments will be provided once a detailed landscape/irrigation plan is submitted.

90. DE60. **Park Furniture** – Park furniture shall be cast iron metal as utilized by the City for the “memorial” benches located in the downtown.
91. DE61. **Concrete Edging** – Edging between the no mow grass and the decomposed granite shall be 8” wide portland cement concrete. Edging shall be 6” deep placed on 4” aggregate base. Reinforcing bars shall be utilized.
92. DE62. **No-Mow Grass** – Turf shall be a form of no-mow evergreen vegetation such as carex la pansa and as approved by the City Engineer.

93. DE63. **Park Lighting** – Lighting is not shown on the plans, but a minimum of 3 lights shall be located in the park. Final location and type of lights shall be determined during the plan review process. Lights shall be included in the civil improvement plans and shown for information only on the park plans.
94. DE64. **Water Service for Irrigation** – The Applicant shall calculate the size of the needed water service commensurate with the proposed demands. The water meter and backflow device shall be located within the public rights of way or public utility easement and shall be installed perpendicular to the roadway.
95. DE65. **Irrigation for No-Mow Grass** – Overhead irrigation shall be used for the no-mow grass. No drip irrigation due to maintenance vehicles needing to access trees.
96. DE66. **Existing Tree Maintenance** – Access for maintenance vehicles to existing trees will be addressed once landscape and irrigation construction plans are submitted for review.
97. DE67. **Garbage Totter Pads** – Totter pads shall be included in the park design. Pads shall be located on the west, east and north sides of the park. Exact locations shall be determined during landscape plan review.

FIRE

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

98. Approved address numbers shall be provided for each home. Such numbers shall contrast with their background and be readily visible from the street.
99. 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".
100. All homes shall be required to have fire sprinklers per the California Fire Code, NFPA Standards and California Residential Code
101. An approved on-site water supply capable of supplying the required fire flow for on-site fire protections shall be provided to all premises upon which buildings are constructed. Fire hydrants shall be installed consistent with City standard DS5-03B. When any portion of the building is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the fire required fire flow shall be provided when required by the Fire Marshal.
102. Fire lanes shall be required and have signage where needed. This will be required where

the street narrows in front of the park.

103. Provide a drawing that shows the Vacaville Fire Department's turning radius can be met throughout the project.
104. Fire flow shall meet the requirements of the CFC for the building type and size.
105. 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.
106. Smoke alarms and carbon monoxide alarms are required in all homes per the CFC and CRC.
107. Weed abatement shall be maintained per the City of Vacaville Fire Department's amendment before and during construction of the project.
108. Unless otherwise approved by the Fire Marshal, all private driveways shall meet the following criteria:
 - a. Average grades shall not be more than 12.5% with no section greater than 14%.
 - b. Sections of private driveways less than 100 feet in length may have grades of 15% if specifically approved by the Fire Marshal on a case-by-case basis.
 - c. Private driveways greater than 100 feet in length shall have a minimum clear width of 20 feet.
 - d. Private driveways less than 100' in length shall have a minimum width of 15'.
 - e. Private driveways greater than 100 feet in length shall have a turn-around or turnout approved by the Fire Marshal every 100 feet and at the structure.

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

109. 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.
110. Submit two (2) complete sets of underground private fire hydrant and fire service water main piping plans and specifications to the Fire Department, conforming to NFPA 24, for review and approval prior to installation. Submittal shall include underground piping plan, underground trench detail showing depth of burial and type of backfill, construction installation drawing of PIV and FDC, manufacturer's specifications of piping, valves, joints and fittings, and calculated size and locations of thrust blocks. (1001.3) CFC
111. 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.
112. 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.
113. 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.

114. 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.
115. 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.